

Property Location: 1 PENT RD

MAP ID: 9 / 1 /

Bldg Name:

State Use: 301

Vision ID: 11217

Account # 11217

Bldg #: 1 of 1

Sec #: 1 of 1 Card 1 of 1

Print Date: 01/20/2017 15:00

CURRENT OWNER				TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				<div>6043</div> <div>EAST HARTFORD, CT</div> <div>VISION</div>							
PRATT & WHITNEY AIRCRAFT C/O WILLGOOS PLANT TAX DEPT PROPERTY TAX MS8FS-2 8 FARM SPRINGS RD FARMINGTON, CT 06032 Additional Owners:				A Good	1 All	1 Paved		Description	Code	Appraised Value	Assessed Value								
								IND LAND	3-1	3,591,900	2,514,330								
								IND BLDG	3-2	3,528,100	2,469,670								
SUPPLEMENTAL DATA								Total				7,120,000	4,984,000						
Other ID: 3890-0001 Homeowner Cr Census 5108 VCS 1403 # Units 0 Class Ind GIS ID:				Locn Suffix Zoning I-3 Res Area 0 Non Res Area 0 Lot Size 59.04 ASSOC PID#															
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				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.																			
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			AO	61	Not Verified-Measure - In					
P-15-313	11/17/2015	PL	Plumbing	950		0		GAS METER RE-INST	01/01/1994			AO	61	Not Verified-Measure - In					
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

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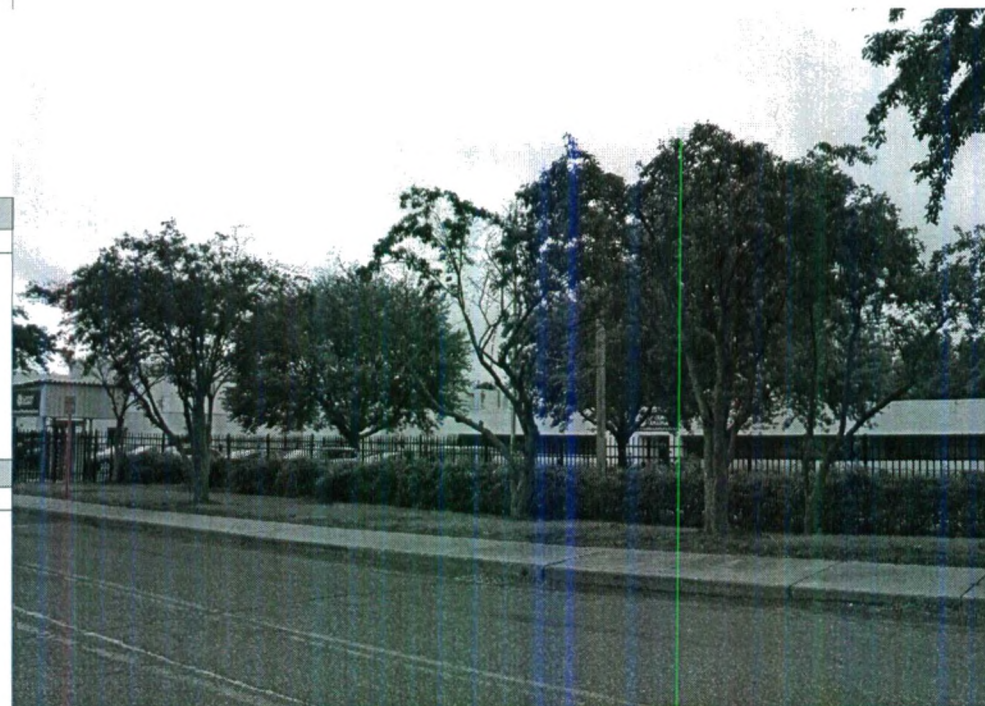
Card 1 of 1

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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						
Exterior Wall 1	05		Average				
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	01		None				
AC Type	01		None				
Finished %	100						
Bldg Use	301		Industrial				
Total Bedrooms	0						
Total Baths	0						
Num Fixtures	0						
Total Rooms	0						
Basement %	100						
Heat/AC	0		None				
Frame Type	0		Other				
Baths/Plumbing	00		None				
Common Wall	F		None				
Wall Height	0						
Perimeter	0						

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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
Ttl. Gross Liv/Lease Area:		0	0	0		



11217 05/24/2016

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	6.8	64,989
	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
		\$161,620,000

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

APPRaised
 $48.47 = 64,988$

$(6.8 \times 64,988) = 441,938$
 (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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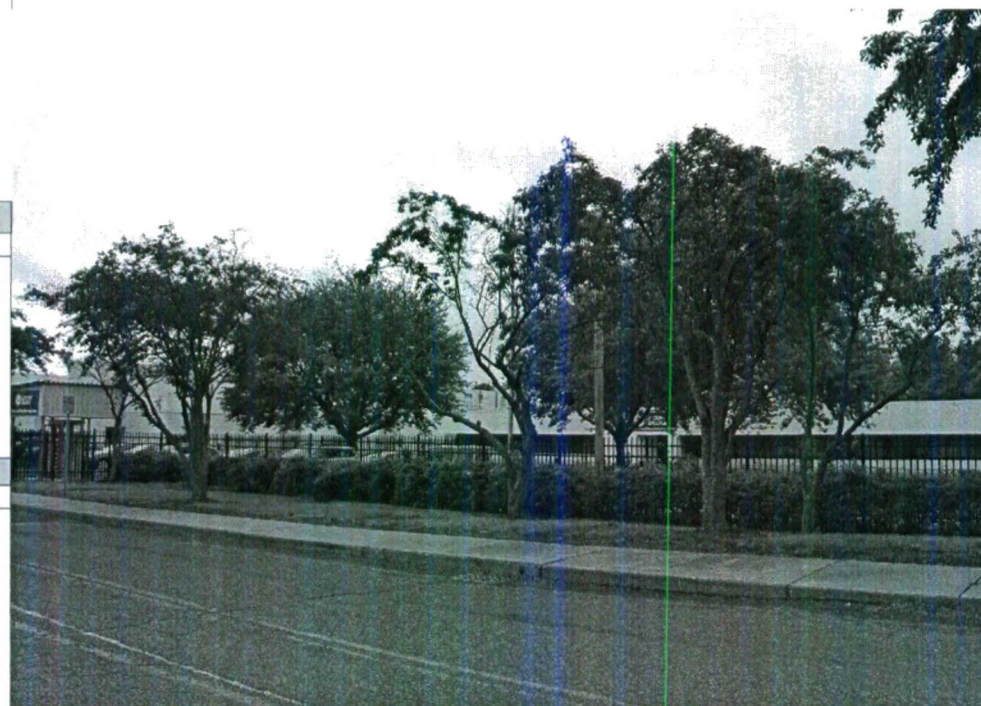
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Grade	55		1.00				
Stories	1.0						
Occupancy	0			MIXED USE			
Exterior Wall 1	05		Average	Code	Description		Percentage
Exterior Wall 2				301	Industrial		100
Roof Structure	14		Other				
Roof Cover	00		Typical				
Interior Wall 1	00		Typical				
Interior Wall 2				COST/MARKET VALUATION			
Interior Floor 1	08		Mixed	Adj. Base Rate:			0.00
Interior Floor 2				Replace Cost			0
Heating Fuel	10		Other	AYB			0
Heating Type	01		None	EYB			1986
AC Type	01		None	Dep Code			A
Finished %	100			Remodel Rating			
Bldg Use	301		Industrial	Year Remodeled			
Total Bedrooms	0			Dep %			30
Total Baths	0			Functional Obslnc			
Num Fixtures	0			External Obslnc			
Total Rooms	0			Cost Trend Factor			1
Basement %	100			Condition			
Heat/AC	0		None	% Complete			
Frame Type	0		Other	Overall % Cond			70
Baths/Plumbing	00		None	Apprais Val			0
Common Wall	F		None	Dep % Ovr			0
				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			

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11217 05/24/2016