



# VALUATION OF CONVENIENCE STORES

## IAAO Forum 910

Understand the history, definition and classification of convenience stores. Learn how to apply highest and best use analysis. Examine the cost approach, sales comparison approach and income approach to appraising convenience stores. Engage in problem solving exercises and case studies. Recertification Credits = 7.5 credits

Instructor: Gary McCabe, CAE, Chief Assessor, Brookline MA

When: **February 25, 2010**

Time: 9:00 a.m. – 5:00 p.m.

Place: Wellesley Free Library, 530 Washington Street (directions below)  
Please park in basement garage and take elevator to first floor

Cost: \$99 IAAO members  
\$129 Non-members  
(non members can join the IAAO at \$87.50 – half off the annual fee. Contact Donna McCabe to take advantage of this offer. [dmccabe@wellesleyma.gov](mailto:dmccabe@wellesleyma.gov).)

Course Fee includes cost of the IAAO workbook. Lunch will be provided.

**The Mass Chapter Annual Meeting will be following the Forum at 5:00 p.m. Will you be attending the Mass Chapter Annual Meeting?**

Yes \_\_\_\_ No \_\_\_\_

**Questions or to Reserve your Seat** please contact: Karen Rassias, MAA ([krassias@wnewbury.org](mailto:krassias@wnewbury.org)) or at 978-363-1100x116.

*Registration deadline, February 4, 2010.*

Municipality/Company: \_\_\_\_\_

Address: \_\_\_\_\_

Name of Attendee: \_\_\_\_\_

Contact Info (email): \_\_\_\_\_

IAAO member \_\_\_\_ x \$99.00 = \$ \_\_\_\_\_

Non-IAAO member \_\_\_\_ x \$129.00 = \$ \_\_\_\_\_

Check is included: \_\_\_\_\_ Check will be mailed by town: \_\_\_\_\_

**MASS Chapter of IAAO, Inc. FID # 04-3311850**

*Make checks payable to: Mass Chapter of IAAO, Inc.*

Mail to: c/o Karen Rassias, Education Coordinator  
Town Hall, Assessors Office  
381 Main Street  
West Newbury, MA 01985



Massachusetts Chapter of the International Association of Assessing Officers  
Donna McCabe, AAS; PO Box 812379, Wellesley, MA 02482; (781) 431-1019 x2270  
CAE • RES • CMS • PPS • AAS IAAO Professional Designations

## **Directions to the Wellesley Library, 530 Washington Street**

### **FROM THE NORTH AND SOUTH**

Take Route 128, to Exit 20B (Route 9 West). Proceed through the SECOND set of lights (Oakland Street intersection), start down hill and take off-ramp (on your RIGHT) to Route 16 (if you go under bridge, you've gone too far). At intersection with Route 16 (Washington Street), take a LEFT and proceed through five sets of lights (as a landmark, there is a MOBIL gas station at the fourth set of lights). Immediately after the fifth set of lights, the driveway to the Library will be on your LEFT, AFTER THE BUILDING. Parking is either below or in back of the building.

### **FROM THE EAST (via Route 9)**

Once you enter Wellesley, you will see signs for Route 128 North and South. Proceed through the second set of lights (Oakland Street intersection), start down hill and take off ramp (on your RIGHT) to Route 16 (if you go under bridge, you've gone too far). At intersection with Route 16 (Washington Street), take a left and proceed through five sets of lights (as a landmark, there is a MOBIL gas station at the fourth set of lights). Immediately after the fifth set of lights, the driveway to the Library will be on your LEFT, AFTER THE BUILDING. Parking is either below or in back of the building.

### **FROM THE EAST (via the MassPike)**

Proceed on Mass Pike West to the Route 16 exit to West Newton/Wellesley. Keep RIGHT at the fork in the ramp and merge onto Route 16 West. You will proceed past Newton Wellesley Hospital (on your LEFT) and travel over Route 128. Once you pass over Route 128, you will proceed through seven sets of lights (as a landmark, there is a MOBIL gas station at the sixth set of lights). Immediately after the seventh set of lights, the driveway to the Library will be on your LEFT, AFTER THE BUILDING. Parking is either below or in back of the building.

### **FROM THE WEST (via the Mass Pike)**

Take the MassPike East to Exit 13 heading toward Natick. At first set of lights after leaving off ramp take a RIGHT onto Speen Street. Proceed to Route 9 East. Ramp is on LEFT and merge onto Route 9 East. Go through two sets of lights, and proceed to the Weston Road exit. At bottom of exit ramp, take a RIGHT onto Weston Road. Proceed approximately one mile to Central Street (you will see Wellesley College in front of you). Take a LEFT onto Central Street; go through one set of lights. Before second set of lights light, the driveway to the Library will be on your RIGHT. Parking is below or in back of the building.