



**FAITH PROPERTIES**

2306 GENESEE ST.  
UTICA, NY 13502

OFFICE (315) 735-2222

FAX (315) 735-1727

WWW.CENTRALNEWYORK.COM

**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 2<sup>nd</sup> 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**

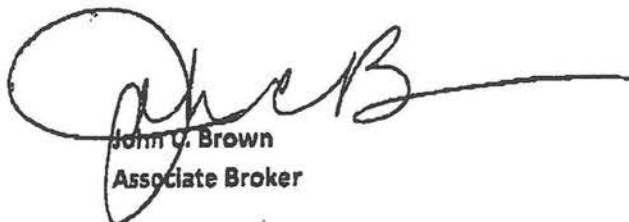
**LOW**  
**\$170,000**

**MID**  
**\$205,000**

**HIGH**  
**\$239,500**

**SUGGESTED LIST PRICE - \$230,000**

Respectfully Submitted,



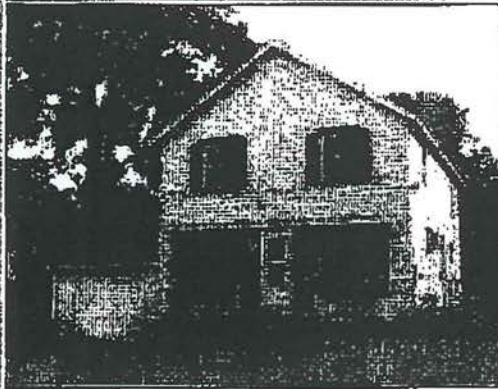
John C. Brown  
Associate Broker

Each Office Is Independently Owned And Operated.



MLSMULTIPLE LISTING SERVICE

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**Commercial**  
**1002520 Active****132 Oxford Road**  
**New Hartford, NY 13413****L\$169,900** ☐

County:	Oneida	Exterior Appear.:	Very Good
Township:	New Hartford	Interior Appear.:	Very Good
District:	New Hartford	Year Blt:	9999
School District:	New Hartford Central	Environ. Assmt Phase:	None
Frontage:	120	Acres:	.59
Lot Dimensions:	120x217		
Zoning:			
Current Use:	Other-See Remarks		
Office SqFt:		Warehouse SqFt:	
Retail SqFt:		MFG SqFt:	
Bldg SqFt:	1,584	Lot SqFt:	

Directions: Past New Hartford school, near Wills Drive.  
Near: Wills Drive

Showing Inst: By Appointment, Lock Box, Sign

**DETAILS**

Ceiling Height:	# Overheads:	Overhead Hgt:	# of Stories:
# Units: 2	# Parking Spaces: 15		2

**YEARLY EXPENSES**

Insurance:	\$	Water:	\$	Electric/Gas:	\$
Maintenance:	\$	Management:	\$	Other Expenses:	\$
Net Operating Income:	\$	Annual Gross:	\$	Monthly Lease:	\$

**FEATURES**

Extras:		
Info W/Broker:		
Exterior:	Wood	Water:
Roof:	Asphalt	Sewer:
Base/Foundation:	Block	Cooling:
Tenant Pays:	None	Heat:
Flooring:	Wood	Electric:
# Cooling Sys.:		Electric:
# Water Meters:	1	# Heating Sys.:
# Gas Meters:	1	Gas:
Electric Amps:		# Electric Meters:

Total Taxes:	\$3,238	Tax Map #:			
Special Tax:	\$	Spec Tax Yr:	2009	T/C Tax:	\$1,038
City/Vill Tax:	\$	City/Vill Tax Yr:	2009	School Tax:	\$2,200
Assessment:	87,000	Assessment Yr:	2010	C/V Assessment:	
				T/C Tax Yr:	2009
				School Tax Yr:	2009
				C/V Assessment Yr:	2009

Public Rems: Former grocery store with apartment on the second floor. Perfect for small retail or office. Large parking lot.  
Brokers Rems: -

**AGENT/BROKER INFO**

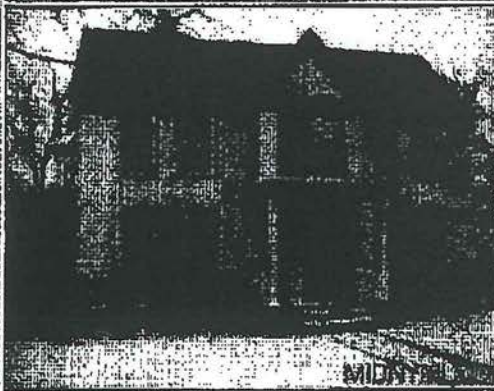
List Off:	VIRKLER REAL ESTATE	List Agt:	MICHAEL MCGLYNN	Agent#:	0855
Firm/Office:	VIRK01/0	Phone:	(315) 723-2742	Cell:	(315) 723-2742
Phone/Fax:	(315) 737-5300 / (315) 735-8173	Email:	mim2realty@gmail.com		
Email:					

List Date:	07/28/2010	Comm B/A:	2.500%	Agency Type:	ERTS	Occupied:	Vacant
Expire Dt:		Comm B/B:	2.500%	Board/Take Pho:	Yes	Org LA:	MICHAEL MCGLYNN
Tmp off Mkt Dt:		Comm B/B:	2.500%	VOW/IDX - Excl. Addr.:	No	Org SA:	
Pend Date:		Comm NonMLS:	2.500%	Possession:	To Be Determined	Orig List \$:	\$169,900
Buyers Agt:		Owner Nm:	Raj			DOM/CDOM:	17/
Office Exclusive:	No	Variable Rate Listing:	No				

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Commercial  
200800143 Closed**9 OXFORD ROAD**  
New Hartford, NY 13413L\$169,000 ☐

County:	Oneida	Exterior Appear.:	Very Good
Township:	New Hartford	Interior Appear.:	Good
District:	New Hartford	Year Blt:	
School District:	New Hartford Central	Environ. Assmt Phase:	
Frontage:	52	Acres:	
Lot Dimensions:	52 X 160		
Zoning:	RES OR PROF OFFICE		
Current Use:	Other-See Remarks		
Office SqFt:		Warehouse SqFt:	0
Retail SqFt:	0	MFG SqFt:	0
Bldg SqFt:	2,200	Lot SqFt:	830

## Directions:

Near: GENESEE ST.

Showing Inst: By Appointment, Lock Box, Sign

## DETAILS

Ceiling Height:	0	# Overheads:	0	Overhead Hgt:	0	# of Stories:	2
# Units:	1	# Parking Spaces:	4				

## YEARLY EXPENSES

Insurance:	\$	Water:	\$	Electric/Gas:	\$
Maintenance:	\$	Management:	\$	Other Expenses:	\$
Net Operating Income:	\$0	Annual Gross:	\$0	Monthly Lease:	\$0

## FEATURES

Extras:	Appliances, Basement, Living Quarters, Public Transport		
Info W/Broker:	Lease Info, Survey		
Exterior:	Masonry	Water:	Public Installed
Roof:	Asphalt	Sewer:	Public Installed
Base/Foundation:	Stone, Full	Cooling:	None
Tenant Pays:		Heat:	Forced Air, Gas
Flooring:	Wood	Electric:	220 Volts
# Cooling Sys.:	0	# Heating Sys.:	1
# Water Meters:	1	Gas:	Natural Gas
# Gas Meters:	1	# Electric Meters:	1
Electric Amps:			

Total Taxes:	\$3,715	Tax Map #:	329.019-5-1.2		
Special Tax:	\$0	Spec Tax Yr:	2008	T/C Tax:	\$997
City/Mill Tax:	\$213	City/Mill Tax Yr:	2008	School Tax:	\$2,505
Assessment:	104,100	Assessment Yr:	2008	C/V Assessment:	104,100
				T/C Tax Yr:	2008
				School Tax Yr:	2008
				C/V Assessment Yr:	2008

Public Rems: FORMER CHURCH RECTORY. THIS PROPERTY OFFERS A UNIQUE OPPORTUNITY FOR A PROFESSIONAL OFFICE IN THE HEART OF THE VILLAGE OF NH. PARKING AND ROOM TO MAKE MORE. DETACHED GARAGE FOR STORAGE. OCCUPANCY AVAILABLE IMMEDIATELY.

Brokers Rems: OWNER WILL RENT FOR \$1500 PER MONTH NNN. OWNER MAY HOLD A MORTGAGE, LEASE WITH AN OPTION TO PURCHASE, BUILDOUT FOR BUYER OR TENANT.

## AGENT/BROKER INFO

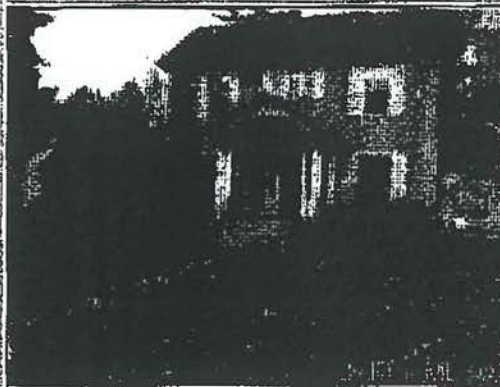
List Off:	VIRKLER REAL ESTATE	List Agt:	WILLIAM VIRKLER II	Agent#:	0443
Firm/Office:	VIRK01/0	Phone:	(315) 737-5300 ext: 0	Cell:	() -
Phone/Fax:	(315) 737-5300 / (315) 735-8173	Email:	vir4@adelphia.net		
Email:					

List Date:	01/17/2008	Comm B/A:	2.000%	Agency Type:	ERTS	Occupied:	Vacant
Expire Dt:		Comm B/B:	2.000%	Board/Take Pho:		Org LA:	WILLIAM VIRKLER II
Trp off Mkt Dt:		Comm S/B:	3.000%	VOW/IDX - Excl. Addr.:	Yes	Org SA:	WILLIAM VIRKLER II
Pend Date:	02/15/2008	Comm NonMLS:	2.000%	Possession:	To Be Determined	Orig List \$:	\$169,000
Buyers Agt:		Owner Nm:	MJM2 REALTY, LLC			DOM/CDOM:	29/
Office Exclusive:	No	Variable Rate Listing:					
Closing Date:	04/17/2008	Sold Terms:	Cash	Concessions:		Sold Price:	\$155,000
Selling Agt:	WILLIAM VIRKLER II					Firm:	VIRK01 Agt: 0443

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Commercial  
200803800 Closed12 OXFORD RD  
New Hartford, NY 13413L\$229,000 ☐

County:	Oneida	Exterior Appear.:	Very Good
Township:	New Hartford	Interior Appear.:	Very Good
District:	New Hartford	Year Blt:	
School District:	New Hartford Central	Environ. Assmt Phase:	
Frontage:	40	Acres:	.17
Lot Dimensions:	40.00X80.00		
Zoning:	COMMERCIAL		
Current Use:	Comm/Dwelling		
Office SqFt:		Warehouse SqFt:	0
Retail SqFt:	0	MFG SqFt:	0
Bldg SqFt:	2,206	Lot SqFt:	0

## Directions:

Near: GENESSEE/ OXFORD

Showing Inst: By Appointment, Lock Box, Sign

## DETAILS

Ceiling Height:	0	# Overheads:	0	Overhead Hgt:	0	# of Stories:	2
# Units:	1	# Parking Spaces:	0				

## YEARLY EXPENSES

Insurance:	\$	Water:	\$	Electric/Gas:	\$
Maintenance:	\$	Management:	\$	Other Expenses:	\$
Net Operating Income:	\$0	Annual Gross:	\$0	Monthly Lease:	\$0

## FEATURES

Extras: Appliances, Basement, Carpet, Fencing, Laundry, Living Quarters, Public Transport

## Info W/Broker:

Exterior:	Wood	Water:	Public Installed
Roof:	Asphalt	Sewer:	Public Installed
Base/Foundation:	Block, Stone, Full	Cooling:	None
Tenant Pays:		Heat:	Gas, Hot Water, Radiator
Flooring:	Wood, Other-See Remarks	Electric:	220 Volts, Circuit Breakers
# Cooling Sys.:	0	# Heating Sys.:	1
# Water Meters:	1	Gas:	Natural Gas
# Gas Meters:	0	# Electric Meters:	1
Electric Amps:			

Total Taxes:	\$3,388	Tax Map #:	329.018-5-6		
Special Tax:	\$0	Spec Tax Yr:	2008	T/C Tax:	\$754
City/Vill Tax:	\$211	City/Vill Tax Yr:	2008	School Tax:	\$2,423
Assessment:	102,900	Assessment Yr:		C/V Assessment:	0
				C/V Assessment Yr:	2007

Public Rems: GREAT PROFESSIONAL OFFICE LOCATION; LOCATED NEXT TO THE FIREHOUSE IN THE VILLAGE OF NEW HARTFORD; 3 POTENTIAL OFFICES ON THE 1ST FLOOR, 4 POTENTIAL OFFICES/BEDROOMS ON THE 2ND. EXCELLENT CONDITION THROUGHOUT; PLENTY OF ROOM FOR PROFESSIONAL STAFF/ CLIENT PARKING

Brokers Rems: GREAT LOCATION, A MUST SEE FOR PROFESSIONALS LOOKING FOR PRIME OFFICE SPACE WITH THE ABILITY TO LIVE UPSTAIRS. ALSO, BEING SOLD AS A POTENTIAL RESIDENCE.

## AGENT/BROKER INFO

List Off:	VIRKLER REAL ESTATE	List Agt:	WILLIAM VIRKLER II	Agent#:	0443
Firm/Office:	VIRK01/0	Phone:	(315) 737-5300 ext: 0	Cell:	() -
Phone/Fax:	(315) 737-5300 / (315) 735-6173	Email:	virkl4@adelphia.net		
Email:					

List Date:	11/04/2008	Comm B/A:	2.000%	Agency Type:	ERTS	Occupied:	Vacant
Expire Dt:		Comm B/B:	2.000%	Board/Take Pho:		Org LA:	WILLIAM VIRKLER II
Trp off Mkt Dt:		Comm S/B:	3.000%	VOW/IDX - Excl. Addr.:	Yes	Org SA:	TERRENCE MARTIN
Pend Date:	11/29/2008	Comm NonMLS:	2.000%	Possession:	Closing	Org List \$:	\$229,000
Buyers Agt:		Owner Nm:	WOODSTREAM CORP			DOM/CDOM:	22/
Office Exclusive:	No	Variable Rate Listing:					
Closing Date:	01/09/2009	Sold Terms:	Conventional	Concessions:		Sold Price:	\$195,000
Selling Agt:	TERRENCE MARTIN (315) 733-0213 of TERRENCE P. MARTIN REAL ESTATE (315) 733-0213					Firm:	MART01Agt: 0325

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**Residential Existing**  
**1000035 Pending****71 OXFORD ROAD**  
**New Hartford, NY 13413****L\$289,000** ☐

County: Oneida      Style of Home: 2 Story  
 Township: New Hartford      Exterior Appear.: Very Good  
 District: New Hartford      Interior Appear.: Very Good  
 School District: New Hartford Central      Color: PACIFIC BLUE  
 Total # of Rooms: 11      Year Blt: 1900  
 Total Bedrooms: 4      Apx. Living Area: 3,900  
 Total Full Baths: 3      # of Fireplaces: 1  
 Total Partial Baths: 0      Acres:  
 Frontage: 89  
 Lot Dimensions: 68.9 X 200  
 Zoning: RES  
 Subdivision:

Directions:

Near: SHERMAN

Showing Inst: 24 Hr Notice, Sign

**ROOM DIMENSIONS**

Level	Length x Width	Level	Length x Width	Level	Length x Width
Ent Hall:	1 x	Ms. Bedroom:	2 0 x 0	P Bath 1:	x
Liv Room:	1 x	2nd Bedroom:	2 x	P Bath 2:	x
Fam Room:	1 x	3rd Bedroom:	2 x	Office:	1 x
Frm Din Rm:	1 x	4th Bedroom:	2 x	Library:	x
Din Area:	x	5th Bedroom:	x	Laundry:	1 x
Kitchen:	1 x	Bath 1:	2 0 x 0	Utility:	B x
Den:	x	Bath 2:	2 x	Attic Full:	x
Sun Room:	x	Bath 3:	1 x	Special Use:	x
		Bath 4:	x		

# Cars	Description	Heat	Length x Width
Garage 1: 4	Detached		30 x 30
Garage 2:			x

**FEATURES**

Fixtures & Appliances: Ceiling Fan, Central Air Cond., Dishwasher, Garage Door Opener, Range/Oven, Refrigerator, Whirlpool Bath  
 Extras: Deck, Fencing, Gas Installed, Master Bath

**Fireplace Location:**

Exterior:	Vinyl	Roof:	Asphalt
Bsmnt/Foundation:	Poured, Stone, Full	Heat:	Baseboard, Gas, Hot Water
Driveway:	Asphalt	Water:	Public Installed
Kitchen Type:	Eat In	Sewer:	Public Installed
Flooring:	Plank, W/W Carpet	Electric:	220 Volts, Circuit Breakers
Insulation:	Mostly	Electric Amps:	200

Total Taxes:	\$7,245	Tax Map #:	329.019-6-48
Special Tax:	\$0	Spec Tax Yr:	2008
City/Vill Tax:	\$711	City/Vill Tax Yr:	2008
Assessment:	190,000	Assessment Yr:	2008
		T/C Tax Yr:	2008
		School Tax Yr:	2008
		C/V Assessment Yr:	2008

**Public Rems:** EXQUISITE!! COMPLETE RE-MODEL PLUS 3200 SQUARE FT ADDITION IN THIS 4BDRM, 3BA VILLAGE HOME. IT WILL LEAVE YOU BREATHELESS. THIS DREAM HOME BOASTS 2 STALL TANDEM 30X30 GARAGE, CHERRY KITCHEN, GORGEOUS WOODWORK, 4 ZONE GAS BOILER, CENTRAL AIR, VINYL FENCING, BASKETBALL COURT, DECK, MUCH MUCH MORE!

**Brokers Rems:** -**AGENT/BROKER INFO**

List Off:	COLDWELL BANKER FAITH PROPERTIES	List Agt:	LINDA PETERS	Agent#:	0067
Firm/Office:	COLF01/0	Phone:	(315) 527-1252	Cell:	(315) 527-1252
Phone/Fax:	(315) 735-2222 / (315) 735-1727	Email:	LindaP1000@hotmail.com		
Email:					

List Date:	01/08/2010	Comm B/A:	2.500%	Agency Type:	ERTS	Occupied:	Owner
Expire Dt:	07/31/2010	Comm B/B:	2.500%	Board/Take Pho:	No	Org LA:	LINDA PETERS
Temp off Mkt Dt:		Comm S/B:	2.500%	VOW/IDX - Excl. Addr.:	Yes	Org SA:	
Pend Date:	07/23/2010	Comm NonMLS:	2.500%	Possession:	To Be Determined	Orig List \$:	\$299,000
Buyers Agt:	0584	Owner Nm:	DESARRO			DOM/CDOM:	198/
Office Exclusive:	No	Variable Rate Listing:	No				

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Sold 267,500

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