

CURRENT OWNER		TOPO	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT	
OCONELL OIL ASSOCIATES INC C/O BIG Y FOODS, INC 2145 ROOSEVELT AV BOX 7840						Description COMMERC. COM LAND COMMERC.	Assessed 184,400 151,100 26,500
SPRINGFIELD MA 01104							
Precinct C:							
GIS ID M_110612_887817							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC
OCONELL OIL ASSOCIATES INC	05017	0282	11-26-1996	U	I	4,439,468	1B
SHELL OIL CO	02642	0304	11-06-1985	U	I	168,431	1
FEEGAS CORP	01513	0213	08-22-1967	U	I	1	00
Total							

EXEMPTIONS		Amount	Description	Number	Amount	Comm Int
Year	Code					
Total		0.00				

ASSESSING NEIGHBORHOOD		Tracing	Batch
Nbhd	0001	B	

NOTES

SHELL GAS STATION

BUILDING PERMIT RECORD		Amount	Insp Date	% Comp	Date Comp	Comments
Permit Id	Issue Date	Description				
17BP480	10-31-2017	Commercial		0		SMOKE DETECTOR
17BP397	09-26-2017	Commercial		0		REMODEL
17BP399	09-21-2017	Commercial		0		ROOF & SIDING
17BP325	07-28-2017	Commercial		0		SIGNS
17BP324	07-28-2017	Commercial		0		SIGNS
17BP323	07-28-2017	Commercial		0		SIGNS
17BP322	07-28-2017	Commercial		0		SIGNS
Total		400				

LAND LINE VALUATION SECTION		Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value
B Use Code	Description	Zone	District									
1	3340	GAS ST SRV M	BA	FIRE 1	12,052	SF	4.18	3.00000	I	1.00	1.000	CORNER + 50%
Total Card Land Units		0.277	AC	Parcel Total Land Area:		0.2767						151,100

PREVIOUS ASSESSMENTS (HISTORY)		Year <th>Code <th>Assessed <th>Year <th>Code <th>Assessed </th></th></th></th></th>	Code <th>Assessed <th>Year <th>Code <th>Assessed </th></th></th></th>	Assessed <th>Year <th>Code <th>Assessed </th></th></th>	Year <th>Code <th>Assessed </th></th>	Code <th>Assessed </th>	Assessed
Total				362,000			362,000
Year	Code	Assessed	Year	Code	Assessed	Year	Code
2019	3340	184,400	2019	3340	178,000	2019	3340
2019	3340	151,100	2019	3340	143,900	2019	3340
2019	3340	26,500	2019	3340	26,500	2019	3340
Total		362,000	Total	348,400	Total	348,400	Total

This signature acknowledges a visit by a Data Collector or Assessor

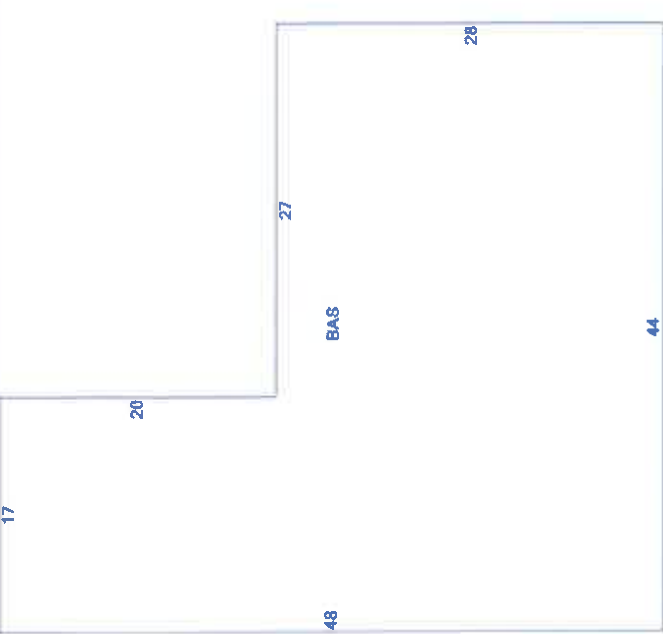
APPRaised VALUE SUMMARY		Appraised Bldg. Value (Card)	Appraised Xf (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value
Total Appraised Parcel Value		169,700	14,700	26,500	151,100	0	362,000
Valuation Method		C					

VISIT / CHANGE HISTORY		Date	Id	Type	Is	Cd	Purpose/Result
Total Appraised Parcel Value		06-24-1999	MC			00	Measur+Listed
		05-19-1988	KJ			B	

VISION

CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)	
Element	Cd	Description	Description
Style:	17	Store	
Model	94	Commercial	
Grade	05	Average +20	
Stories:	1		
Occupancy	1.00		
Exterior Wall 1	15	Concr/Cinder	
Exterior Wall 2	20	Brick/Masonry	
Roof Structure	03	Gable/Hip	
Roof Cover	03	Asph/F Glis/Cmp	
Interior Wall 1	01	Minim/Masonry	
Interior Wall 2			
Interior Floor 1	05	Viny/Asphalt	
Interior Floor 2			
Heating Fuel	03	Gas	
Heating Type	04	Forced Air-Duc	
AC Type	03	Central	
Bldg Use	3340	GAS ST SRV MDL-94	
Total Rooms	00		
Total Baths	1		
Heat/AC	02	HEAT/AC SPLIT	
Frame Type	03	MASONRY	
Baths/Plumbing	01	LIGHT	
Ceiling/Wall	02	CEILING ONLY	
Rooms/Prtns	02	AVERAGE	
Wall Height	12.00		
% Conn Wall	0.00		
1st Floor Use:	3340		

OB - ODTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	UB	Units	Unit Price	Yr Bilt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
PAV1	PAVING-ASPH	L	10,000	0.90	1975	80	0.00			7,200
PMP4	DOUBLE HOS	L	4	2200.00	1987	80	0.00			7,000
CLR1	COOLER	B	32	20.00	1986	42	0.00			300
CLR1	COOLER	B	48	20.00	1986	42	0.00			400
CLR1	COOLER	B	18	20.00	1986	42	0.00			200
TKN1	TANK-UNDER	L	10,000	1.10	1996	60	0.00			6,600
CNP2	GOOD QUALIT	B	1,872	15.00	1990	49	0.00			13,800
SGN3	W/INT LIGHTS	L	45	77.00	1986	80	0.00			2,800
SGN3	W/INT LIGHTS	L	29	77.00	2018	60	0.00			1,300
SGN3	W/INT LIGHTS	L	25	77.00	2018	60	0.00			1,200
BUILDING SUB-AREA SUMMARY SECTION										
BAS		First Floor		1,572	1,572	1,572	1,572	131.64		206,932
THI Gross Liv / Lease Area		1,572	1,572	1,572	1,572	1,572	1,572			206,932



CURRENT OWNER		TOPO		UTILITIES		STRY/ROAD		LOCATION		CURRENT ASSESSMENT	
OCONELL OIL ASSOCIATES INC		Alt Prc# ID		Description		Code		Appraised		Assessed	
C/O BIG Y FOODS, INC		Exemption		COMMERC.		3340		184,400		184,400	
2145 ROOSEVELT AV BOX 7840		Precinct C:		COMMERC.		3340		151,100		151,100	
SPRINGFIELD MA 01104		GIS ID		TOWN:		3340		26,500		26,500	
		M_110612_887817		Water		Total		362,000		362,000	
		Assoc Prc#		Stry Wa		Year		Assessed		Year	
				Sump Pum		2020		184,400		2019	
						3340		151,100		2019	
						3340		26,500		2019	
						Total		362,000		348,400	
						Total		348,400		348,400	

RECORD OF OWNERSHIP

BK-VOL/PAGE	SALE DATE	QU	VI	VC	SALE PRICE

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed
2020	3340	184,400	2019	3340	178,000
	3340	151,100		3340	143,900
	3340	26,500		3340	26,500
Total		362,000	Total		348,400

EXEMPTIONS

Year	Code	Description	Amount	Number	Amount	Comm Int

OTHER ASSESSMENTS

Year	Code	Description	Number	Amount	Comm Int

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001				

NOTES

Appraised Bldg. Value (Card) 169,700
 Appraised Xf (B) Value (Bldg) 14,700
 Appraised Ob (B) Value (Bldg) 26,500
 Appraised Land Value (Bldg) 151,100
 Special Land Value 0
 Total Appraised Parcel Value 362,000
 Valuation Method C

APPRAISED VALUE SUMMARY

Total Appraised Parcel Value 362,000

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	District	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value
Total Card Land Units														Parcel Total Land Area:	Total Land Value

CONSTRUCTION DETAIL		Element	Description	Cd	Store	Element	Description	Cd	Description
Style:	17	Commercial	Average +20						
Model	94	Grade	05						
Stories:	1								
Occupancy	1.00								
Exterior Wall 1	15	Concr/Cinder							
Exterior Wall 2	20	Brick/Masonry							
Roof Structure	03	Gable/Hip							
Roof Cover	03	Asph/F Gls/Cmp							
Interior Wall 1	01	Minim/Masonry							
Interior Wall 2	05	Vinyl/Asphalt							
Interior Floor 1	03	Gas							
Interior Floor 2	04	Forced Air-Duc							
Heating Fuel	03	Central							
Heating Type	03	GAS ST SRV	MDL-94						
AC Type	3340								
Bldg Use									
Total Rooms	00								
Total Bedrms	1								
Total Baths	02								
Heat/AC	03	HEAT/AC SPLIT							
Frame Type	01	MASONRY							
Baths/Plumbing	02	LIGHT							
Ceiling/Wall	02	CEILING ONLY							
Rooms/Prtns	02	AVERAGE							
Wall Height	12.00								
% Conn Wall	0.00								
1st Floor Use:	3340								
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)									
Code	Description	L/B	Units	Unit Price	Yr Blt	% Good	Grade	Ad	Appr. Value
SGN1	SIGN-1 SD W/	L	18	22.00	2018	60	0.00		200
SGN1	SIGN-1 SD W/	L	18	22.00	2018	60	0.00		200
BUILDING SUB-AREA SUMMARY SECTION									
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Under	rec	Value	
Ttl Gross Liv / Lease Area									