

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  <b>VISION</b>						
		A	Good	1	All	1	Paved	Description	Code		Appraised	Assessed				
GOODWIN COLLEGE INC								EX COM LN	21		488,110	341,680				
1 RIVERSIDE DR								EX COM BL	22		10,337,850	7,236,490				
EAST HARTFORD CT 06118		<b>SUPPLEMENTAL DATA</b>						Total		10,825,960	7,578,170					
		Alt Prcl ID	3890-0001		Locn Suffix											
		Homeown			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														
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	6	Year	Code	Assessed	Year	Code	Assessed			
PRATT & WHITNEY AIRCRAFT		0001 0001	01-01-1900	Q	I	0	N	2019	2-1	341,680	2018	3-1	2,514,330			
									2-2	6,926,750		3-2	2,469,670			
									2-5	309,740		3-2	2,469,670			
								Total		7,578,170	Total		4,984,000			
								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																
Nbhd	Nbhd Name	B	Tracing	Batch												
0001																
NOTES																
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																
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.	Nbhd 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

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Bldg # 1

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 Sec # 1 of 1

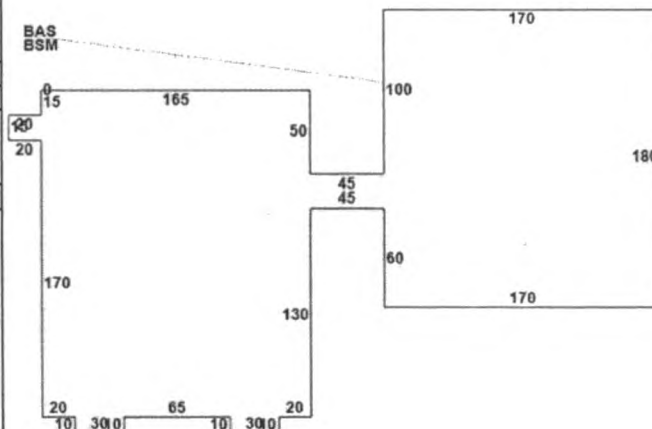
Card # 1 of 2

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:					

MIXED USE		
Code	Description	Percentage
977	School	100
		0
		0

COST / MARKET VALUATION		
RCN		12,263,775
Year Built		0
Effective Year Built		2017
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %		0
Functional Obsol		
External Obsol		
Trend Factor		1
Condition		
Condition %		
Percent Good		100
RCNLD		3,528,100
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
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 1

Card # 2 of 2

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

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				6043 EAST HARTFORD, CT  <b>VISION</b>								
						Description	Code	Appraised	Assessed									
GOODWIN COLLEGE INC		A Good	1 All	1 Paved		EX COM LN	21	488,110	341,680									
1 RIVERSIDE DR						EX COM BL	22	10,337,850	7,236,490									
EAST HARTFORD CT 06118		<b>SUPPLEMENTAL DATA</b>				Total 10,825,960 7,578,170												
Alt Prcl ID 3890-0001		Locn Suffix																
Homeown		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																		
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	6	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
PRATT & WHITNEY AIRCRAFT		0001 0001	01-01-1900	Q	I	0	N	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		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																		
Nbhd		Nbhd Name		B		Tracing		Batch										
0001																		
NOTES																		
BUILDING PERMIT RECORD																		
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.	Nbhd 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 9/1/1/

Bldg # 2

Bldg Name  
Sec # 1 of 1

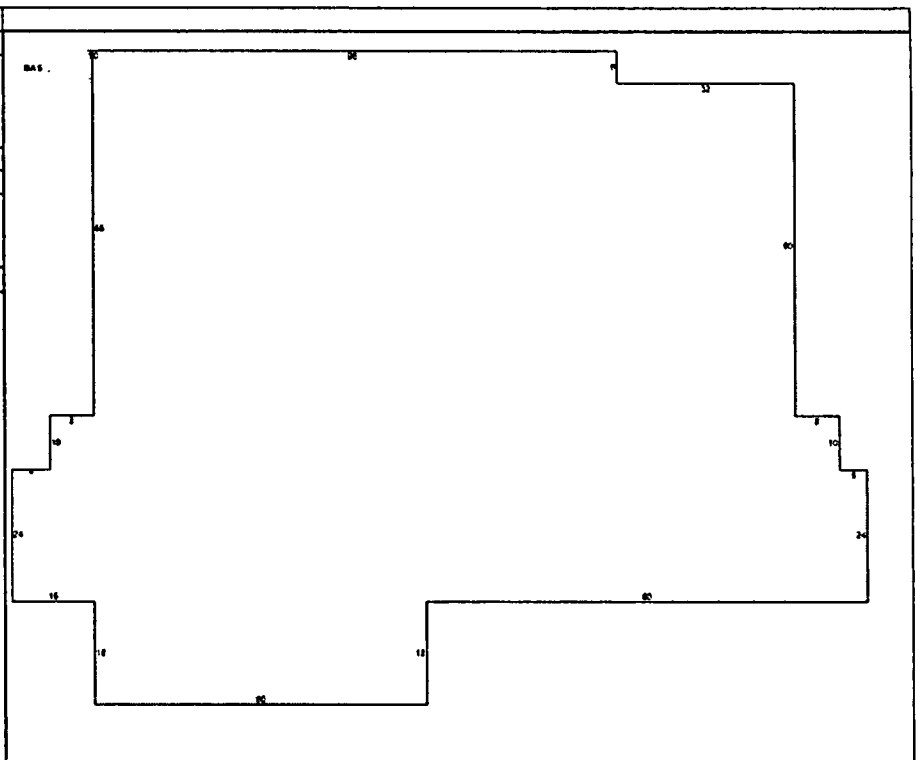
Card # 2 of 2

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					
Exterior Wall 1	27	Pre-finish Metl			
Exterior Wall 2	19	Brick Veneer			
Roof Structure	01	Flat			
Roof Cover	01	Metal			
Interior Wall 1	10	Painted Block			
Interior Wall 2					
Interior Floor 1	08	Mixed			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	11	Other			
AC Type					
Finished %					
Bldg Use	977	School			
Total Bedrooms					
Total Baths					
Num Fixtures					
Total Rooms					
Basement %					
Heat/AC	2	Combined			
Frame Type	3	Steel			
Baths/Plumbing	02	Average			
Common Wall	F	None			
Wall Height	11.00				
Perimeter	547.00				
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	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 / 1

Bldg Name:

State Use: 233

Vision ID: 11217

Account #11217

Bldg #: 1 of 2

Sec #: 1 of 1

Card 1 of 2

Print Date: 01/30/2020 14:56

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
GOODWIN COLLEGE INC		A Good	1 All	1 Paved		Description	Code	Appraised Value	Assessed Value
1 RIVERSIDE DR						COM LAND	2-1	488,110	341,680
EAST HARTFORD, CT 06118						COM BLDG	2-2	9,895,360	6,926,750
Additional Owners:						COM OUTBL	2-5	442,490	309,740
SUPPLEMENTAL DATA									
Other ID: 3890-0001		Locn Suffix							
Homeowner Cr		Zoning 1-3							
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		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)	
GOODWIN COLLEGE INC		3855/ 133	09/26/2019	U	1	2,708,333	6	Yr. Code	Assessed Value
PRATT & WHITNEY AIRCRAFT		1/ 1	01/01/1900	Q	1	0	NC	4000 2-1	341,680
								4000 2-2	6,926,750
								4000 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	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.	
Total:									
ASSESSING NEIGHBORHOOD									
NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch					
0001/A									
NOTES									
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									
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date
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 N	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		0		PLUMBING AS PER P	
E-19-320	03/29/2019	EL	Electric	299,250		0		INSTALLING NEW LI	
M-19-80	03/29/2019	CAC	Air Conditioni	0		0		HVAC PER PLANS SUI	
VISIT/ CHANGE HISTORY									
Type	IS	ID	Cd	Purpose/Result					
		JL	24	Permit Review					
		AO	61	Not Verified-Measure - In					
		AO	61	Not Verified-Measure - In					
LAND LINE VALUATION SECTION									
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor
1	233	School - NonExempt	I3				8.01 AC	125,000.00	0.4875
								S.A.	C. Factor
									1.00
								ST. Idx	Adj.
									1.00
								Notes- Adj	Special Pricing
								S Adj Fact	Adj. Unit Price
									Land Value
Total Card Land Units:		8.01 AC		Parcel Total Land Area:		8.01 AC		Total Land Value:	
								488,110	

VISION

6043  
EAST HARTFORD, CT

Exempt 2019.

901 Exempt  
Total

Property Location: 1 PENT RD

MAP ID: 9 / 1 / 1

Bldg Name:

State Use: 233

Vision ID: 11217

Account # 11217

Bldg #: 1 of 2

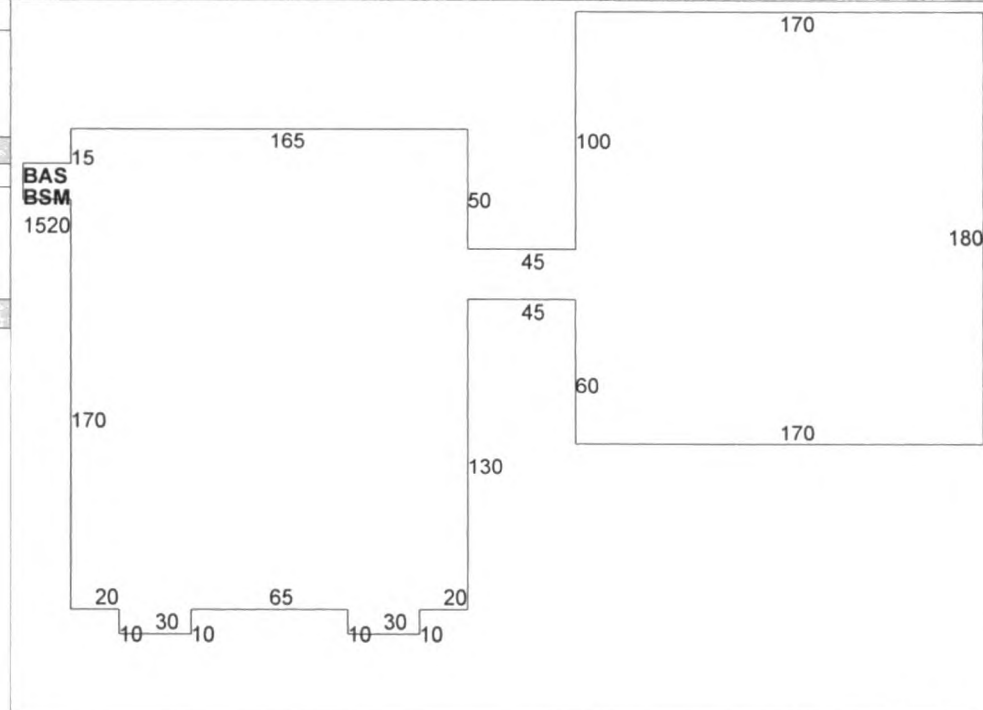
Sec #: 1 of 1 Card 1 of 2

Print Date: 04/30/2020 14:56

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	29		College				
Model	94		Comm/Ind				
Grade	55		1.00				
Stories	1.0						
Occupancy	0						
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	233		School - NonExempt				
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						
Perimeter	1560						

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
PAV1	Paving	AS	Asphalt	L	142,73	3.10	Null	C	0		100
SPR1	Sprinklers-Wet			B	65,40	2.10	2017		2		100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross 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