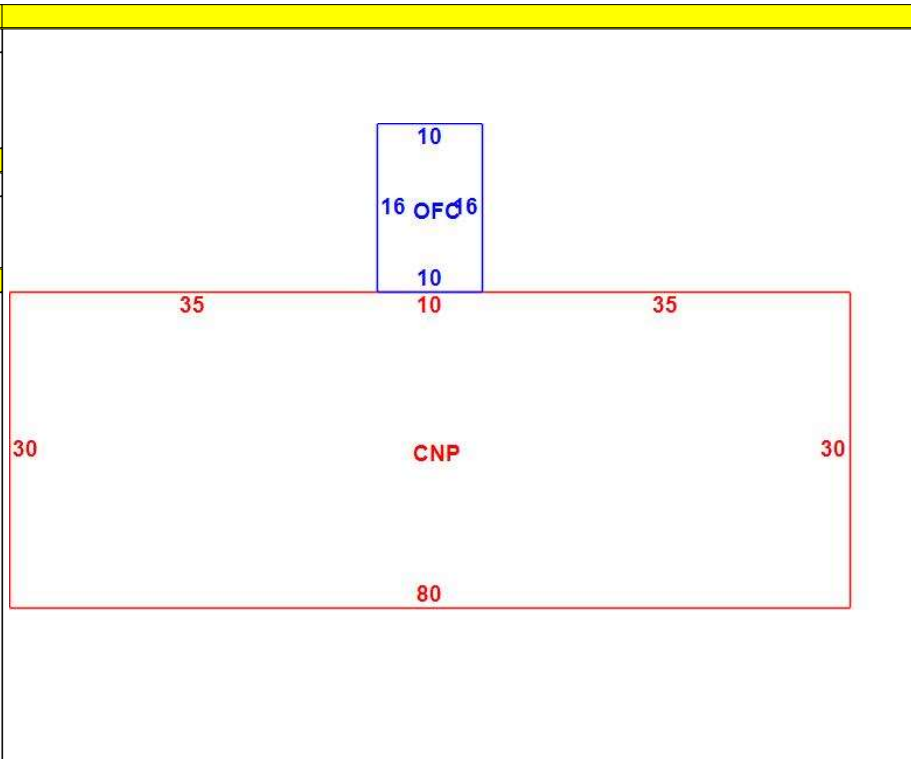


State Use 333
Print Date 11/20/2024 11:50:41 A

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	66	40.25	2024	GD	70	G	1.25	2,300
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		9.53	22,869	
OFC	OFFICE	160	160		190.58	30,492	
Ttl Gross Liv / Lease Area		160	2,560			53,361	



CURRENT OWNER			TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW, MA VISION			
WESTERN MA EEN LLC 326 CLARK ST WORCESTERMA01606					1	TYPCL					Description	Code	Appraised	Assessed								
											COMMERC.	333	40,500	40,500								
											COMM LAND	333	566,000	566,000								
											COMMERC.	333	91,000	91,000								
SUPPLEMENTAL DATA										COMMERC.	335	526,800	526,800									
Alt Prcl ID SP Permit Chapter La OC Dates In+Ex FY Mailed GIS IDF_379553_2852917										Received NIA Field 8 Field 9 Field 10 Assoc Pid#	COMMERC.	335	14,400	14,400								
												Total	1,238,700	1,238,700								
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													
			21408	0451	10-19-2016	U	I	44,668,949	1V	2024	333	38,200	2023	333	35,200	2022	333	33,300				
			18464	0273	09-14-2010	U	I	15,000,000	1V		333	566,000		333	513,900		333	489,300				
			08464	0459	06-21-1993	U	I	16,650,000	1		333	90,100		333	87,700		333	87,700				
			04380	0076	06-15-1976	U	I	0			335	493,800		335	453,900		335	439,300				
											Total	1,202,700	Total	1,104,000	Total	1,062,900						
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)526,800 Appraised Xf (B) Value (Bldg)1,500 Appraised Ob (B) Value (Bldg)105,400 Appraised Land Value (Bldg)566,000 Special Land Value0 Total Appraised Parcel Value1,238,700 Valuation MethodC Total Appraised Parcel Value1,238,700												
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					

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		650,423		
Interior Floor 1		12	CONCRETE							
Interior Floor 2										
Heating Fuel		2	GAS			Year Built		1987		
Heating Type		7	UNIT HTRS			Effective Year Built		2002		
AC Percent		3				Depreciation Code		GV		
FBM Sqft						Remodel Rating				
Bldg Use		335	CARWASH			Year Remodeled				
Total Rooms		0				Depreciation %		19		
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		81		
Bath Style		A	AVERAGE			Cns Sect Rcndd		526,800		
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	2.00	1987	AV	55	A	1.00	3,300
84	SIGN-ILU	L	24	40.25	1987	AV	55	A	1.00	500
88	FENCE-6	L	48	12.00	1987	AV	55	A	1.00	300
66	CANOPY	L	280	45.00	1987	AV	55	A	1.00	6,900
BUILDING SUB-AREA SUMMARY SECTION										
Code	Description			Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value		
FFL	1ST FLOOR			3,730	3,730		174.38	650,423		
Ttl Gross Liv / Lease Area				3,730	3,730			650,423		