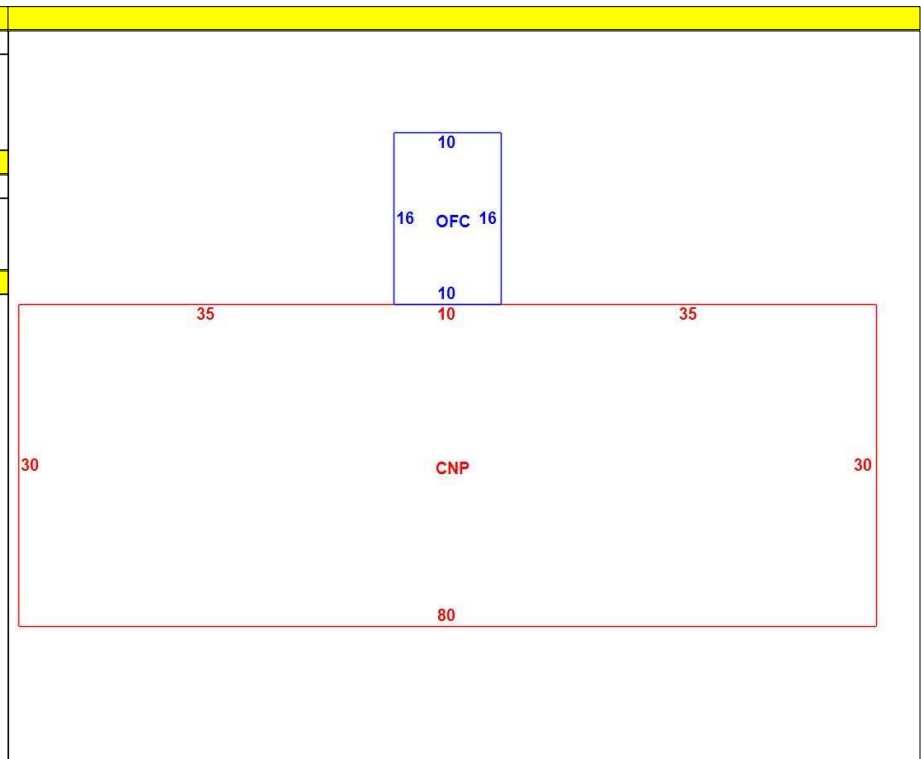


CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT						1006 EAST LONGMEADOW, MA VISION								
WESTERN MA EEN LLC 326 CLARK ST WORCESTER MA 01606						1	TYPCL					Description		Code	Appraised		Assessed									
												COMMERC.	333	35,200		35,200										
												COMM LAND	333	513,900		513,900										
SUPPLEMENTAL DATA												COMMERC.	333	87,700		87,700										
Alt Prcl ID								Received NIA Field 8 Field 9 Field 10				COMMERC.	335	453,900		453,900										
SP Permit												COMMERC.	335	13,300		13,300										
Chapter La																										
OC Dates																										
In+Ex FY																										
Mailed																										
GIS ID F_379553_2852917								Assoc Pid#				Total		1,104,000		1,104,000										
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		2022	333	33,300	2021	333	35,300	2020	333	35,300
				18464		0273		09-14-2010		U		I		15,000,000		1V			333	489,300		333	489,300		333	489,300
				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	439,300		335	445,400		335	445,400
Total												1,062,900		Total		1,071,000		Total		1,071,000						
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																										
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																										
Total Appraised Parcel Value																		1,104,000								
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	3.36	1.71000	E	1.50	BG	1.000			0	12.93	513,900									
Total Card Land Units					0.91	AC	Parcel Total Land Area: 0.91					Total Land Value					513,900									

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		8.24	19,764	
OFC	OFFICE	160	160		164.70	26,353	
Ttl Gross Liv / Lease Area		160	2,560			46,117	



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	35,200		35,200										
												COMM LAND	333	513,900		513,900										
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	453,900		453,900										
												COMMERC.	335	13,300		13,300										
												Total		1,104,000		1,104,000										
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		2022	333	33,300	2021	333	35,300	2020	333	35,300
				18464		0273		09-14-2010		U		I		15,000,000		1V			333	489,300		333	489,300		333	489,300
				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	439,300		335	445,400		335	445,400
Total												1,062,900		Total		1,071,000		Total		1,071,000						
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																										
Nbhd		Nbhd Name			B			Tracing				Batch			Appraised Bldg. Value (Card) 453,900 Appraised Xf (B) Value (Bldg) 1,500 Appraised Ob (B) Value (Bldg) 101,000 Appraised Land Value (Bldg) 513,900 Special Land Value 0 Total Appraised Parcel Value 1,104,000 Valuation Method C Total Appraised Parcel Value 1,104,000											
0001								333				BG														
NOTES																										
SUNOCO CAR WASH VACUUMS ASSESSED PP																										
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					
																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.	Nhbd 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										513,900		

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)				
Element		Cd	Description			Element		Cd	Description	
Style:		25	CAR WASH							
Model		94	COMMERCIAL							
Grade		B+	GOOD (+)							
Stories		1.00	1 STORY							
Occupancy		1.00				MIXED USE				
Exterior Wall 1		21	CONC BLOCK			Code	Description		Percentage	
Exterior Wall 2						335	CARWASH		100	
Roof Structure		4	FLAT						0	
Roof Cover		11	MEMBRANE						0	
Interior Wall 1		5	MINIMUM			COST / MARKET VALUATION				
Interior Wall 2						RCN		553,526		
Interior Floor 1		12	CONCRETE							
Interior Floor 2										
Heating Fuel		2	GAS			Year Built		1987		
Heating Type		7	UNIT HTRS			Effective Year Built		2003		
AC Percent		3				Depreciation Code		GV		
FBM Sqft						Remodel Rating				
Bldg Use		335	CARWASH			Year Remodeled				
Total Rooms		0				Depreciation %		18		
Bedrooms		0				Functional Obsol				
Full Baths		0				External Obsol				
Half Baths		1				Trend Factor		1		
Extra Fixtures		0				Condition				
#Heat Sys		1				Condition %				
Frame		2	STEEL			Percent Good		82		
Bath Style		A	AVERAGE			Cns Sect Rcnl'd		453,900		
Foundation		6	SLAB			Dep % Ovr				
Partitions		T	TYPICAL			Dep Ovr Comment				
Wall Height		16.00				Misc Imp Ovr				
FBM Quality						Misc Imp Ovr Comment				
Overhead Door		02	2 OVD			Cost to Cure Ovr				
Kitchens		0				Cost to Cure Ovr Comment				
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
77	LITE-SIN	L	5	690.00	1987	AV	55	A	1.00	1,900
78	LITE-DBL	L	3	920.00	1987	AV	55	A	1.00	1,500
85	PAVING	L	3,000	1.61	1987	AV	55	A	1.00	2,700
84	SIGN-ILU	L	24	40.25	1987	GD	70	A	1.00	700
88	FENCE-6	L	48	9.78	1987	AV	55	A	1.00	300
66	CANOPY	L	280	40.25	1987	AV	55	A	1.00	6,200
BUILDING SUB-AREA SUMMARY SECTION										
Code	Description			Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value		
FFL	1ST FLOOR			3,730	3,730		148.40	553,526		
Ttl Gross Liv / Lease Area				3,730	3,730			553,526		

94

15

0

22

20

20

FFL

20

0

22

35

FFL

94