

Property Location 1 PENT RD
Vision ID 11217

Account # 11217

Map ID 9 / 1 / 1

Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 2

State Use 977
Print Date 02-11-2021 10:19:33

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				6043 EAST HARTFORD, CT	
GOODWIN COLLEGE INC		A	Good	1	All	1	Paved			Description	Code	Appraised	Assessed		
1 RIVERSIDE DR		SUPPLEMENTAL DATA													
EAST HARTFORD	CT	06118	Alt Prcl ID	3890-0001	Locn Suffix					EX COM LN	21	488,110	341,680		
			Homeown		Zoning	I-3				EX COM BL	22	10,337,850	7,236,490		
			Census	5108	Res Area	0									
			VCS	1403	Non Res A	0									
			# Units	0	Lot Size	8.13									
			Class	IND	Assoc Pid#					Total		10,825,960	7,578,170		

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)					
GOODWIN COLLEGE INC		3855	0133	09-26-2019	U	I		2,708,333	0	6	Year	Code	Assessed	Year	Code	Assessed
PRATT & WHITNEY AIRCRAFT		0001	0001	01-01-1900	Q	I				N	2019	2-1	341,680	2018	3-1	2,514,330

EXEMPTIONS		OTHER ASSESSMENTS						APPRAISED VALUE SUMMARY																
Year	Code	Description		Amount	Code	Description		Number	Amount	Comm Int	Appraised Bdg. 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		0.00							9,736,820		158,540		442,490		488,110		0		10,825,960		C	

ASSESSING NEIGHBORHOOD		NOTES														
Nbhd	Nbhd Name	B	Tracing	Batch												
0001																

FIXED ASSMT, 2006 REVAL, SEE INDUSTRIAL												VISIT / CHANGE HISTORY					
REPORT FOR DETAIL. SPLIT OFF 4.23 AC PAR																	
CEL. APPROVED 9/14/2011. 2011 BAA N/C.																	
FIXED ASSMT, 2016 REVAL, SEE INDUSTRIAL																	
REPORT FOR DETAIL.																	
19GL: SPLIT 46.3 AC TO ACCT NO 17247																	
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
E-20-220	05-20-2020	EL	Electric	45,119		0		INSTALL A NEW KVA TRANS				10-02-2019	JL			24	Permit Review
E-20-69	02-19-2020	EL	Electric	24,306		0		PROVIDE & INSTALL A NEW				07-12-2016	AO			61	Not Verified-Measure - Int
E-19-413	12-30-2019	EL	Electric	430,000		0		INSTALLATION OF SOLAR P				01-01-1994	AO			61	Not Verified-Measure - Int
E-19-373	12-03-2019	EL	Electric			0		INSTALL POWER TO AUTOC									
E-19-310	11-20-2019	EL	Electric	6,000		0		WIRING OF MACHINE & DO									
B-19-372	11-12-2019	RF	Roofing	299,000		0		REMOVAL OF EXISTING ME									
E-19-250	10-18-2019	EL	Electric	13,000		0		INSTALL CONTROL WIRING									

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	977	School	I3		8.010	AC	125,000	0.48745	C	1.00	2000	1.000		0	488,110	
		Total Card Land Units			8	AC	Parcel Total Land Area:	8							Total Land Value	488,110

Property Location 1 PENT RD
Vision ID 11217

Account # 11217

Map ID 9/1/1/

Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 2

State Use 977
Print Date 02-11-2021 10:19:35

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)							
Element	Cd	Description	Element	Cd	Description					
Style:	29	College								
Model	94	Comm/Ind								
Grade	55	1.00								
Stories:	1.0									
Occupancy	0.00									
Exterior Wall 1	15	Concr/Cinder								
Exterior Wall 2										
Roof Structure	14	Other								
Roof Cover	00	Typical								
Interior Wall 1	00	Typical								
Interior Wall 2										
Interior Floor 1	08	Mixed								
Interior Floor 2										
Heating Fuel	10	Other								
Heating Type	11	Other								
AC Type	02	Combined								
Finished %	100									
Bldg Use	977	School								
Total Bedrooms	0									
Total Baths	0									
Num Fixtures	0									
Total Rooms	0									
Basement %	100									
Heat/AC	2	Combined								
Frame Type	0	Other								
Baths/Plumbing	02	Average								
Common Wall	F	None								
Wall Height	16.00									
Perimeter	1560.00									
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
SPR1	Sprinklers-Wet	B	65,400	2.10	2017		100		0.00	137,340
PAV1	Paving	L	142,74	3.10			100	C	1.00	442,490
BUILDING SUB-AREA SUMMARY SECTION										
Code	Description		Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value			
BAS	First Floor		65,400	65,400	65,400	178.59	11,679,786			
BSM	Basement		0	65,400	3,270	8.93	583,989			
Ttl Gross Liv / Lease Area			65,400	130,800	68,670		12,263,775			



11217 05/24/2016

Property Location 1 PENT RD
Vision ID 11217

Account # 11217

Map ID 9 / 1 / 1

Bldg # 2

Bldg Name
Sec # 1 of

Card # 2 of 2

State Use 977
Print Date 02-11-2021 10:19:36

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT															
GOODWIN COLLEGE INC 1 RIVERSIDE DR EAST HARTFORD CT 06118		A Good		1 All		1 Paved				Description EX COM LN EX COM BL		Code		Appraised		Assessed									
														21		488,110		341,680							
														22		10,337,850		7,236,490							
		SUPPLEMENTAL DATA																							
				Alt Prcl ID 3890-0001		Homeown		Locn Suffix																	
								Zoning I-3																	
				Census 5108		Res Area 0																			
				VCS 1403		Non Res A 0																			
				# Units 0		Lot Size 8.13																			
				Class IND		Assoc Pid#																			
		GIS ID								Total		10,825,960		7,578,170											
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
GOODWIN COLLEGE INC PRATT & WHITNEY AIRCRAFT		3855 0133		09-26-2019		U		I		2,708,333		6 N		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
		0001 0001		01-01-1900		Q		I		0				2019	2-1	341,680	2018	3-1	2,514,330	2017	3-1	2,514,330			
																2-2	6,926,750	3-2	2,469,670						
																2-5	309,740								
														Total	7,578,170	Total	4,984,000	Total	4,984,000						
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																APPRaised VALUE SUMMARY									
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card) 9,736,820 Appraised Xf (B) Value (Bldg) 158,540 Appraised Ob (B) Value (Bldg) 442,490 Appraised Land Value (Bldg) 488,110 Special Land Value 0 Total Appraised Parcel Value 10,825,960 Valuation Method C															
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	Purpost/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						
2	977	School						SF	0	1.00000	C	1.00		1.000				0	0						
Total Card Land Units		0 AC		Parcel Total Land Area: 8														Total Land Value 488,110							

Property Location 1 PENT RD
Vision ID 11217

Account # 11217

Map ID 9/1/11

Bldg # 2

Bldg Name
Sec # 1 of 1

Card # 2 of 2

State Use 977
Print Date 02-11-2021 10:19:37

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)							
Element	Cd	Description	Element	Cd	Description					
Style:	114	College - Modern								
Model	94	Comm/Ind								
Grade	55	1.00								
Stories:	01									
Occupancy			MIXED USE							
Exterior Wall 1	27	Pre-finish Metl	Code		Description	Percentage				
Exterior Wall 2	19	Brick Veneer	977	School		100				
Roof Structure	01	Flat				0				
Roof Cover	01	Metal				0				
Interior Wall 1	10	Painted Block	COST / MARKET VALUATION							
Interior Wall 2			RCN			8,869,598				
Interior Floor 1	08	Mixed	Year Built			2018				
Interior Floor 2			Effective Year Built			2018				
Heating Fuel	03	Gas	Depreciation Code							
Heating Type	11	Other	Remodel Rating							
AC Type			Year Remodeled							
Finished %			Depreciation %			0				
Bldg Use	977	School	Functional Obsol							
Total Bedrooms			External Obsol							
Total Baths			Trend Factor			1				
Num Fixtures			Condition			UC				
Total Rooms			Condition %			70				
Basement %			Percent Good			70				
Heat/AC	2	Combined	RCNL			6,208,720				
Frame Type	3	Steel	Dep % Ovr							
Baths/Plumbing	02	Average	Dep Ovr Comment							
Common Wall	F	None	Misc Imp Ovr							
Wall Height	11.00		Misc Imp Ovr Comment							
Perimeter	547.00		Cost to Cure Ovr							
1st Floor Use:			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
SPR1	Sprinklers-Wet	B	14,420	2.10	2018		70		0.00	21,200
BUILDING SUB-AREA SUMMARY SECTION										
Code	Description		Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value			
BAS	First Floor		14,420	14,420	14,420	615.09	8,869,598			
Ttl Gross Liv / Lease Area			14,420	14,420	14,420		8,869,598			

Property Location: 1 PENT RD

MAP ID: 9/ / 1 / /

State Use: 233

Vision ID: 11217

Account #11217

Bldg #: 1 of 2

Bldg Name:

Print Date: 01/30/2020 14:56

CURRENT OWNER

GOODWIN COLLEGE INC

1 RIVERSIDE DR

EAST HARTFORD, CT 06118

Additional Owners:

TOPO.**UTILITIES****STRT./ROAD****LOCATION****CURRENT ASSESSMENT****Description****Code****Appraised Value****Assessed Value**

A Good

1 All

1 Paved

COM LAND

2-1

488,110

341,680

COM BLDG

2-2

9,895,360

6,926,750

COM OUTBL

2-5

442,490

309,740

6043
EAST HARTFORD, CT**SUPPLEMENTAL DATA**

Other ID: 3890-0001

Locn Suffix

Homeowner Cr

Zoning I-3

Census 5108

Res Area 0

VCS 1403

Non Res Area 0

Units 0

Lot Size 8.13

Class IND

ASSOC PID#

GIS ID:

Total 10,825,960 7,578,170

RECORD OF OWNERSHIP

GOODWIN COLLEGE INC

PRATT & WHITNEY AIRCRAFT

BK-VOL/PAGE

SALE DATE

q/u

v/i

SALE PRICE

V.C.

PREVIOUS ASSESSMENTS (HISTORY)

3855/ 133

09/26/2019

U

I

2,708,333

6

1/ 1

01/01/1900

Q

I

0 NC

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

4000

2-1

341,680

2018

3-1

2,514,330

4000

2-2

6,926,750

2018

3-2

2,469,670

4000

2-5

309,740

Total:

7,578,170

Total:

4,984,000

Total:

4,984,000

This signature acknowledges a visit by a Data Collector or Assessor

EXEMPTIONS**OTHER ASSESSMENTS**

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

Total:

ASSESSING NEIGHBORHOOD

NBHD/ SUB

NBHD Name

Street Index Name

Tracing

Batch

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)

12,263,780

Appraised XF (B) Value (Bldg)

137,340

Appraised OB (L) Value (Bldg)

442,490

Appraised Land Value (Bldg)

488,110

Special Land Value

0

Total Appraised Parcel Value

10,825,960

Valuation Method:

C

Adjustment:

Net Total Appraised Parcel Value

10,825,960

NOTES

Exempt 2019.

FIXED ASSMT, 2006 REVAL, SEE INDUSTRIAL

REPORT FOR DETAIL. SPLIT OFF 4.23 AC PAR

CEL. APPROVED 9/14/2011. 2011 BAA N/C.

FIXED ASSMT, 2016 REVAL, SEE INDUSTRIAL

REPORT FOR DETAIL.

19GL: SPLIT 46.3 AC TO ACCT NO 17247

BUILDING PERMIT RECORD**VISIT/ CHANGE HISTORY**

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

Date

Type

IS

ID

Cd.

Purpose/Result

B-19-189

09/11/2019

CM

Commercial

26,900

0

METAL, FRAMING, DI

10/02/2019

E-19-642

06/24/2019

EL

Electric

70,429

0

FIRE ALARM SYSTEM

07/12/2016

P-19-190

06/13/2019

SP

Sprinklers-Fire Supp

74,000

0

INSTALLATION OF NI

01/01/1994

P-19-172

05/22/2019

SP

Sprinklers-Fire Supp

29,750

0

INSTALL NEW SPRIN

P-19-75

04/01/2019

PL

Plumbing

0

PLUMBING AS PER PI

E-19-320

03/29/2019

EL

Electric

299,250

0

INSTALLING NEW LI

M-19-80

03/29/2019

CAC

Air Conditioni

0

HVAC PER PLANS SUI

HVAC PER PLANS SUI

S Adj

Fact

Adj. Unit Price

Land Value

1.00

488,110

LAND LINE VALUATION SECTION

B #

Use Code

Use Description

Zone

D

Front

Depth

Units

Unit Price

I. Factor

S.A.

C. Factor

ST. Idx

Adj.

Notes- Adj

Special Pricing

S Adj

Fact

Adj. Unit Price

Land Value

1

233

School - NonExempt

901

Exempt

Total

8.01

AC

125,000.00

0.4875

C

1.00

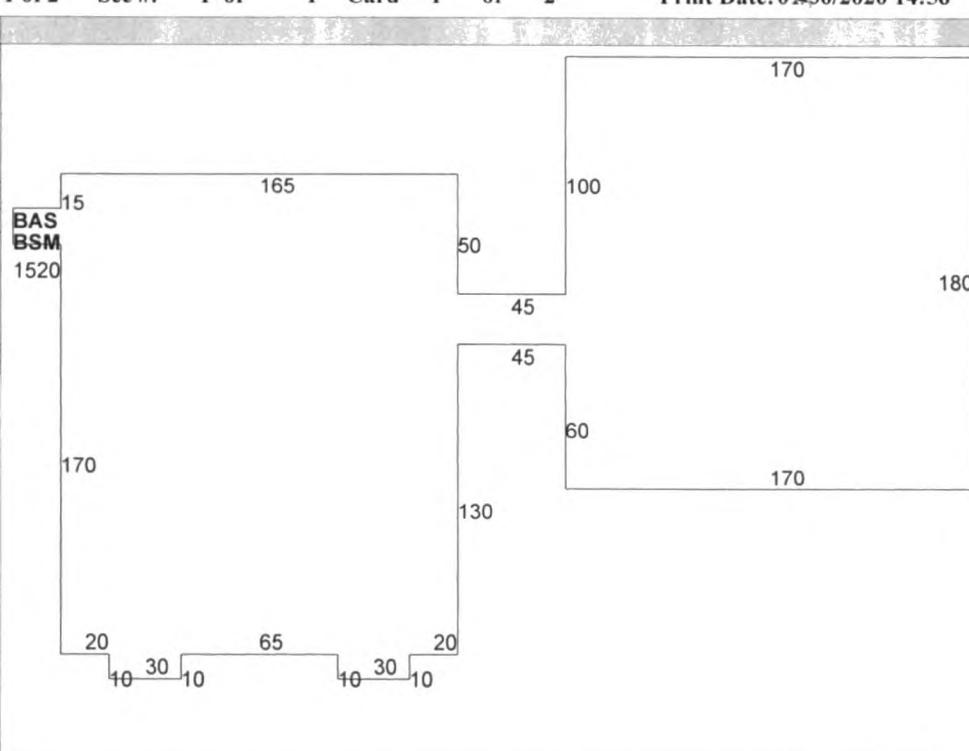
2000

1.00

Total Card Land Units: 8.01 AC Parcel Total Land Area: 8.01 AC

Total Land Value: 488,110

VISION



OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
PAV1	Paving	AS	Asphalt	L	142.7	3.10	Null	C	0		100	442,490
SPRI	Sprinklers-Wet			B	65,40	2.10	2017		2		100	137,340

BUILDING SUB-AREA SUMMARY SECTION



11217 05/24/2016