

**SUMMARY OF IMPORTANT FACTS AND CONCLUSIONS**  
**St. Theresa's, Hyde Park**

<b>PROPERTY TYPE:</b>	Church complex
<b>LOCATION:</b>	107 West Main Street, Hyde Park
<b>PROPERTY OWNER:</b>	The Parish of the Most Holy Name of Jesus Charitable Trust
<b>DATE OF VALUATION:</b>	August 15, 2017
<b>PROPERTY RIGHTS APPRAISED:</b>	Fee simple estate
<b>SITE DATA:</b>	2.25± acres with excellent access and modest visibility
<b>IMPROVEMENT DATA:</b>	2,297 SF church 4,628 SF parish hall
<b>ZONING:</b>	Village Center (Commercial/Residential)
<b>HIGHEST AND BEST USE:</b>	
As though vacant:	Residential
As though improved:	Residential & commercial
<b>VALUE INDICATION:</b>	
Church Property:	\$85,000
Parish Hall Property:	\$255,000

***Description of Improvements – St. Theresa's Church:***

<b>CHRONOLOGICAL AGE:</b>	146± years
<b>GROSS USABLE AREA:</b>	2,297 SF church building
<b>TYPE:</b>	Wood frame building
<b>BASEMENT:</b>	Small dug-out area in dirt crawlspace
<b>FOUNDATION:</b>	Stone
<b>ROOF:</b>	Metal roof
<b>EXTERIOR WALLS:</b>	Wood clapboard siding
<b>LAYOUT:</b>	Largely open church seating with a raised alter area and a small preparation/office area. There is a small balcony/choir loft.
<b>WINDOWS:</b>	Older wood units with single-pane glass. The stained glass is not considered in this valuation.
<b>INTERIOR WALLS:</b>	Plaster, wood wainscoting and some sheetrock
<b>CEILINGS:</b>	Plaster
<b>FLOORING:</b>	Carpet and hardwood
<b>HEATING SYSTEM:</b>	Oil-fired hot air
<b>AIR CONDITIONED:</b>	None
<b>ELECTRICAL:</b>	100-amp with basic wiring
<b>OVERALL CONDITION:</b>	Average



**PHOTOGRAPHS OF SUBJECT PROPERTY**



**FRONT VIEWS OF SUBJECT**





## PHOTOGRAPHS OF SUBJECT PROPERTY



**REAR VIEW OF SUBJECT**

### **Building Envelope**

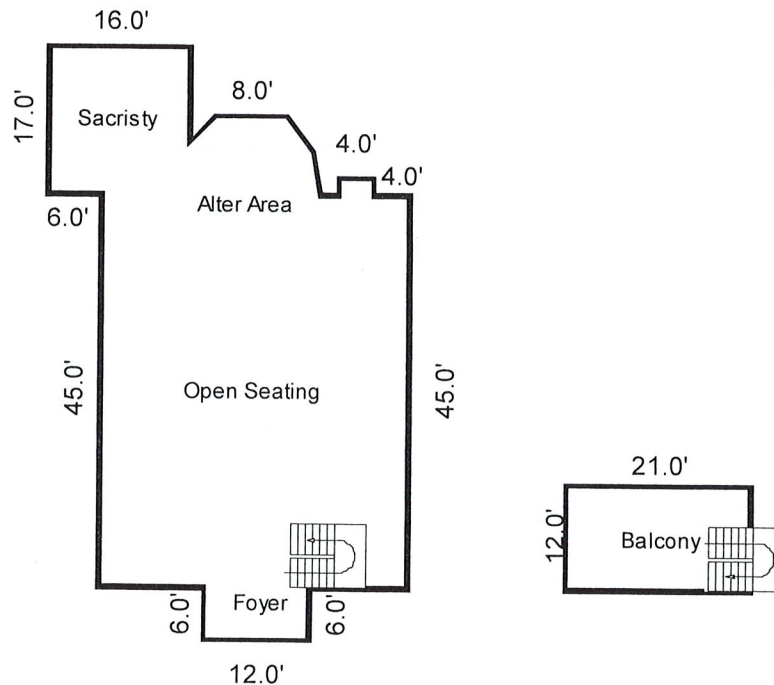
- ❑ **Structure:** The building is a wood frame structure on a stone foundation. The stone appears to have been faced with concrete on the exterior. Re-posting is noted in the crawlspace, and it appears as though the structure is sound. There are some areas where deflections in the siding are noted. A thorough structural review is recommended.
- ❑ **Siding:** Siding is wood clapboard. It is in need of paint, and likely areas need to be repaired or replaced. Siding is in fair condition.
- ❑ **Roofing:** Roofing is metal roofing. It is older, but appears to be functional. No leaks are noted or reported.
- ❑ **Windows/Doors:** Windows are older units. The stained glass units are considered artwork, and are not considered in this analysis. The noted units appear to be older wooden units with single pane glass. Doors are also older units.



## DESCRIPTION OF IMPROVEMENTS...CONTINUED

- ❑ **Energy Efficiency:** The efficiency of the envelope is understood to be modest. The extent of insulation in the walls and ceilings is unknown. Buildings of this age, even if upgraded, are often sub-standard relative to modern insulation. There is no noted insulation around the foundation, and voids in the stone wall allow light to be visible from the interior. Energy efficiency is believed to be modest.
- ❑ **Deferred Maintenance:** On-going maintenance is evident, but the building has clear deferred maintenance. The most noticeable is the siding, which is in need of scraping and painting, and potentially some repairs.

## SKETCH OF SUBJECT PROPERTY



### Building Interior

- ❑ **Layout:** Layout is best described visually, using the building sketch.

It is a fairly typical layout for a church. There is a small foyer leading into the seating area. A raised alter area is along the southerly end of the building with a small office or sacristy adjacent to the east. Much of the remaining space is open seating area. There are pews installed.

A balcony of about 250 SF is additional seating, or a loft for the choir.



#### DESCRIPTION OF IMPROVEMENTS...CONTINUED

- ❑ **Utility of Space:** The space has average utility for the use. The main floor of the church is largely open space with exceedingly high ceilings. The wall height and steep pitch of the roof would allow extensive utility to a second floor space, were one to be added. Handicapped accessible access is noted. There are no lavatories or running water.
- ❑ **Interior Finishes:** The building appears to be largely finished with plaster, although some areas appear to have been upgraded with sheetrock. There is some wood wainscoting. Ceilings appear to be plaster, with suspended tile in the sacristy. Floors are carpet in the sacristy, foyer and walkways, with hardwood under the pews and on the alter. The finishes are generally in average condition and are clearly maintained.
- ❑ **Baths:** There are no lavatories or a kitchen.

#### Mechanical Systems

- ❑ **Climate Control:** Heat is provided by an oil-fired Thermopride hot air furnace. It is reported to be functional, although efficiency issues may exist. No central AC is noted.
- ❑ **Electrical:** A 100-amp service panel and limited wiring are noted. Wiring appears fairly basic, and it is not known how old the wiring in the walls is. It is assumed that all wiring is to code.
- ❑ **Hot Water:** There is no water to the building.
- ❑ **Communications:** No telephone wiring is installed.
- ❑ **Life Safety Systems:** The building has no sprinkler system, but does have a basic fire alarm system.



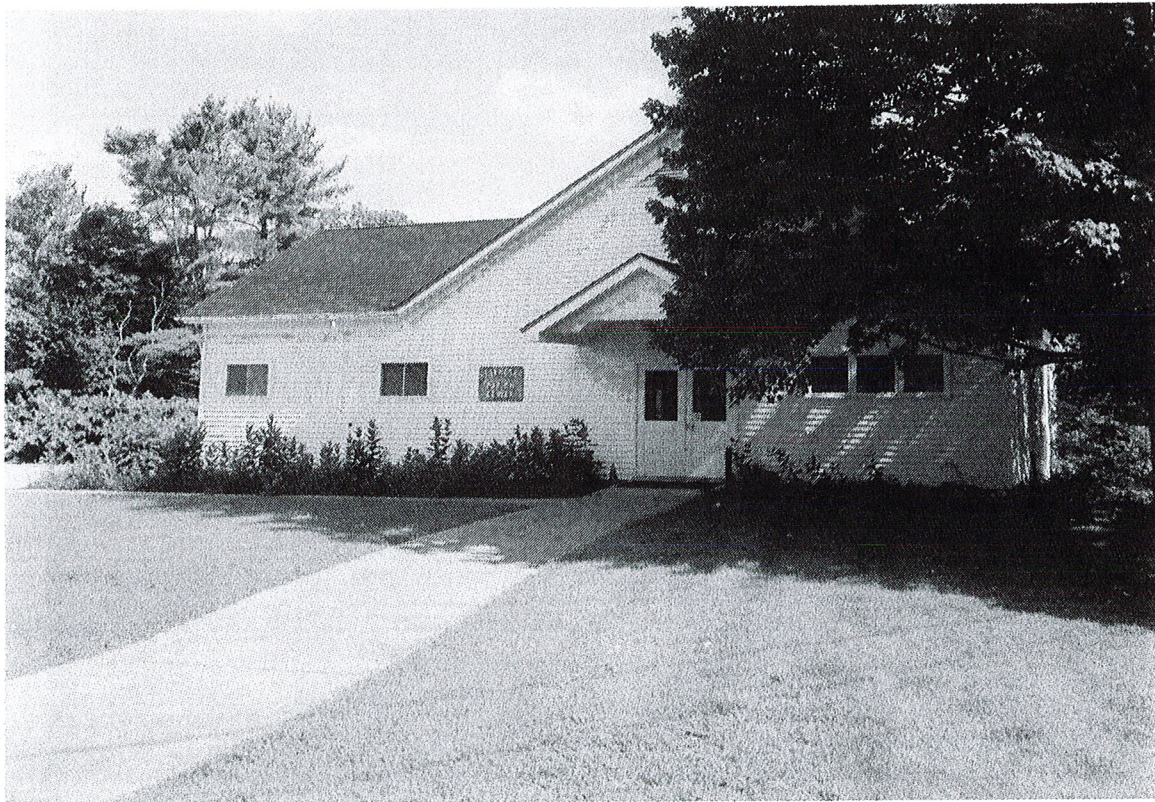
DESCRIPTION OF IMPROVEMENTS...CONTINUED

**DESCRIPTION OF IMPROVEMENTS - PARRISH HALL:**

<b>CHRONOLOGICAL AGE:</b>	25± years
<b>GROSS USABLE AREA:</b>	4,628 SF
<b>TYPE:</b>	Wood frame building
<b>BASEMENT:</b>	Partial finished basement included in gross area
<b>FOUNDATION:</b>	Poured concrete
<b>ROOF:</b>	Asphalt shingle
<b>EXTERIOR WALLS:</b>	Vinyl siding
<b>LAYOUT:</b>	First Floor: Open meeting hall, kitchen, and lavatories. Lower Level: Open classroom space and storage areas.
<b>WINDOWS:</b>	Casement and awning style units with thermopane glass.
<b>INTERIOR WALLS:</b>	Sheetrock
<b>CEILINGS:</b>	Suspended tile
<b>FLOORING:</b>	Hardwood, composite tile, carpet and limited ceramic tile
<b>HEATING SYSTEM:</b>	Oil-fired boiler with baseboard radiation
<b>AIR CONDITIONED:</b>	None
<b>ELECTRICAL:</b>	200-amp service
<b>OVERALL CONDITION:</b>	Average



**PHOTOGRAPHS OF SUBJECT PROPERTY**



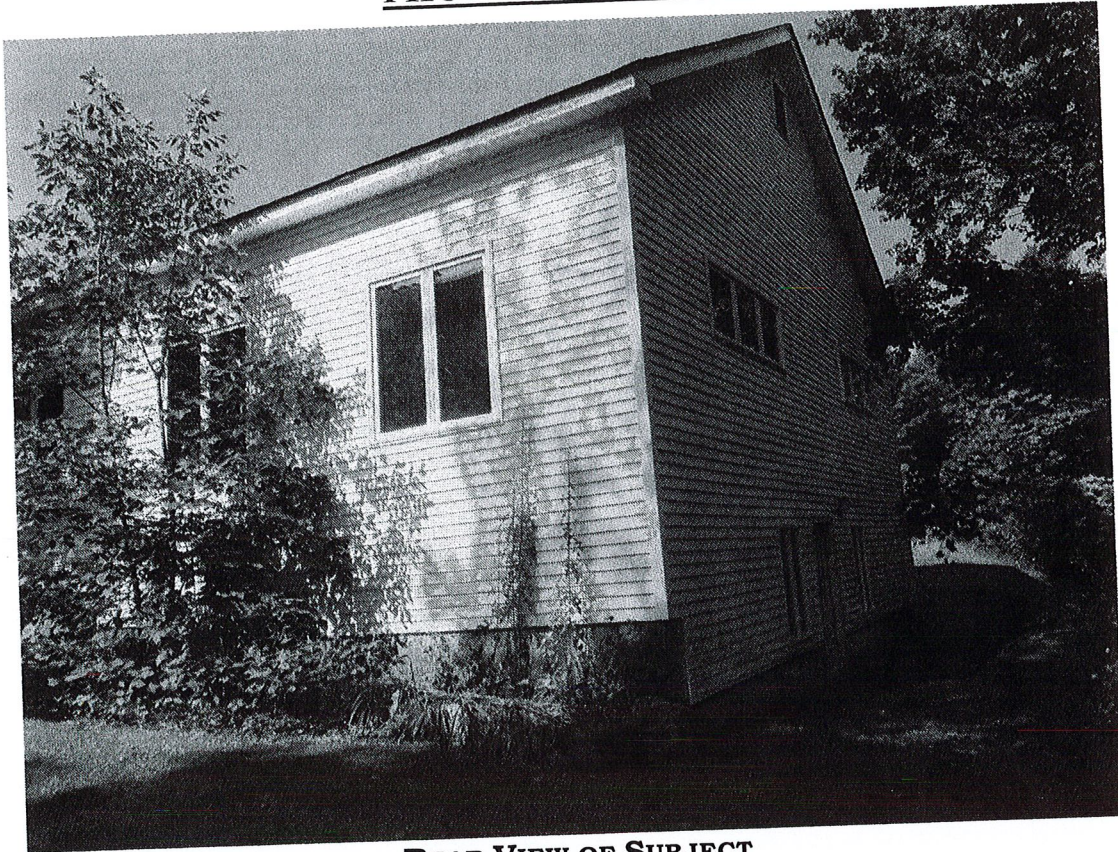
**FRONT VIEW OF SUBJECT**



**REAR VIEW OF SUBJECT**



## PHOTOGRAPHS OF SUBJECT PROPERTY



**REAR VIEW OF SUBJECT**

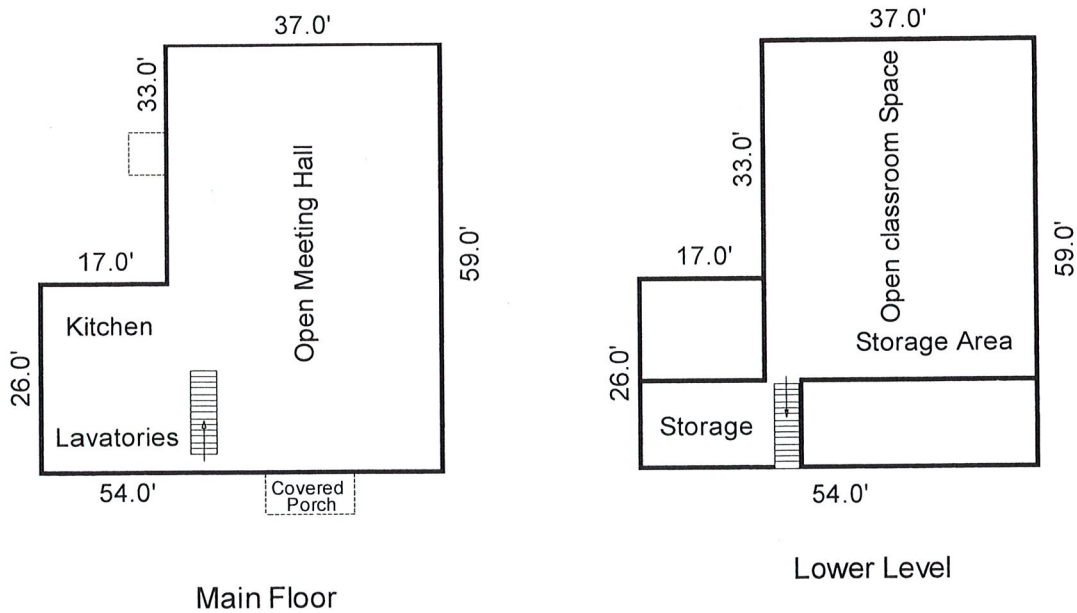
### **Building Envelope**

- ❑ **Structure:** The building is a wood frame structure on a poured concrete foundation. It appears as though sections of the foundation of a former residence have been integrated into the current structure. The structure generally appears (and is assumed to be) sound and in good condition.
- ❑ **Siding:** Vinyl siding installed. It appears to be in good condition.
- ❑ **Roofing:** Roofing is architectural style asphalt shingles. It appears to be in good condition. No leaks are noted or reported.
- ❑ **Windows/Doors:** Windows are a mix of casement and awning style units with thermopane glass. Doors are standard residential style entry units.
- ❑ **Energy Efficiency:** The efficiency of the envelope is believed to be average. Details were not available, and invasive testing was not performed. Walls appear to be 2X6 construction, suggesting an R-19 fiberglass insulation. Overall, it is expected that envelope efficiency is fairly typical for modern construction. The lack of complete basement insulation may be a deficiency, as some walls are noted as insulated, while others have exposed concrete.

DESCRIPTION OF IMPROVEMENTS...CONTINUED

- ☐ **Deferred Maintenance:** On-going maintenance is evident. No deferred maintenance is noted.

SKETCH OF SUBJECT PROPERTY





#### DESCRIPTION OF IMPROVEMENTS...CONTINUED

##### **Mechanical Systems**

- ❑ **Climate Control:** Heat is provided by a modern Peerless oil-fired boiler. Distribution is by baseboard radiation. No central AC is noted.
- ❑ **Hot Water:** Hot water is by a Superstore domestic hot water tank served by the boiler.
- ❑ **Electrical:** An typical 200-amp service is installed. Interior wiring is basic and typical. Interior lighting is florescent. It is assumed that all wiring is to code.
- ❑ **Communications:** Basic telephone wiring is installed.
- ❑ **Life Safety Systems:** The building lacks a sprinkler system or central fire alarm system. There is lit exit signage and emergency lighting.

##### **IDENTIFICATION OF NON-REALTY ITEMS:**

No non-realty items are included in this analysis.

## GENERAL MARKET OVERVIEW...CONTINUED

The following is a sample of some church sales and offerings discovered by the appraiser, as well as some similar type properties (legion hall, grange hall):

Address	Town	Size	Sale Price	Sale\$/SF	Date
17 Berard Drive	South Burlington	5,940	\$450,000	\$75.76	9-Aug-17
84 Summer Street	Barre	3,932	\$185,600	\$47.20	1-Jun-17
418 South Windsor Street	Royalton	12,348	\$288,000	\$23.32	19-May-17
242 South Main Street	St. Albans	5,060	\$585,000	\$115.61	30-Dec-16
1905 Main Street (Church)	Quechee	7,642	\$50,000	\$6.54	3-Jun-16
84 Pine Hill Road	Barre	9,790	\$425,000	\$43.41	18-Jan-16
10 Brook Street (church)	Barre	4,621	\$207,000	\$44.80	18-Dec-14
56 Main Street (Church)	Essex	5,000	\$190,000	\$38.00	20-Jun-14
125 Hillside Street	Bennington	3,052	\$120,000	\$39.32	29-Aug-13
65 Church Street (church)	Lunenburg	1,500	\$45,000	\$30.00	12-Apr-12
56 Main Street (Church)	Essex	5,000	\$165,729	\$33.15	15-Feb-12
2798 West Creek Road (church-residence)	Pittsford	1,200	\$125,000	\$104.17	29-Nov-11
713 Route 5 (Church)	Norwich	5,199	\$367,000	\$70.59	21-Apr-11
1596 Memorial Drive (Grange)	St. Johnsbury	4,160	\$38,000	\$9.13	12-Nov-10
361 Hazens Notch Road	Lowell	4,000	\$72,000	\$18.00	24-Aug-10
15 Depot Street (Legion)	Chester	4,157	\$150,000	\$36.08	7-Jun-10
27 Kimball Hill (church)	Putney	7,176	\$225,000	\$31.35	4-Oct-09
2 Main Street (church)	Grafton	2,604	\$278,600	\$106.99	14-Aug-09
2087 Hartford Avenue (church)	Hartford	5,192	\$57,000	\$10.98	31-Jul-09
1144 Route 100	Waterbury	2,620	\$179,400	\$68.47	31-Jul-07
4987 VT Route 100 (Grange)	Duxbury	3,200	\$150,000	\$46.88	9-Feb-06
1551 Lower Newton Road	St. Albans	3,600	\$179,900	\$49.97	Pending
361 Hazens Notch Road	Lowell	4,000	\$59,000	\$14.75	Active
2837 Route 100 (church)	Eden	2,412	\$165,000	\$68.41	Active
71 River Street (church-residence)	Woodstock	2,466	\$225,000	\$91.24	WD 7/16
3295 Route 7 (church-antique shop)	Pittsford	4,572	\$189,000	\$41.34	WD 4/12
3726 Crosstown Road	Berlin	4,486	\$152,500	\$33.99	Exp 2012

A brief description of each property follows: