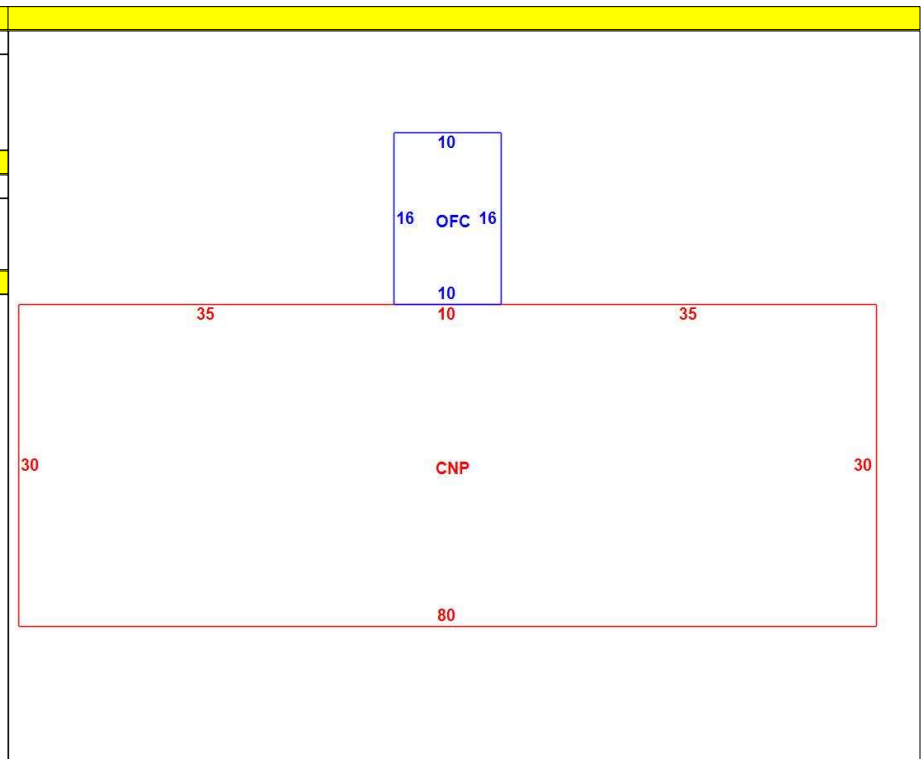


CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT						1006 EAST LONGMEADOW, MA VISION								
WESTERN MA EEN LLC 326 CLARK ST WORCESTER MA 01606						1	TYPCL					Description		Code	Appraised	Assessed										
												COMMERC.	333	33,300	33,300											
												COMM LAND	333	489,300	489,300											
SUPPLEMENTAL DATA												COMMERC.	333	87,700	87,700											
Alt Prcl ID						Received						COMMERC.	335	439,300	439,300											
SP Permit						NIA						COMMERC.	335	13,300	13,300											
Chapter La						Field 8																				
OC Dates						Field 9																				
In+Ex FY						Field 10																				
Mailed																										
GIS ID						F_379553_2852917						Assoc Pid#		Total		1,062,900	1,062,900									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)										
WESTERN MA EEN LLC CH REALTY VII/CG MACT BIRD LLC F L ROBERTS AND CO INC SUN COMPANY INC,ACCOUNTS PAYABLE UNITED PETROLEUM INC				23017		0357		12-24-2019		U		I		2,504,394		1		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
				21408		0451		10-19-2016		U		I		44,668,949		1V		2021	333	35,300	2020	333	35,300	2019	333	34,500
				18464		0273		09-14-2010		U		I		15,000,000		1V			333	489,300		333	489,300		333	476,200
				08464		0459		06-21-1993		U		I		16,650,000		1			333	87,700		333	87,700		333	87,700
				04380		0076		06-15-1976		U		I		0					335	445,400		335	445,400		335	432,300
												Total		1,071,000	Total		1,071,000	Total		1,044,000						
EXEMPTIONS						OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description		Amount		Code	Description		Number		Amount		Comm Int													
Total				0.00																						
ASSESSING NEIGHBORHOOD																APPRaised VALUE SUMMARY Appraised Bldg. Value (Card) 471,100 Appraised Xf (B) Value (Bldg) 1,500 Appraised Ob (B) Value (Bldg) 101,000 Appraised Land Value (Bldg) 489,300 Special Land Value 0 Total Appraised Parcel Value 1,062,900 Valuation Method C Total Appraised Parcel Value 1,062,900										
Nbhd		Nbhd Name		B		Tracing		Batch																		
0001						333		BG																		
NOTES																										
SUNOCO																										
FY 12 COMBINED 25-5-0 + 14-2-15																										
+14-1-0 TO ONE LOT PER PLAN OF LAND																										
285-73 6-23-93																										
BUILDING PERMIT RECORD																VISIT / CHANGE HISTORY										
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result											
202100267	01-19-2021	6	SIGN	5,095	06-29-2021	100	06-29-2021	28.69' ILLUMINATED SIGN		06-29-2021	400			15	PERMIT VISIT											
201502158	07-14-2015	4	ADDITION	60,000	05-06-2016	100	05-06-2016	20X22 CAR WASH ENCLOSURE		03-08-2021	334			14	INSPECTED											
299	09-12-2005	19	CANOPY	50,000				REPLACE EXISTING		06-21-2017	317			15	PERMIT VISIT											
178	07-29-1999	6	SIGN	800						05-06-2016	317			15	PERMIT VISIT											
177	07-29-1999	6	SIGN	500						12-30-2005	311			15	PERMIT VISIT											
176	07-29-1999	6	SIGN	500						05-19-2004	303			3	MEAS+INSPECTD											
238	08-01-1993	MN	Manual Note	2,000				REWORK ISL		03-15-2000	200			15	PERMIT VISIT											
LAND LINE VALUATION SECTION																										
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes		Location Adjustment		Adj Unit Pric	Land Value									
1	333	GAS STA	BUS	SITE	39,747	SF	3.2	1.71000	E	1.50	BG	1.000			0	12.31	489,300									
Total Card Land Units					0.91	AC	Parcel Total Land Area: 0.91					Total Land Value					489,300									

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description	Element	Cd	Description						
Style:	75	SERVICE ST									
Model	94	COMMERCIAL									
Grade	B+	GOOD (+)									
Stories	1.00	1 STORY									
Occupancy	1.00										
Exterior Wall 1	14	ABOVE AVG									
Exterior Wall 2	23	GLASS									
Roof Structure	4	FLAT									
Roof Cover	9	METAL									
Interior Wall 1	1	DRYWALL									
Interior Wall 2											
Interior Floor 1	14	ASPHL TILE									
Interior Floor 2											
Heating Fuel	3	ELECTRIC									
Heating Type	11	WALL UNIT									
AC Percent	100										
FBM Sqft											
Bldg Use	333	GAS STA									
Total Rooms	0										
Bedrooms	0										
Full Baths	0										
Half Baths	1										
Extra Fixtures	0										
#Heat Sys	1										
Frame	2	STEEL									
Bath Style	A	AVERAGE									
Foundation	6	SLAB									
Partitions	T	TYPICAL									
Wall Height	9.00										
FBM Quality											
Overhead Door											
Kitchens	0										

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
70	PUMP-DBL	L	8	3680.00	1999	GD	70	G	1.25	25,800
77	LITE-SIN	L	5	690.00	1979	AV	55	A	1.00	1,900
85	PAVING	L	11,000	1.61	1979	AV	55	A	1.00	9,700
84	SIGN-ILU	L	40	40.25	1993	GD	70	G	1.25	1,400
71	TANK-IG	L	15,000	1.55	1999	GD	70	G	1.25	20,300
71	TANK-IG	L	15,000	1.55	1999	GD	70	G	1.25	20,300
86	CONC PAV	L	4,140	2.30	1999	GD	70	G	1.25	8,300
80	TOTALIZR	B	1	1380.00	1995	GD	71	V	1.50	1,500
SPR	SPRINKLER	L	1	1.00		AV	55	A	1.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
CNP	CANOPY	0	2,400		7.77	18,656	
OFC	OFFICE	160	160		155.46	24,874	
Ttl Gross Liv / Lease Area		160	2,560	280		43,530	



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW, MA VISION							
WESTERN MA EEN LLC 326 CLARK ST WORCESTER MA 01606			1 TYPCL			Description	Code	Appraised	Assessed								
						COMMERC.	333	33,300	33,300								
						COMM LAND	333	489,300	489,300								
		SUPPLEMENTAL DATA				COMMERC.	333	87,700	87,700								
Alt Prcl ID SP Permit Chapter La OC Dates In+Ex FY Mailed GIS ID F_379553_2852917				Received NIA Field 8 Field 9 Field 10 Assoc Pid#	COMMERC.	335	439,300	439,300									
						COMMERC.	335	13,300	13,300								
						Total		1,062,900	1,062,900								
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
WESTERN MA EEN LLC CH REALTY VII/CG MACT BIRD LLC F L ROBERTS AND CO INC SUN COMPANY INC,ACCOUNTS PAYABLE UNITED PETROLEUM INC		23017	0357	12-24-2019	U	I	2,504,394	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		21408	0451	10-19-2016	U	I	44,668,949	1V	2021	333	35,300	2020	333	35,300	2019	333	34,500
		18464	0273	09-14-2010	U	I	15,000,000	1V		333	489,300		333	489,300		333	476,200
		08464	0459	06-21-1993	U	I	16,650,000	1		333	87,700		333	87,700		333	87,700
		04380	0076	06-15-1976	U	I	0			335	445,400		335	445,400		335	432,300
								Total	1,071,000	Total	1,071,000	Total	1,044,000				
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) Appraised Xf (B) Value (Bldg) Appraised Ob (B) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method Total Appraised Parcel Value									
Year	Code	Description	Amount	Code	Description	Number	Amount										Comm Int
Total			0.00														
ASSESSING NEIGHBORHOOD																	
Nbhd		Nbhd Name		B		Tracing		Batch									
0001						333		BG									
NOTES																	
SUNOCO CAR WASH VACUUMS ASSESSED PP																	
BUILDING PERMIT RECORD																	
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result		
										03-08-2021	334			14	INSPECTED		
LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes		Location Adjustment		Adj Unit Pric	Land Value
2	335	CARWASH	BUS	SITE	0 SF	4.23	1.71000	E	1.00	BG	1.000			0		10.86	0
Total Card Land Units					0.00	AC	Parcel Total Land Area: 0.91					Total Land Value					489,300

The diagram illustrates a layout with two main rectangular components. The primary component is a large rectangle with a width of 94 and a height of 35. Centered within this rectangle is the text 'FFL'. Attached to the right side of this rectangle is a smaller rectangle with a width of 22 and a height of 20. This smaller rectangle is positioned such that its bottom edge is 20 units above the bottom edge of the larger rectangle, and its top edge is 15 units above the bottom edge of the larger rectangle. The text 'FFL' is also centered within this smaller rectangle. The overall dimensions of the combined shape are 116 in width and 55 in height.