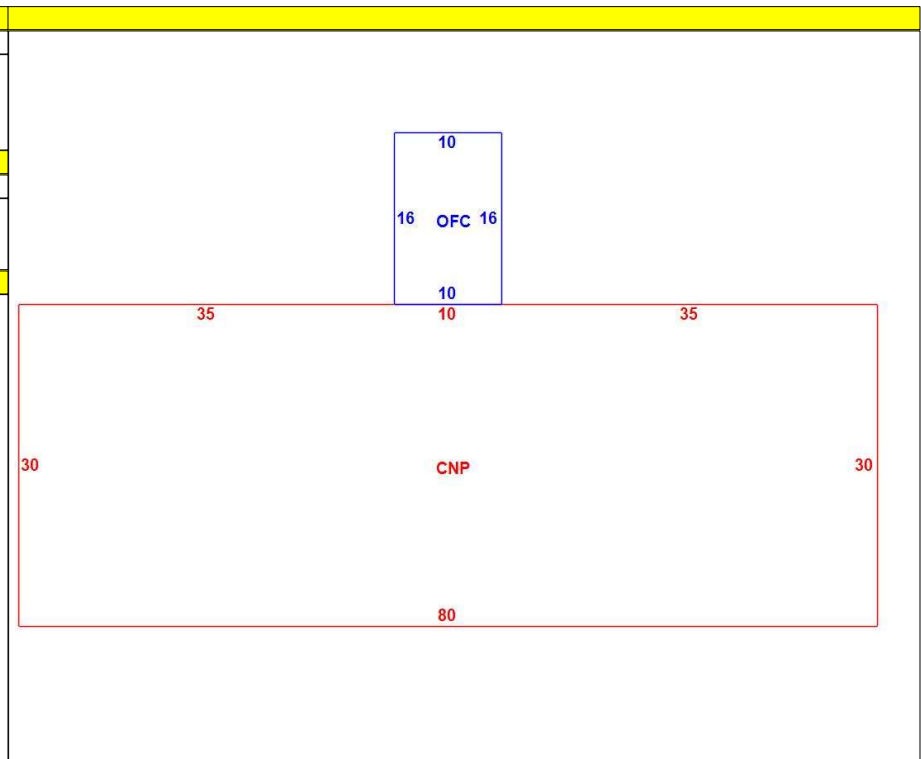


CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT						1006 EAST LONGMEADOW, MA VISION								
WESTERN MA EEN LLC 326 CLARK ST WORCESTER MA 01606						1	TYPCL					Description		Code	Appraised		Assessed									
												COMMERC.	333	38,200		38,200										
												COMM LAND	333	566,000		566,000										
SUPPLEMENTAL DATA												COMMERC.	333	90,100		90,100										
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	493,800		493,800										
												COMMERC.	335	14,600		14,600										
												Total		1,202,700		1,202,700										
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		2023	333	35,200	2022	333	33,300	2021	333	35,300
				18464		0273		09-14-2010		U		I		15,000,000		1V			333	513,900		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	453,900		335	439,300		335	445,400
												Total		1,104,000		Total		1,062,900		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												Appraised Bldg. Value (Card)										36,700				
												Appraised Xf (B) Value (Bldg)										1,500				
												Appraised Ob (B) Value (Bldg)										104,700				
												Appraised Land Value (Bldg)										566,000				
												Special Land Value										0				
Total Appraised Parcel Value										1,202,700																
Valuation Method										C																
Total Appraised Parcel Value										1,202,700																
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+INSPCTD					
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.	Nhbd Adj	Notes		Location Adjustment		Adj Unit Pric	Land Value								
1	333	GAS STA		BUS	SITE	39,747 SF	3.70	1.71000	E	1.50	BG	1.000			0		14.24	566,000								
Total Card Land Units						0.91	AC	Parcel Total Land Area: 0.91						Total Land Value						566,000						

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	2.00	1979	AV	55	A	1.00	12,100
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		8.97	21,538	
OFC	OFFICE	160	160		179.49	28,718	
Ttl Gross Liv / Lease Area		160	2,560			50,256	



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	38,200	38,200								
											COMM LAND	333	566,000	566,000								
			SUPPLEMENTAL DATA								COMMERC.	333	90,100	90,100								
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	493,800	493,800									
										COMMERC.	335	14,600	14,600									
										Total		1,202,700		1,202,700								
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	This signature acknowledges a visit by a Data Collector or Assessor APPRaised VALUE SUMMARY Appraised Bldg. Value (Card) 493,800 Appraised Xf (B) Value (Bldg) 1,500 Appraised Ob (B) Value (Bldg) 104,700 Appraised Land Value (Bldg) 566,000 Special Land Value 0 Total Appraised Parcel Value 1,202,700 Valuation Method C Total Appraised Parcel Value 1,202,700												
			21408	0451	10-19-2016	U	I	44,668,949	1V													
			18464	0273	09-14-2010	U	I	15,000,000	1V													
			08464	0459	06-21-1993	U	I	16,650,000	1													
			04380	0076	06-15-1976	U	I	0														
Total								1,104,000		Total		1,062,900		Total		1,071,000						
EXEMPTIONS				OTHER ASSESSMENTS								APPRaised VALUE SUMMARY Appraised Bldg. Value (Card) 493,800 Appraised Xf (B) Value (Bldg) 1,500 Appraised Ob (B) Value (Bldg) 104,700 Appraised Land Value (Bldg) 566,000 Special Land Value 0 Total Appraised Parcel Value 1,202,700 Valuation Method C Total Appraised Parcel Value 1,202,700										
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									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.	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					566,000					

The diagram illustrates a large rectangle with a width of 94 and a height of 35. A smaller rectangle, with a width of 22 and a height of 20, is attached to the right side of the large rectangle. The total width of the combined shape is 116, and the total height is 55. The label "FFL" is positioned in the center of the large rectangle.