

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
PMG NORTHEAST LLC 326 CLARK ST WORCESTER MA 01606			0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
			0	No Sewer	0	Paved	0	Average	COMMERC.	3330	421,300	421,300	
					0	Heavy			COM LAND	3330	819,000	819,000	
SUPPLEMENTAL DATA													
Alt Prcl ID Scnd Hom Tax Class T Tot Fin Are 2205 Total Acres .789 Chapter La GIS ID F_878206_2834758						Cyclical Exemption W District Res Exem		90					
									Total		1,525,800	1,525,800	

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
PMG NORTHEAST LLC	52181	36	01-02-2020	Q	I	1,513,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
BLUE HILLS FUELS LLC	46460	0267	01-05-2016	U	I	715,094	1B	2023	3330	465,500	2022	3330	465,500	2021	3330	265,300	
CUMBERLAND FARMS INC	26704	0011	10-01-2003	Q	I	994,312	00		3330	725,400		3330	725,400		3330	725,400	
TOSCO TRUST 2000E	18364	0181	03-20-2000	Q	I	914,000	00		3330	192,900		3330	192,900		3330	192,900	
									Total		1,383,800	Total		1,383,800	Total		1,183,600

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										
Nbhd	Nbhd Name	B	Tracing	Batch										
1090														
NOTES														
PERIMETER - 188														
										Appraised Bldg. Value (Card)		421,300		
										Appraised Xf (B) Value (Bldg)		0		
										Appraised Ob (B) Value (Bldg)		285,500		
										Appraised Land Value (Bldg)		819,000		
										Special Land Value		0		
										Total Appraised Parcel Value		1,525,800		
										Valuation Method		C		
										Total Appraised Parcel Value		1,525,800		

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
CPO-21-25	05-23-2022	CM	Commercial	7,500		100	05-23-2022	REPLACE A SECTION OF SIDIN	05-20-2014	DG			00	Measure & Listed
CBP-20-1	01-06-2020	MN		10,200	05-20-2020	100		Repair/Replace existing sidewalk	04-12-2013	VGS			20	Field Review
CBP-19-38	10-02-2019	MN		17,000	05-20-2020	100		Replace Roof(Approx 30 squares	10-09-1998	D&K		7	00	Measure & Listed
CBP-20010088	05-06-2019	PL		4,000		100		REPLACE EXISTING 8.5 TON P						
14596	03-19-2001	MN	Maintenance	2,500		100		COUNTERS/BAGEL						
14593	07-24-1997	AD	Addition			100		20 SQ FT SIGN						
	07-23-1997	RM	Remodel	60,000		100		SERV STATO FOODMART						

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	3330	Gas Mart	NB	Primary	34,412	SF	11.90	1.00000	C	1.00	1090	1.000		0	11.90	819,000
					Total Card Land Units		0.79	AC	Parcel Total Land Area: 0.79				Total Land Value		819,000	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	75	Gas Mart			
Model	94	Commercial			
Grade	03	Average			
Stories	1				
Occupancy	1.00				
Exterior Wall 1	19	Brick Veneer			
Exterior Wall 2	15	Concr/Cinder			
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	11	Ceramic			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	04	Forced Air-Duc			
AC Type	03	Central			
Use Type	0	Gas Station			
Bldg Use	3340	Gas St Srv			
Total Rooms	0				
Total Baths	0				
SF Finish Bsmt					
Lighting	04	Good			
Class	C	Class C			
Heat/AC	01	Heat/Ac Pkgs			
Pct Heated	0				
Baths/Plumbing	03	Above Average			
Ceiling/Wall	05	Sus-Ceil & WI			
Rooms/Prtns	02	Average			
Wall Height	10.00				
Base Floor	1.00				
1st Floor Use					

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
CNP	Canopy	L	1,995	42.00	2014	A	70	C	1.00	58,700
CLR1	Cooler	B	252	136.00	1996	A	0		0.00	0
PMP2	DOUBLE HOS	L	4	20900.00	1997	A	70	C	1.00	58,500
TNK1	TANK-UNDER	L	10,000	4.00	1997	A	70	C	1.00	28,000
TNK1	TANK-UNDER	L	10,000	4.00	1980	F	55	C	1.00	22,000
TNK1	TANK-UNDER	L	12,000	4.00	1980	F	55	C	1.00	26,400
PAV1	Paving - Asphal	L	32,000	4.00	1980	A	70	C	1.00	89,600
LT3	Lights - Incnd	L	5	620.00	1980	A	70	C	1.00	2,200
SGN3	W/INT LIGHTS	L	1	140.00	2014	A	70	C	1.00	100

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	2,370	2,370	2,370	253.97	601,909	
Ttl Gross Liv / Lease Area		2,370	2,370	2,370		601,909	

