

Property Location: 1 PENT RD

MAP ID: 9 / 1 / 1

State Use: 301

Vision ID: 11217

Account # 11217

Bldg #: 1 of 1

Bldg Name:

Print Date: 01/20/2017 15:00

CURRENT OWNER				TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
PRATT & WHITNEY AIRCRAFT C/O WILLGOOS PLANT TAX DEPT PROPERTY TAX MS8FS-2 8 FARM SPRINGS RD FARMINGTON, CT 06032				A Good	1 All	1 Paved		Description	Code	Appraised Value	Assessed Value
Additional Owners:								IND LAND	3-1	3,591,900	2,514,330
								IND BLDG	3-2	3,528,100	2,469,670
SUPPLEMENTAL DATA											
Other ID: 3890-0001 Homeowner Cr				Locn Suffix Zoning I-3 Res Area 0 Non Res Area 0 Lot Size 59.04							
Census 5108 VCS 1403 # Units 0 Class Ind GIS ID:				ASSOC PID#							
								Total 7,120,000 4,984,000			

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
PRATT & WHITNEY AIRCRAFT				1/ 1	01/01/1900	Q	I	0	NC	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
										2015	3-1	1,925,260	2014	3-1	1,925,260	2013	3-1	1,925,260
										2015	3-2	702,940	2014	3-2	702,940	2013	3-2	702,940
										Total:		2,628,200	Total:		2,628,200	Total:		2,628,200

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							
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.											

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-16-514	08/23/2016	DM	Demolish	49,450		0		SELECT INTERIOR DI	07/12/2016					
P-15-313	11/17/2015	PL	Plumbing	950		0		GAS METER RE-INST	01/01/1994					
B-15-780	10/26/2015	BLD	Building	28,000		0		INST NEW WALL & SI						
B-15-543	08/11/2015	DM	Demolish	456,339		0		DEMO OF WILGOOS I						
B-15-141	04/07/2015	RN	Renovation	15,000		0		INST 2 GLASS CLASS I						
B-14-798	12/15/2014	RN	Renovation	100,000		0		INST (3) GLASS WALL						
B-14-815	12/10/2014	RN	Renovation	20,000		0		WORK AT 400 MAIN S						

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	301	Industrial		I3				55.27	AC	125,000.00	1.0000	C		1.00	2000	1.00		.00	3,591,900
Total Card Land Units: 55.27 AC Parcel Total Land Area: 55.27 AC																			Total Land Value: 3,591,900

6043
EAST HARTFORD, CT

VISION

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APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	0
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	3,591,900
Special Land Value	0
Total Appraised Parcel Value	7,120,000
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	7,120,000

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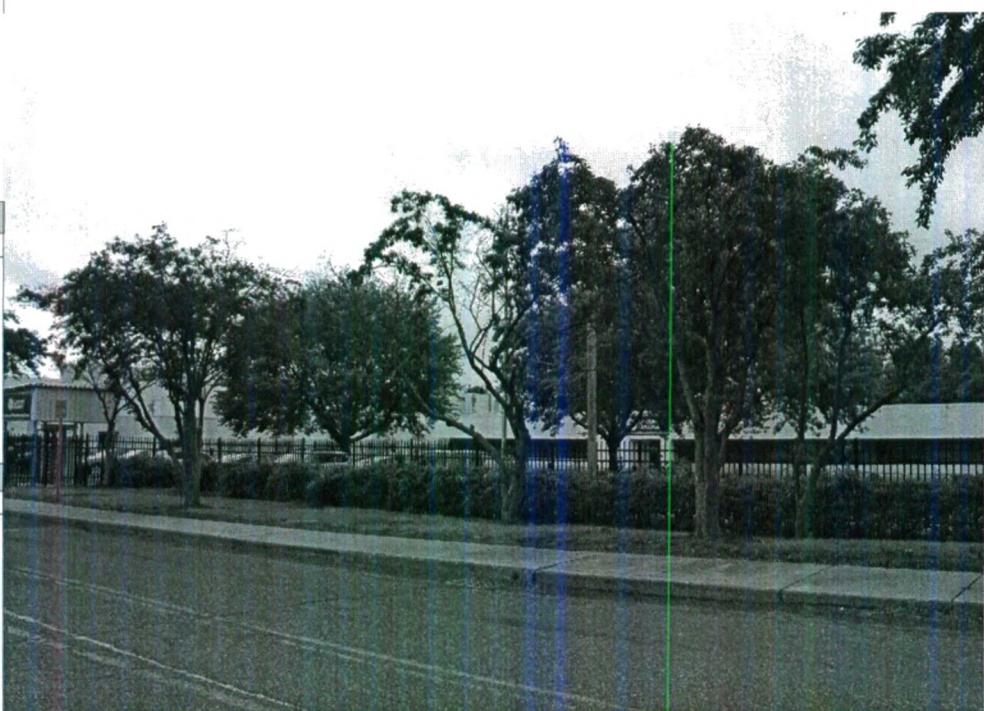
State Use: 301

Print Date: 01/20/2017 15:00

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	16		Other				
Model	96		Ind/Comm				
Grade	55		1.00				
Stories	1.0						
Occupancy	0			MIXED USE			
Exterior Wall 1	05		Average	Code	Description		Percentage
Exterior Wall 2				301	Industrial		100
Roof Structure	14		Other				
Roof Cover	00		Typical				
Interior Wall 1	00		Typical	COST/MARKET VALUATION			
Interior Wall 2				Adj. Base Rate:	0.00		
Interior Floor 1	08		Mixed	Replace Cost	0		
Interior Floor 2				AYB	0		
Heating Fuel	10		Other	EYB	1986		
Heating Type	01		None	Dep Code	A		
AC Type	01		None	Remodel Rating			
Finished %	100			Year Remodeled			
Bldg Use	301		Industrial	Dep %	30		
Total Bedrooms	0			Functional ObsInc			
Total Baths	0			External ObsInc			
Num Fixtures	0			Cost Trend Factor	1		
Total Rooms	0			Condition			
Basement %	100			% Complete			
Heat/AC	0		None	Overall % Cond	70		
Frame Type	0		Other	Apprais Val	0		
Baths/Plumbing	00		None	Dep % Ovr	0		
Common Wall	F		None	Dep Ovr Comment			
Wall Height	0			Misc Imp Ovr	0		
Perimeter	0			Misc Imp Ovr Comment			
				Cost to Cure Ovr	0		
				Cost to Cure Ovr Comment			

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



11217 05/24/2016

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
		0	0	0		

Ttl. Gross Liv/Lease Area:

1 Pent Rd
Willgoos

Per Appraisal:	Amt	Acres	per Acre
Excess Land	3,150,000	48.47	64,989
Main Property	Facility Total	3,970,000	
	less land	441,923	
	improvements	3,528,077	
Total Land	3,591,923		
Improvements	3,528,077		
total	7,120,000		

Reconciliation of Value

The value indications for the subject properties are summarized as follows:

Component	Property	Indicated Value
Excess Land: Main Site	Main Site	\$26,140,000
Excess Land: Willgoos	Willgoos	\$3,150,000
Retail Land Cabellas:	Main Site	\$5,830,000
Main Plant	Main Site	\$88,020,000
UTRC Building	Main Site	\$32,800,000
Willgoos Facility	Willgoos	\$3,970,000
Aircraft Club	Aircraft Club	\$1,710,000
		<u>\$161,620,000</u>

APPRAISED

Property	Interest Appraised	Effective Date	Indicated Value
Main Site	Fee Simple	10/1/2016	\$152,790,000
Willgoos Pg	Fee Simple	10/1/2016	\$7,120,000
Aircraft Club Pg 146	Fee Simple	10/1/2016	\$1,710,000
Total			\$161,620,000

(6.8% 64,988) = 441,938 (LAND)

The Sales Comparison Approach is based upon an analysis of actual sales of other similar properties. Comparable sales represent the actions of typical buyers and sellers in the marketplace. When there are an adequate number of sales of truly similar properties with sufficient information for comparison, a range of value for the subject property can be developed. Strengths in the approach include the availability of recent sales in the subject markets. Overall, the Sales Approach provides a good indication of value.

There were no recent sales of facilities comparable to the Aircraft Club. Additionally, the Income Approach was not applicable to the property type. The Cost Approach was the most relevant approach. Site value was concluded via three sales of residential land in East Hartford. The value contribution of the improvements was developed via MVS.

Market Value Conclusion			
Value Premise	Interest Appraised	Effective Date	Indicated Value
As Is	Fee Simple	10/1/2016	\$161,620,000

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Bldg Name:

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	Homeowner Cr	Zoning I-3							
	Census 5108	Res Area 0							
	VCS 1403	Non Res Area 0							
	# Units 0	Lot Size 59.04							
	Class Ind	ASSOC PID#							
					Total		2,750,370	1,925,260	

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		Total Card Land Units:		55.27	AC	Parcel Total Land Area:		55.27	AC									Total Land Value:	2,750,370

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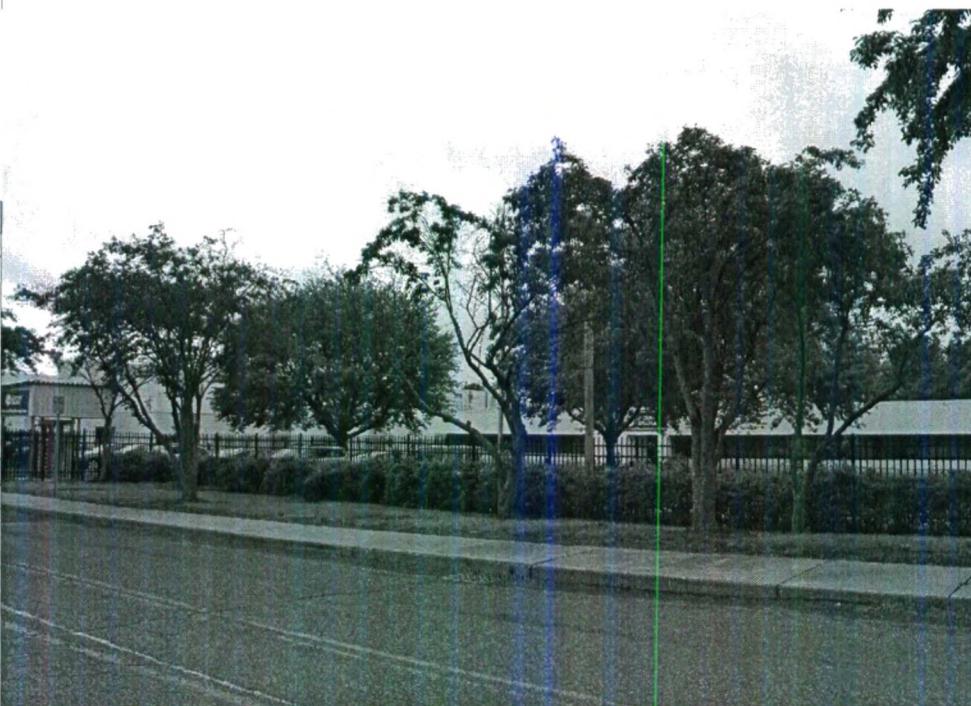
CONSTRUCTION DETAIL

Account #11217

Bldg #: 1 of 1 Sec #: 1 of

Card 1 of 1

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Heating Fuel	10		Other			Replace Cost	0		
Heating Type	01		None			AYB	0		
AC Type	01		None			EYB	1986		
Finished %	100					Dep Code	A		
Bldg Use	301		Industrial			Remodel Rating			
Total Bedrooms	0					Year Remodeled			
Total Baths	0					Dep %	30		
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Total Rooms	0					External ObsInc			
Basement %	100					Cost Trend Factor	1		
Heat/AC	0		None			Condition			
Frame Type	0		Other			% Complete			
Baths/Plumbing	00		None			Overall % Cond	70		
Common Wall	F		None			Apprais Val	0		
Wall Height	0					Dep % Ovr	0		
Perimeter	0					Dep Ovr Comment			
						Misc Imp Ovr	0		
						Misc Imp Ovr Comment			
						Cost to Cure Ovr	0		
						Cost to Cure Ovr Comment			



BUILDING SUB-AREA SUMMARY SECTION

<i>Code</i>	<i>Description</i>	<i>Living Area</i>	<i>Gross Area</i>	<i>Eff. Area</i>	<i>Unit Cost</i>	<i>Undeprec. Value</i>

11217 05/24/2016