

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
BERLIN AUTO PARTS INC BERLIN AUTO PARTS INC THOMPSON						Description	Code	Appraised	Assessed	305 BERLIN, MA	
						COMM BLDG	3310	314,000	314,000		
						COMM LAND	3310	386,600	386,600		
						COMM OB	3310	164,000	164,000		
SUPPLEMENTAL DATA						Total				864,600	864,600
Alt Prcl ID 015.0-0009-0000.0 Old Map 89-6-0 Front Feet FRONT FEET=600FT Status I&E New Growt Encoder ID GIS ID F_616323_2967931 Assoc Pid#						Easmnt Bk 28445-032EASM Easmnt Da 06-DEC-02 Easmnt Bk VERIZON & MAS Easmnt Da 41796/283 9/13/					
76 COBURN RD		BERLIN MA 01503						VISION			

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
BERLIN AUTO PARTS INC		28318	0318	12-06-2002	U	I	100	1N	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
BERLIN AUTO PARTS INC		14892	0357	06-19-1993	U		1	1N	2025	3310	314,000	2025	3310	314,000	2024	3310	314,000	
THOMPSON		4629	0168	11-29-1965	U		0	XX		3310	386,600		3310	386,600		3310	386,600	
										3310	164,000		3310	164,000		3310	118,100	
		Total						Total		864,600		Total		864,600		Total		818,700

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description	Amount	Code	Description	Number	Amount										
2013	22	VETERAN	800.00														
2014	SCM	SMALL COMM EXEMPT	1965.40														
2015	SCM	SMALL COMM EXEMPT	1965.40														
		Total				24,980.84											

ASSESSING NEIGHBORHOOD				APPROAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch				
0001					Appraised Bldg. Value (Card)	308,200		
					Appraised Xf (B) Value (Bldg)	5,800		
					Appraised Ob (B) Value (Bldg)	164,000		
					Appraised Land Value (Bldg)	386,600		
					Special Land Value	0		
					Total Appraised Parcel Value	864,600		
					Valuation Method	C		
					Total Appraised Parcel Value	864,600		

NOTES									
BERLIN AUTO PARTS 6/28/11 CYCLICAL INSP CERT OF NO APPEAL SPECIAL PERMIT SEE ASSOC DOCS T MOBILE FF 3/98 12/18/2002 EASEMENT FOR VERIZON & MASS ELECTRIC TO SERVE TELECOMMUNICAT IONS TOWER FRONT FEET= 600FT LAND=EXTRA FRONTAGE/SITES LEASE SEE ASSOC DOCS									

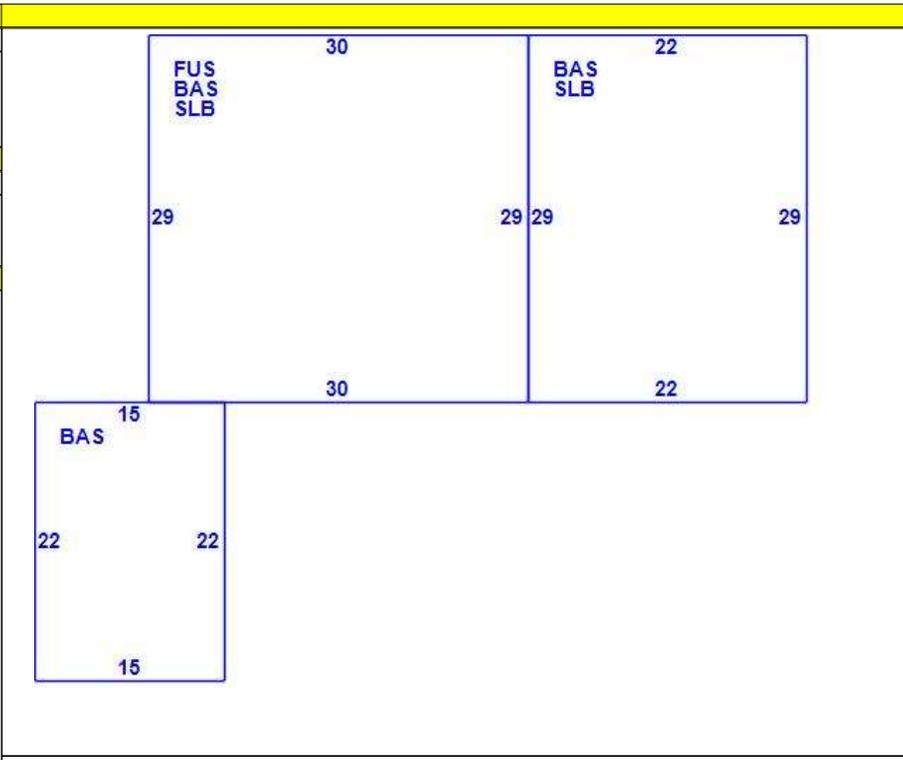
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
BP-24-105	07-08-2024	EL	Electric	21,765		0		ANTENNAS		02-16-2024	CIA	02	7	01	Measured & 1 Vist
BP-21-231	12-13-2021	EL	Electric	20,000	02-16-2024	100	02-16-2024	ANTENNA MODIFICATION		05-10-2016	SS			14	Field review
BP-21-169	09-22-2021	EL	Electric	25,000	06-28-2022	100	06-28-2022	REMOVE AND INSTALL NEW		06-30-2012	DJ			41	Change
BP-21-133	07-27-2021	EL	Electric	15,000	04-25-2022	100	04-25-2022	GENERATOR & EQUIP FOR		06-28-2011	DJ	01	1	40	No Change In Value
BP-20-108	09-17-2020	EL	Electric	30,000	07-13-2021	100	07-13-2021	CELL TOWER UPGRADES T		09-19-2006	BOA	03		41	Change
BP-19-127	03-26-2020	EL	Electric	25,000	02-16-2024	100	02-16-2024	CELL TOWER UPGRADES		06-15-2006	PP			14	Field review
18-0117	04-23-2018	EL	Electric	15,000	01-25-2019	100	01-25-2019	BACKUP GENERATOR		04-08-2005	CLT		1	00	Measured & Listed

LAND LINE VALUATION SECTION																	
B	Use	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Spec Use	Spec C.	Adj Unit P	Land Value	
1	3310	Auto S S&S	RA	Primary	80,000	SF 2.60	1.00000	5	1.00	301	0.750		100%		1.95	156,000	
1	3310	Auto S S&S	RA	Residual	23.060	AC 10,000.00	1.00000	0	1.00	0	1.000		100%		10,000	230,600	
Total Card Land Units					24.90	AC	Parcel Total Land Area: 24.90					Total Land Value					386,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	17	Store			
Model	94	Commercial			
Grade	02	C-			
Stories:	1				
Occupancy	1.00				
Exterior Wall 1	15	Concr/Cinder			
Exterior Wall 2	11	Clapboard			
Roof Structure	03	Gable Or Hip			
Roof Cover	03	Asphalt			
Interior Wall 1	08	Average			
Interior Wall 2					
Interior Floor 1	08	Average			
Interior Floor 2					
Heating Fuel	03	Gas Or Oil			
Heating Type	05	Hot Water			
AC Type	01	None			
Bldg Use	3310	Auto S S&S			
Total Rooms					
Total Bedrms					
Total Baths					
Heat/AC	06	Average			
Frame Type	03	Masonry			
Baths/Plumbing	02	Average			
Ceiling/Wall	07	Commensurate			
Rooms/Prtns	02	Average			
Wall Height	12.00				
% Conn Wall					
1st Floor Use:					

MIXED USE		
Code	Description	Percentage
3310	Auto S S&S	100
		0
		0

COST / MARKET VALUATION		
Adj. Base Rate		
RCN		240,025
Year Built		1950
Effective Year Built		1960
Depreciation Code		F
Remodel Rating		
Year Remodeled		
Depreciation %		42
Functional Obsol		
Economic Obsol		
Trend Factor		1
Condition		
Condition %		
Percent Good		58
RCNLD		139,200
Dep % Ovr		
Dep Ovr Comment		
Misc Imp Ovr		
Misc Imp Ovr Comment		
Cost to Cure Ovr		
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
FN1	Fence 4'	L	230	8.00	2003		75		0.00	1,400
SHD1	Shed	L	260	15.00	2003	G	75	B	1.10	3,200
MSC4	VERIZON POL	L	1	125000.0		A	50	C	0.00	62,500
SCAL	Truck Scale	B	1	10000.00	1958	00	58	C	1.00	5,800
MSC1	ARRAY	L	1	48000.00	2008	A	55	B	0.00	26,400
MSC1	ANTENNAE AR	L	2	15000.00	2012	A	50	C	0.00	15,000
BRN1	Barn 1 Story	L	2,320	33.00		A	50	A	1.20	45,900

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,838	1,838	1,838	86.25	158,522	
FUS	Finished Upper Story	870	870	870	86.25	75,035	
SLB	Slab	0	1,508	75	4.29	6,469	
Ttl Gross Liv / Lease Area		2,708	4,216	2,783		240,026	



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						COMM BLDG	3310	314,000	314,000	
						COMM LAND	3310	386,600	386,600	VISION
						COMM OB	3310	164,000	164,000	
						Total		864,600	864,600	
SUPPLEMENTAL DATA										
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BERLIN AUTO PARTS INC BERLIN AUTO PARTS INC THOMPSON		28318 0318	12-06-2002	U	I	100	1N	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		14892 0357	06-19-1993	U		1	1N	2025	3310	314,000	2025	3310	314,000	2024	3310	314,000
		4629 0168	11-29-1965	U		0	XX		3310	386,600		3310	386,600		3310	386,600
									3310	164,000		3310	164,000		3310	118,100
		Total						Total		864,600	Total		864,600	Total		818,700

EXEMPTIONS				OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor				
2013	22	VETERAN	800.00						Appraised Bldg. Value (Card) 308,200				
2014	SCM	SMALL COMM EXEMPT	1965.40						Appraised Xf (B) Value (Bldg) 5,800				
2015	SCM	SMALL COMM EXEMPT	1965.40						Appraised Ob (B) Value (Bldg) 164,000				
		Total	24,980.84						Appraised Land Value (Bldg) 386,600				
				ASSESSING NEIGHBORHOOD				Special Land Value 0					
Nbhd		Nbhd Name		B		Tracing		Batch		Total Appraised Parcel Value 864,600			
0001										Valuation Method C			
				NOTES				Total Appraised Parcel Value 864,600					

BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	

LAND LINE VALUATION SECTION																
B	Use	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Spec Use	Spec C.	Adj Unit P	Land Value
2	3310	Auto S S&S			0 SF	0.00	1.00000	0	1.00	0	1.000		100%		0	0
Total Card Land Units				24.90	AC	Parcel Total Land Area: 24.90				Total Land Value				386,600		

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd	Description	Element	Cd	Description					
Style:	25	Service Shop								
Model	94	Commercial								
Grade	03	C								
Stories:	1									
Occupancy	1.00									
Exterior Wall 1	26	Pre-Finsh Metl								
Exterior Wall 2										
Roof Structure	03	Gable Or Hip								
Roof Cover	01	Metal Or Tin								
Interior Wall 1	08	Average								
Interior Wall 2										
Interior Floor 1	08	Average								
Interior Floor 2										
Heating Fuel	03	Gas Or Oil								
Heating Type	04	Forced Hot Air								
AC Type	01	None								
Bldg Use	3310	Auto S S&S								
Total Rooms										
Total Bedrms										
Total Baths										
Heat/AC	06	Average								
Frame Type	05	Steel								
Baths/Plumbing	02	Average								
Ceiling/Wall	07	Commensurate								
Rooms/Prtns	02	Average								
Wall Height	12.00									
% Conn Wall										
1st Floor Use:										
						Adj. Base Rate				
						RCN			196,560	
						Year Built			1996	
						Effective Year Built			2003	
						Depreciation Code			A	
						Remodel Rating				
						Year Remodeled				
						Depreciation %			14	
						Functional Obsol				
						Economic Obsol				
						Trend Factor			1	
						Condition				
						Condition %				
						Percent Good			86	
						RCNLD			169,000	
						Dep % Ovr				
						Dep Ovr Comment				
						Misc Imp Ovr				
						Misc Imp Ovr Comment				
						Cost to Cure Ovr				
						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
OHD	Overhead Door	L	192	100.00	1996	A	50	C	1.00	9,600
BUILDING SUB-AREA SUMMARY SECTION										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value				
BAS	First Floor	2,400	2,400	2,400	78.00	187,200				
SLB	Slab	0	2,400	120	3.90	9,360				
Ttl Gross Liv / Lease Area		2,400	4,800	2,520		196,560				