

Card: 1 of 1	Total Card	Total Parcel
APPR	35,810,400 /	35,810,400
USE + IMP	35,810,400 /	35,810,400
USE LAND	35,810,400 /	35,810,400
ASSESSED	35,810,400 /	35,810,400

User Account
52628
GIS Coord 1
317674718759.00000000
GIS Coord 1
Insp Date
06/27/2021
Print Date / Time
7/24/2024 3:37 pm
Last Date / Time
6/14/23 3:52 pm
BURLINGTON\jturner

USER DEFINED
RAD:
350
OLD PID:
6400000UVM
State District:
CAD:
550
SPAN:
114-035-52628
Accessory Dwl
PriorID1c
00
PriorID2c
00
PriorID3c
00
Assessor Map

CAD:
550
SPAN:
114-035-52628
Accessory Dwl

[illegible]

Date	Number	Desc	Amount	Closed	Status	Fed. ID	Notes	Last Visit
06/27/2024	CEP-24-764	Electrical	2,400		A		Run new 15 amp 208	
06/04/2024	CEP-24-655	Electrical	1,500		A		Add new outlets to ne	
05/14/2024	CBP-24-315	Building	8,500		A		Construct a wall to di	
09/05/2023	CBP-23-675	Building	18,000	03/21/2024	CLOSED		<div>Enclosure of eib	
05/09/2023	SIGN-23-10	Building Permit - Sig	2,500	06/29/2023	CLOSED		Building permit to clo	
07/28/2011	2011 139580 0000	Electrical	3,000		A		Install new wiring for	
06/24/2011	2011 138180 0000	Electrical	50,000		A		REDSTONE LOFTS:	
06/23/2011	2011 136368 0000	Mechanical	1,455,200		A		HVAC system consis	
06/23/2011	2011 136367 0000	Plumbing	885,400		A		DWV, water piping, a	
06/09/2011	2011 137518 0000	Electrical	5,000		A		Install temp service f	
05/18/2011	2011 134949 0000	Building	10,300,000		A		RED STONE LOFTS	

LUC RA	LUC Desc	Ft	# Units	Depth	U. Tvp	L. Tvp	Ft	Base V	Unit Prc	Adi Prc	NBC	Ft	Mod	Inf 1	%	Inf 2	%	Inf 3	%	Appr	Alt LUC	%	Spec L V	Juris	L. Ft	Assessed	Notes
	Apartments	1			SF	SITE	1		21		350	1								0			0		1	0	
Total AC/HA			0.00	Total SF/SM			0.00	Parcel LUC RA - Apartments					P. NBC Desc		UVM CAMPUS	Tot	0	Tot		0	Tot		0	Tot		0	

Property: 11088 | Bld: 11542 | Seq: 1 | Year: | Data As Of Date: 07/01/2024 | User: sa | DB: Assess50Burlington

Exterior Information

Type	113 - APT ELEVATOR		
Sty Hght (Liv) Units	5 - 5 Stories		
	0	Tot	144
Found	C - CONCRETE		
Frame	A - FireSS beams		
P. Wall	PR - PRECAST CONC		
Sec Wall	BV - BRICK VEN	10	
Roof Str	FL - FLAT		
Roof Cvr	RM - RUBBER MEMB		
Color			
View			
Shape			
Bld Name			

Grade	G - GOOD	

Year Blt	2011	Eff Yr	
Alt LUC			
Juris			
Con Mod			

Avg Ht / Fl	
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P. Int Wall	DW - DRYWALL		
Sec Int Wall	CB - CON BLOCK	30%	
Partition			
P. Floor	CA - CARPET		
Sec Floor	OT - OTHER	50%	
Bmt Floors			
Sub Floors			
Bmt Garage	0		
Electric	T - TYPICAL		
Insulation	T - TYPICAL		
Int Vs Ext			
Heat Fuel	G - GAS		
Heat	HVAC		
# Heat Sys	0		
Heated %	100	AC %	100
Sol HW %		Ctrl Vac %	
Com Wall %		Sprink %	100

Code	Desc	A	Y/S	Qt
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PVS	PV SOLAR	D	Y	1	1.00	C	AV	2018	185,500.00	T	0%	222,600	1	1.2	1	222,600	222,600
Building Totals		Yard Item Appr				222,600				Special Feature Appr				222,600			
Parcel Totals		Yard Item Appr				222,600				Special Feature Appr				222,600			

Location	
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Tot Units	
Floor	
% Own	
Name	

Full Bath	144	Rtnq	
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Add Full	0	Rtng	
3/4 Bath	0	Rtng	
Add. 3/4	0	Rtng	
1/2 Bath	6	Rtng	
Add. 1/2	0	Rtng	
Other Fix	0	Rtng	

Kitchens	144	Rtngr	
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Add Kit.	0	Rtnng	
Fireplaces	0	Rtnng	
WS Flues	0	Rtnng	

Phys Con	AV	6
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Functional		
Economic		
Special		
Override		
Total		6%

Rtnq	Parcel ID	Type	Sale Date	Price
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Trng	Score	Type	Score	Trng
Avg Rtn		Ind Val		

49 Year Land Lease. AP5 Income approach would not work.

49 Year Land Lease, AP5 Income approach would not work, actual income approach would not work Cost supports this calc of income, 403 Beds Furnished @\$1000/month =4.9m less 3% VAC, 30% EXP,3% RES =3.2 m CAP at 7.44 = 43 m less 404k PP [1k/bed] = 42.6 million {used 1.95 construction modifier - to

Floor	No. Unit	Rooms	Bdrms
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U	13	1	0
U	9	2	1
U	15	2	2
U	18	3	2
Bld Total	144	492	390
Prcd Total	144	492	390

Base Rate	68.70	Depr
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Size Adj	1.0000	Dep'r'd Tot
Con Adj	1.18015	Juris Ft
Adj Prc	\$81.08	Spec. Feat
Grade Ft.	1.23000	Lump Su
Other Feat	\$2,553,305	Final Tot
NBH Mod	1.0000	Override
NBC Infl	1.6700	Assmnt
LUC Ft.	1.0000	Assessed
Adj Tot (RCN)	62,555,878	Total \$/S
Depr %	6%	Undepr \$/S

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val
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FFL	1ST FLOOR	167,016	167,016	167,016	167,016	81.08	13,541,657
Building Totals		167,016	167,016	167,016	167,016		13,541,657
Parcel Totals		167,016	167,016	167,016	167,016		13,541,657

UnSketched Subareas:
FFL (167016)

Make	Model	Serial	Year	Color
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					Alt Areas					
Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val	S. Area	Alt Type	% Alt	Tenants	Qual	% U
167,016	167,016	167,016	81.08	13,541,657						
167,016	167,016	167,016		13,541,657						
167,016	167,016	167,016		13,541,657						

S. Area	Alt Type	% Alt	Tenants	Qual	% U
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[illegible]

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