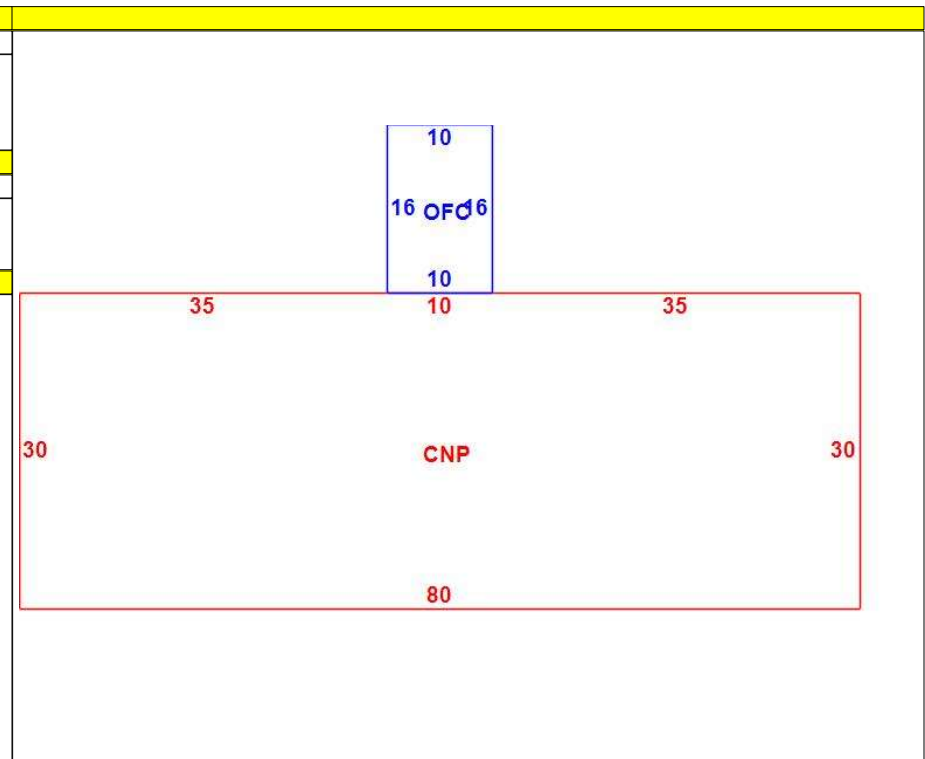


CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT						1006 EAST LONGMEADOW, MA VISION								
WESTERN MA EEN LLC 326 CLARK ST WORCESTERMA01606						1	TYPCL					Description		Code	Appraised		Assessed									
												COMMERC.	333	44,600		44,600										
												COMM LAND	333	566,000		566,000										
SUPPLEMENTAL DATA												COMMERC.	333	92,300		92,300										
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	584,700		584,700										
												COMMERC.	335	15,900		15,900										
												Total		1,303,500		1,303,500										
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		2025	333	40,500	2024	333	38,200	2023	333	35,200
				18464		0273		09-14-2010		U		I		15,000,000		1V		333	566,000	333	566,000	333	513,900			
				08464		0459		06-21-1993		U		I		16,650,000		1		333	91,000	333	90,100	333	87,700			
				04380		0076		06-15-1976		U		I		0				335	526,800	335	493,800	335	453,900			
Total												1,238,700		Total		1,202,700		Total		1,104,000						
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 VALUE SUMMARY Appraised Bldg. Value (Card)43,100 Appraised Xf (B) Value (Bldg)1,500 Appraised Ob (B) Value (Bldg)108,200 Appraised Land Value (Bldg)566,000 Special Land Value0 Total Appraised Parcel Value1,303,500 Valuation MethodC Total Appraised Parcel Value1,303,500											
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				
B-24-73		02-09-2024		6	SIGN		10,000		06-20-2024		100			1 GROUND MOUNT W/3 SIG		06-20-2024		334			15	PERMIT VISIT				
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 ENCLOSU		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				
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	60	A	1.00	2,100
85	PAVING	L	11,000	2.00	1979	AV	60	A	1.00	13,200
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	60	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		10.55	25,308	
OFC	OFFICE	160	160		210.90	33,745	
Ttl Gross Liv / Lease Area		160	2,560			59,053	



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	44,600	44,600											
										COMM LAND	333	566,000	566,000											
										COMMERC.	333	92,300	92,300											
SUPPLEMENTAL DATA												COMMERC.	335	584,700	584,700									
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	15,900	15,900													
												Total	1,303,500	1,303,500										
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)								
																Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
																2025	333	40,500	2024	333	38,200	2023	333	35,200
																	333	566,000		333	566,000		333	513,900
																	333	91,000		333	90,100		333	87,700
																	335	526,800		335	493,800		335	453,900
												Total	1,238,700	Total	1,202,700	Total	1,104,000							
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																								
ASSESSING NEIGHBORHOOD												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												
Nbhd		Nbhd Name				B		Tracing		Batch														
0001										BG														
NOTES																								
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							
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						
Total Card Land Units							Parcel Total Land Area:										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					MIXED USE						
Exterior Wall 1	14	ABOVE AVG				Code	Description			Percentage		
Exterior Wall 2	23	GLASS										
Roof Structure	4	FLAT										
Roof Cover	9	METAL				COST / MARKET VALUATION						
Interior Wall 1	1	DRYWALL										
Interior Wall 2												
Interior Floor 1	14	ASPHL TILE				RCN						
Interior Floor 2												
Heating Fuel	3	ELECTRIC				Year Built						
Heating Type	11	WALL UNIT				Effective Year Built						
AC Percent	100					Depreciation Code						
FBM Sqft						Remodel Rating						
Bldg Use	333	GAS STA				Year Remodeled						
Total Rooms	0					Depreciation %						
Bedrooms	0					Functional Obsol						
Full Baths	0					External Obsol						
Half Baths	1					Trend Factor						
Extra Fixtures	0					Condition						
#Heat Sys	1					Condition %						
Frame	2	STEEL				Percent Good						
Bath Style	A	AVERAGE				Cns Sect Rcndd						
Foundation	6	SLAB				Dep % Ovr						
Partitions	T	TYPICAL				Dep Ovr Comment						
Wall Height	9.00					Misc Imp Ovr						
FBM Quality						Misc Imp Ovr Comment						
Overhead Door						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		
		L					100					
BUILDING SUB-AREA SUMMARY SECTION												
Code	Description				Living Area	Floor Area	Eff Area	Unit Cost		Undeprec Value		
Ttl Gross Liv / Lease Area												

State Use 333
Print Date 11/19/2025 10:25:10

VISION

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			721,815		
Interior Floor 1		12	CONCRETE								
Interior Floor 2											
Heating Fuel		2	GAS			Year Built			1987		
Heating Type		7	UNIT HTRS			Effective Year Built			2006		
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 Rcnd			584,700		
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	60	A	1.00	2,100	
78	LITE-DBL	L	3	920.00	1987	AV	60	A	1.00	1,700	
85	PAVING	L	3,000	2.00	1987	AV	60	A	1.00	3,600	
84	SIGN-ILU	L	24	40.25	1987	AV	60	A	1.00	600	
88	FENCE-6	L	48	12.00	1987	AV	60	A	1.00	300	
66	CANOPY	L	280	45.00	1987	AV	60	A	1.00	7,600	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description				Living Area	Floor Area	Eff Area	Unit Cost		Undeprec Value	
FFL	1ST FLOOR				3,730	3,730		193.52		721,815	