



FAITH PROPERTIES

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NEW HARTFORD SCHOOL DISTRICT

29 OXFORD ROAD BUILDING

NEW HARTFORD NEW YORK

BROKERS PRICE OPINION

Inspection of the subject property found 2,304 square foot frame Colonial home situated on 60' x 200' lot directly West of the New Hartford Central School.

Interior of property features a 20' x 13' living room, 15' x 13' formal dining room, 14' x 12' kitchen, 11' x 13' den, and a half bath on the first level. Second floor features 4 bedrooms: 15' x 13', 13' x 10', 13' x 14' and 12' x 13', and a full bath 8' x 5'. There is a full basement constructed of block walls. Heating is via gas hot water boiler and electric is via 220 on circuit breakers. There has been extensive re-wiring in the property, as well as phone lines and other business office related equipment. Currently, this center hall Colonial is being used as administrative offices for the School District. The property also has a 2 stall detached garage in the rear, as well as 4 to 5 parking spaces where the district has paved the back yard.

The property appears to be in excellent condition with high visibility and the obvious desirability of the 2nd block of Oxford Road in New Hartford. The current assessment on the property is \$119,600. The Town of New Hartford has full market as \$144,100. Please find my values below, as well as a few recent comparables in the local market.

RANGE OF VALUE

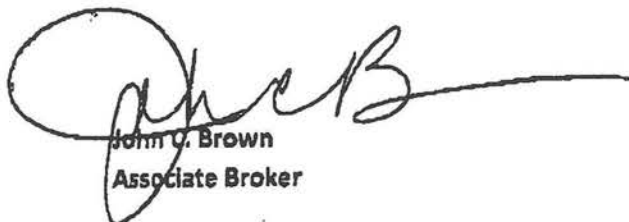
LOW
\$170,000

MID
\$205,000

HIGH
\$239,500

SUGGESTED LIST PRICE - \$230,000

Respectfully Submitted,



John U. Brown
Associate Broker

Each Office is Independently Owned And Operated.

