

Card: 1 of 1	Total Card	Total Parcel
APPR	389,800 /	389,800
USE + IMP	389,800 /	389,800
USE LAND	389,800 /	389,800
ASSESSED	389,800 /	389,800

Patriot
PROPERTIES INC.

User Account
12040
GIS Coord 1
302426734175.00000000
GIS Coord 1
Insp Date

Print Date / Time	
5/2/2025	8:55 pm
Last Date / Time	
6/15/23	8:23 am
BURLINGTON\jturner	

RAD:	120
OLD PID:	183600
State District:	3-01
CAD:	610
SPAN:	114-035-12040
Accessory Dwl	
PriorID1c	0
PriorID2c	0
PriorID3c	03142008
Assessor Map	028-1-115-000

[illegible]

Item	Code	Item	Code	%
Util 1	A - ALL UTILITYS	Dis 1	B	.00000
Util 2		Dis 2	SH	.00000
Util 3		Dis 3	SN	.000000
Census		Zone 1	RL	100
F. Haz		Zone 2		
Topo 3	- SUITABLE	Zone 3		
Street				
Traffic				
Exempt				

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
R1	Single Fam	1	7,995		SF	SITE	1		12	12.97	NNE-4	1								103,700			0		1	103,700	
Total AC/HA			0.18	Total SF/SM			7,995.00	Parcel LUCR1 - Single Fam					P. NBC Desc new north end 4						Tot	103,700	Tot	0	Tot		103,700		

Property: 2040 | Bld: 2067 | Seq: 1 | Year: | Data As Of Date: 05/02/2025 | User: sa | DB: Assess50Burlington

Exterior Information

Type	CL - COLONIAL		
Stry Hght	2 - Two Sty		
(Liv) Units	1	Tot	1
Found	CB - CEMENT BLOCK		
Frame	W - Wood		
P. Wall	V - VINYL CLAPBR		
Sec Wall	0		
Roof Str	GB - GABLE		
Roof Cvr	AS - ASPHALT SH		
Color			
View			
Shape			
Bld Name			

General Information

Grade	A - AVERAGE		
Year Blt	1956	Eff Yr	
Alt LUC			
Juris			
Con Mod			

Interior Information

Avg Ht / Fl			
P. Int Wall	DW - DRYWALL		
Sec Int Wall			
Partition			
P. Floor	HW - HARDWOOD		
Sec Floor	CA - CARPET	50%	
Bmt Floors	C - CONCRETE BMT		
Sub Floors			
Bmt Garage	0		
Electric	T - TYPICAL		
Insulation	T - TYPICAL		
Int Vs Ext	S		
Heat Fuel	G - GAS		
Heat	HA - HOT AIR		
# Heat Sys	1		
Heated %	100	AC %	
Sol HW %		Ctrl Vac %	
Com Wall %		Sprink %	

Special Features / Yard Items

Code	Desc	A	Y/S	Qty	Size	Qual	Con	Year	Unit Prc	D/S	Depr %	LUC	Ft.	NBC	Ft.	Juris	Ft.	Appr Val	Assessed	
SHD	SHED/FR	D	Y	1	96.00	C	AV	1956	13.21	T	70%		1		1		1	400	400	
PAT	PATIO	D	Y	1	75.00	C	AV	1956	4.65	T	70%		1		1		1	100	100	
Building Totals		Yard Item Appr								500	Special Feature Appr								500	500
Parcel Totals		Yard Item Appr								500	Special Feature Appr								500	500

Condo Information

Location	
Tot Units	
Floor	
% Own	
Name	

Bath Features

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

Other Features

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

Depreciation

Phys Con	GD	22
Functional		
Economic		
Special		
Override		
Total		22%

Comparable Sales (7 of 15)

Rtng	Parcel ID	Type	Sale Date	Price
76	029-1-059-000	Default Mode	05/29/2020	300,000
75	024-4-079-000	Default Mode	01/22/2021	402,500
74	023-3-091-000	Default Mode	10/26/2020	287,000
74	033-3-002-000	Default Mode	11/23/2020	360,000
74	029-1-046-000	Default Mode	06/05/2020	335,000
74	028-2-216-000	Default Mode	06/14/2019	419,000
Avg Rtng	73.60	Ind Val		6,827,594

Comments

[illegible]

Res Breakdown

Floor	No. Unit	Rooms	Bdrms
U	1	7	4
Bld Total	1	7	4
Prcd Total	1	7	4

Remodeling

Exterior	
Interior	
Add.	2004
Kitchen	
Bath	
Plumb	
Electric	
Heating	
General	

Calc Ladder

Base Rate	63.65	Depr	80,544
Size Adj	1.14585	Depr'd Total	285,566
Con Adj	0.99495	Juris Ft.	1.0000
Adj Prc	\$72.57	Spec. Features	\$0
Grade Ft.	1.00000	Lump Sum	
Other Feat	\$13,000	Final Total	\$285,600
NBH Mod	1.0000	Override Val	
NBC Infl	2.1000	Assmnt Ft.	1.0000
LUC Ft.	1.0000	Assessed Val	\$285,600
Adj Tot (RCN)	366,110	Total \$/SF	\$155.90
Depr %	22%	Undepr \$/SF	72.57000

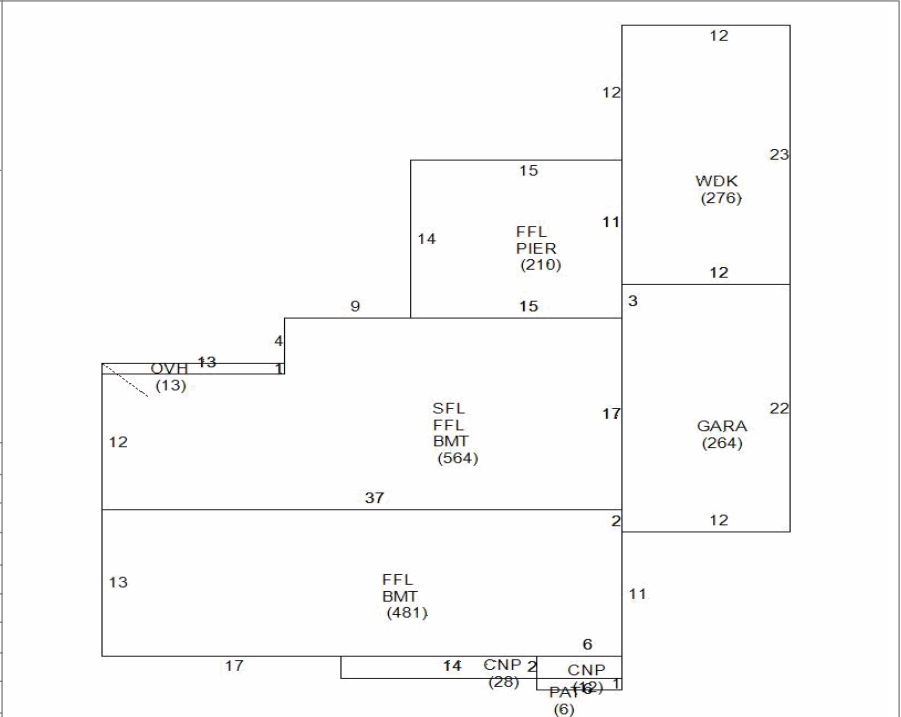
Sub Areas (7 of 9)

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val
FFL	1ST FLOOR	1,255	1,255	1,255	1,255	72.57	91,075
SFL	2ND FLOOR	564	564	564	564	65.31	36,835
OVH	OVERHANG	13	13	13	13	72.54	943
PAT	PATIO	6	6	0	0	6.50	39
PIER	PIER FNDTN	210	210	0	0	3.63	762
WDK	WOOD DECK	276	276	0	0	24.24	6,690
GARA	GARAGE ATCH	264	264	0	0	25.40	6,706
Building Totals		3,673	3,673	1,832	1,832		161,336
Parcel Totals		3,673	3,673	1,832	1,832		161,336

Alt Areas

[illegible]

Sketch



Mobile Home

Make	Model	Serial	Year	Color
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Image

