

PROPERTY LOCATION

555 SHELBURNE ST
BURLINGTON, VT 05401

OWNERSHIP

ANTONIO B POMERLEAU LLC
69 COLLEGE STREET
PO BOX 6
BURLINGTON, VT 05402-0000

Occ	C	Type
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PREVIOUS OWNER

POMERLEAU ANTONIO B TRUSTEE
POMERLEAU FAMILY TRUST
69 COLLEGE STREET
PO BOX 6
BURLINGTON, VT 05402-0000

NARRATIVE DESCRIPTION

This parcel contains 597079.00000 SF of land mainly classified as Commercial It has 2 building(s) first built in 1965 with a total of 160,748 square feet. There are 7commercial unit(s), 14 Half Baths.

PROPERTY FACTORS

Item	Code	%
Dis 1	B	100
Dis 2	SN	100
Dis 3		
Zone 1		
Zone 2		
Zone 3		
Util 1		
Util 2		
Util 3		
Census		
F. Haz		
Topo		
Street		
Traffic		
Exmpt		

INCOME APPROACH

Bld	Alt Type - Desc	L. Area / # Units	Rent/Unit	Gross Inc	Vacancy	%	Expenses	Type	%	Reserves	NOI	Aft Net	C. Rate	C. Adj	GRM/Inc Val
1	RTL - RETAIL/SHOWR	160,748	66.60	2,452,576	196,206	8	180,510		8	45,127	2,030,733		10		20,307,330
Building Totals		160,748		2,452,576	196,206		180,510			45,127	2,030,733				20,307,330
Othr Inc	0	Rate Adj	Vac Adj	0.08	Exp Adj	0.07	Surp	0	Deduc	0	C/I Ratio	1.06	Val/SF		123.72
Parcel Totals		166,404		2,565,696	205,256		188,836			47,208	2,124,396				21,243,960
Othr Inc	0	Rate Adj	Vac Adj	0.16	Exp Adj	0.15	Surp	0	Deduc	0	C/I Ratio	1.06	Val/SF		127.66

LAND SECTION

LUC	LUC Desc	Ft.	# Units	Depth	U. Type	L. Type	Ft.	Base V.	Unit Prc	Adj Prc	NBC	Ft.	Mod.	Inf 1	%	Inf 2	%	Inf 3	%	Appr	Alt LUC	%	Spec L.V.	Juris	L. Ft.	Assessed	Notes
C	Commercial	1	597,079		SF	SITE	1		58	0.87	560	1								522,000			0		1	626,400	
C	Commercial	1	0		SF	SITE	1		58	0	560	1								0			0		1	0	
Total AC/HA			13.71		Total SF/SM			597,079.00	Parcel LUCC - Commercial			P. NBC Desc	SHELBURNE ST	Tot	522,000		Tot	0		Tot	626,400						

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Val	Yard Items	Land Size	Land Val	Total Val
C	19,015,400	350,700	597,079.00	522,000	19,888,100
Building Total	19,015,400	350,700	597,079.00	522,000	19,888,100
Parcel Total	20,363,000	358,900	597,079.00	522,000	21,243,900
Source	2 - Inc (appr)	Tot Val SF/Bld	123.72	Tot Val SF/Prc	127.66

PREVIOUS ASSESSMENTS

Tx Yr	Cat	Use	Bld Value	Yard Items	Land Size	Land Val	Total Appr	Assessed	Notes	Date
2024	FV	C	20,363,000	358,900	597,079	522,000	21,243,900	25,492,680	2024/LDS 06/14/24 11:54:51	06/14/2024
2023	FV	C	20,363,000	358,900	597,079	522,000	21,243,900	25,492,680	2023/LDS 07/07/23 9:47:36	07/07/2023
2022	FV	C	20,363,000	358,900	597,079	522,000	21,243,900	25,492,680	2022/LDS 08/25/22 10:15:25	08/25/2022
2021	FV	C	20,363,000	358,900	597,079	522,000	21,243,900	25,492,680	DS Patriot Support	01/11/2022
2020	FV	C	14,155,700	231,200	597,079	262,400	14,649,300	17,579,160	post BOA	06/23/2020

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Price	TSF	Verif.	NAL	Notes
POMERLEAU ANTONIO B TRUSTEE	894-698	WD	11/03/2004	0	No		9	
POMERLEAU ANTONIO B	777-618	TD	01/07/2003	0	No		11	

BUILDING PERMITS

Date	Number	Desc	Amount	Closed	Status	Fed. ID	Notes	Last Visit
01/24/2022	CPP-22-56	Plumbing	14,999	02/11/2022	CLOSED		Add new lounge sink	
01/13/2022	CBP-22-26	Building	5,000		A		Add (2) partition wall	
11/29/2021	CBP-21-1180	Building	5,500		A		Replace Existing TJ	
09/22/2021	CBP-21-1036	Building	10,000	09/23/2021	CLOSED		Installation of new Gr	
07/06/2021	CBP-21-820	Building	25,000	09/01/2021	CLOSED		Remove existing pyl	

ACTIVITIES

Date	Result	By
11/05/2019	REVL	

LEGAL DESCRIPTION	
Lot Size	
Total Land	597,079.00
Land Unit Type	SF



Patriot
PROPERTIES INC.

User Account
20486
GIS Coord 1
314351711316.00000000
GIS Coord 1
Insp Date

Print Date / Time
8/20/2024 10:14 pm
Last Date / Time
12/2/20 12:09 pm
BURLINGTON\TylerSupport

USER DEFINED

RAD:
OLD PID:
166706
State District:
CAD:
SPAN:
114-035-20486
Accessory Dwl
PriorID1c
00
PriorID2c
00
PriorID3c
00
Assessor Map

Exterior Information

General Information			
Grade	A+ - AVERAGE PLUS		
Year Blt	1965	Eff Yr	
Alt LUC			
Juris			
Con Mod			

Avg Ht / Fl	18.00		
P. Int Wall	DW - DRYWALL		
Sec Int Wall			
Partition	T - TYPICAL		
P. Floor	V - VINYL		
Sec Floor	CA - CARPET	35%	
Bmt Floors			
Sub Floors			
Bmt Garage	0		
Electric	T - TYPICAL		
Insulation	F - FAIR		
Int Vs Ext			
Heat Fuel	G - GAS		
Heat	HVAC		
# Heat Sys	8		
Heated %	100	AC %	100
Sol HW %		Ctrl Vac %	
Com Wall %		Sprink %	100

Code	Desc	A	Y/S	Qty	Size	Qual	Con	Year	Unit Prc	D/S	Depr %	LUC	Ft.	NBC	Ft.	Juris	Ft.	Appr Val	Assessed
MEZF	MEZZ FINISHD	A	S	1	1400.00	C	AV	1965	32.00	T	70%		1		1.44		1	16,200	19,440
LDLV	LOADLVLR	D	Y	2	1.00	D	AV	1965	950.00	T	70%		1		1.44		1	600	720
PAVB	PAVING BT	D	Y	1	300000.00	C	AV	1965	2.50	T	60%		1		1.44		1	327,600	393,120
KSK	KIOSK/BOOTH	D	Y	1	288.00	B	GD	1999	68.00	T	24.6%		1		1.44		1	22,500	27,000
Building Totals					Yard Item Appr				350,700		Special Feature Appr						16,200	366,900	440,280
Parcel Totals					Yard Item Appr				358,900		Special Feature Appr						16,200	375,100	450,120

Disclaimer: This Information is believed to be correct but is subject to change and is not guaranteed

Phys Con	GD	24.9
Functional		
Economic		
Special		
Override		
Total		24.9%

Rtnng	Parcel ID	Type	Sale Date	Price
Avg Rtnng			Ind Val	

Base Rate	68.40	Depr	6,706,781
Size Adj	1.00000	Depr'd Total	20,228,082
Con Adj	1.13909	Juris Ft.	1.0000
Adj Prc	\$77.91	Spec. Features	\$16,200
Grade Ft.	1.07000	Lump Sum	
Other Feat	\$1,195,242	Final Total	\$20,244,300
NBH Mod	1.0000	Override Val	
NBC Infl	1.6700	Assmnt Ft.	1.2000
LUC Ft.	1.0000	Assessed Val	\$24,293,160
Adj Tot (RCN)	26,934,863	Total \$/SF	\$151.13
Depr %	24.9%	Undepr \$/SF	83.36370

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val
FFL	1ST FLOOR	160,748	160,748	160,748	160,748	77.91	12,523,877
CNP	CANOPY	500	500	0	0	14.13	7,065
LDK	LOADING DK	112	112	0	0	24.53	2,747
OPF	OPEN PORCH	6,990	6,990	0	0	24.40	170,556
SLAB	SLAB FNDTN	160,748	160,748	0	0	7.79	1,252,227
	Building Totals	329,098	329,098	160,748	160,748		13,956,472
	Parcel Totals	340,707	340,707	166,404	166,404		14,600,778

[illegible]

Make		Model		Serial		Year		Color	
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[illegible]

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BURLINGTON, VT 05401

OWNERSHIP

ANTONIO B POMERLEAU LLC
69 COLLEGE STREET
PO BOX 6
BURLINGTON, VT 05402-0000

PREVIOUS OWNER

POMERLEAU ANTONIO B TRUSTEE
POMERLEAU FAMILY TRUST
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PO BOX 6
BURLINGTON, VT 05402-0000

NARRATIVE DESCRIPTION

This parcel contains 597079.00000 SF of land mainly classified as Commercial It has 2 building(s) first built in 1965 with a total of 5,656 square feet. There are 7commercial unit(s), 14 Half Baths.

PROPERTY FACTORS

Item	Code	%
Dis 1	B	100
Dis 2	SN	100
Dis 3		
Zone 1		
Zone 2		
Zone 3		
Util 1		
Util 2		
Util 3		
Census		
F. Haz		
Topo		
Street		
Traffic		
Exmpt		

INCOME APPROACH

Bld	Alt Type - Desc	L. Area / # Units	Rent/Unit	Gross Inc	Vacancy	%	Expenses	Type	%	Reserves	NOI	Aft Net	C. Rate	C. Adj	GRM/Inc Val
2	RST - RESTAURANT	5,656	40.00	113,120	9,050	8	8,326		8	2,081	93,663		10		936,630
Building Totals		5,656		113,120	9,050		8,326			2,081	93,663				936,630
Othr Inc	0	Rate Adj	Vac Adj	0.08	Exp Adj	0.07	Surp	0	Deduc	0	C/I Ratio	1.06	Val/SF		239.71
Parcel Totals		166,404		2,565,696	205,256		188,836			47,208	2,124,396				21,243,960
Othr Inc	0	Rate Adj	Vac Adj	0.16	Exp Adj	0.15	Surp	0	Deduc	0	C/I Ratio	1.06	Val/SF		127.66

LAND SECTION

LUC	LUC Desc	Ft.	# Units	Depth	U. Type	L. Type	Ft.	Base V.	Unit Prc	Adj Prc	NBC	Ft.	Mod.	Inf 1	%	Inf 2	%	Inf 3	%	Appr	Alt LUC	%	Spec L.V.	Juris	L. Ft.	Assessed	Notes
C	Commercial	1	597,079		SF	SITE	1		58	0.87	560	1								522,000			0	1	626,400		
C	Commercial	1	0		SF	SITE	1		58	0	560	1								0			0	1	0		
Total AC/HA			13.71		Total SF/SM		597,079.00		Parcel LUCC - Commercial					P. NBC Desc: SHELBURNE ST				Total		522,000		Total	0		Total	626,400	

LEGAL DESCRIPTION

0		
0		
6	Lot Size	
	Total Land	597,079.00
	Land Unit Type	SF



Patriot
PROPERTIES INC.

User Account
20486
GIS Coord 1
314351711316.00000000
GIS Coord 1
Insp Date

Print Date / Time
8/20/2024 10:14 pm
Last Date / Time
12/2/20 12:09 pm
3\BURLINGTON\TylerSupport

USER DEFINED

RAD:
OLD PID:
166706
State District:
CAD:
SPAN:
114-035-20486
Accessory Dwl
PriorID1c
00
PriorID2c
00
PriorID3c
00
Assessor Map

Exterior Information

Type	230 - REST BAR		
Stry Hght	1 - One Stry		
(Liv) Units	0	Tot	1
Found	S - SLAB		
Frame	C - FireResistAV		
P. Wall	BR - BRICK		
Sec Wall			
Roof Str	FL - FLAT		
Roof Cvr	RM - RUBBER MEMB		
Color			
View			
Shape			
Bld Name			

Grade	G+ - GOOD PLUS		
Year Blt	1999	Eff Yr	
Alt LUC			
Juris			
Con Mod			

Avg Ht / Fl	16.00		
P. Int Wall	W - WOOD		
Sec Int Wall			
Partition	T - TYPICAL		
P. Floor	CT - CERAMIC TILE		
Sec Floor			
Bmt Floors			
Sub Floors			
Bmt Garage	0		
Electric	T - TYPICAL		
Insulation	T - TYPICAL		
Int Vs Ext			
Heat Fuel	G - GAS		
Heat	HVAC		
# Heat Sys	1		
Heated %	100	AC %	100
Sol HW %		Ctrl Vac %	
Com Wall %		Sprink %	100

Code	Desc	A	Y/S	Qty	Size	Qual	Con	Year	Unit Prc	D/S	Depr %	LUC	Ft.	NBC	Ft.	Juris	Ft.	Appr Val	Assessed
COOL	REEFER COOLE	D	Y	1	336.00	C	AV	2015	21.00	T	10%		1		1.44		1	8,200	9,840
Building Totals		Yard Item Appr				8,200				Special Feature Appr				8,200				9,840	
Parcel Totals		Yard Item Appr				358,900				Special Feature Appr				16,200				375,100	450,120

Location	
Tot Units	
Floor	
% Own	
Name	

Full Bath	0	Rtng	
Add Full	0	Rtng	
3/4 Bath	0	Rtng	
Add. 3/4	0	Rtng	
1/2 Bath	2	Rtng	
Add. 1/2	0	Rtng	
Other Fix	9	Rtng	

Kitchens	1	Rtng	
Add Kit.	0	Rtng	
Fireplaces	0	Rtng	
WS Flues	0	Rtng	

Phys Con	GD	11
Functional		
Economic		
Special		
Override		
Total		11%

Rtng	Parcel ID	Type	Sale Date	Price
Avg Rtng			Ind Val	

TGIF FRIDAYS REST
DBA TGIF

Floor	No. Unit	Rooms	Bdrms
Bld Total			
Prcd Total			

Base Rate	82.80	Depr	177,323
Size Adj	1.00000	Depr'd Total	1,434,707
Con Adj	1.24275	Juris Ft.	1.0000
Adj Prc	\$102.90	Spec. Features	\$0
Grade Ft.	1.38000	Lump Sum	
Other Feat	\$76,146	Final Total	\$1,434,700
NBH Mod	1.0000	Override Val	
NBC Infl	1.6700	Assmnt Ft.	1.2000
LUC Ft.	1.0000	Assessed Val	\$1,721,640
Adj Tot (RCN)	1,612,030	Total \$/SF	\$304.39
Depr %	11%	Undepr \$/SF	142.00200

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val
FFL	1ST FLOOR	5,656	5,656	5,656	5,656	102.90	582,002
CNP	CANOPY	144	144	0	0	19.90	2,866
SLAB	SLAB FNDTN	5,656	5,656	0	0	10.29	58,200
PAT	PATIO	153	153	0	0	8.09	1,238
Building Totals		11,609	11,609	5,656	5,656		644,306
Parcel Totals		340,707	340,707	166,404	166,404		14,600,778

Diagram illustrating the 32-bit virtual address space layout:

- PAT (153)**: 153 bits
- FFL SLAB (384)**: 384 bits, divided into three sub-regions of 32, 32, and 32 bits.
- CNP (144)**: 144 bits, divided into three sub-regions of 3, 9, and 3 bits.

Make		Model		Serial		Year		Color	
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[illegible]