

033
Sheet

1
Lot

127
Unit#

000
Bldg#

033-1-127-000
Parcel ID

Building Location985 NORTH AVE

PROPERTY LOCATION

985 NORTH AVE
BURLINGTON, VT 05401

OWNERSHIP

FLT LITTLE EAGLE BAY WATERFRONT LLC
2082 MICHELSON DRIVE, 4TH FLR
IRVINE, CA 92612

PREVIOUS OWNER

985 ASSOCIATES LTD
103 LITTLE EAGLE BAY
BURLINGTON, VT 05408-0000

NARRATIVE DESCRIPTION
This parcel contains 426888.00000 SF of land mainly classified as Apartments It has 16 building(s) first built in 1875 with a total of 7,410 square feet. There are 81 living unit(s) and 1 commercial unit(s), 88 Baths, 4 Half Baths, 32 Rooms, and 16 Bdrms.

Code	Desc	Amt	Comm Int Amt

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

LAND SECTION (10 of 17)

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
RA	Apartments	1	330,000		SF	SITE	1		39	1.06	610	1								351,000			0		1	351,000	lakefront rear
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0		1	0	
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0		1	0	
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0		1	0	
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0		1	0	
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0		1	0	
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0		1	0	
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0		1	0	
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0		1	0	
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0		1	0	
Total AC/HA			9.80		Total SF/SM		426,888.00		Parcel LUCRA - Apartments					P. NBC Desc		NEW NO END	Tot	386,100		Tot	0		Tot	386,100			

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

IN PROCESS APPRAISAL SUMMARY					
Use Code	Building Val	Yard Items	Land Size	Land Val	Total Val
Building Total					
Parcel Total					
Source		Tot Val SF/Bld		Tot Val SF/Prc	

PREVIOUS ASSESSMENTS

Tx Yr	Cat	Use	Bld Value	Yard Items	Land Size	Land Val	Total Appr	Assessed	Notes	Date
2025	ABST	RA	9,224,200	0	426,888	386,100	9,610,300	9,610,300	2025 Abstract	04/23/2025
2024	FV	RA	9,224,200	0	426,888	386,100	9,610,300	9,610,300	2024/LDS 06/14/24 11:54:51	06/14/2024
2023	FV	RA	9,224,200	0	426,888	386,100	9,610,300	9,610,300	2023/LDS 07/07/23 9:47:36	07/07/2023
2022	FV	RA	9,224,200	0	426,888	386,100	9,610,300	9,610,300	2022/LDS 08/25/22 10:15:25	08/25/2022
2021	FV	RA	9,224,200	0	426,888	386,100	9,610,300	9,610,300		05/02/2022
2020	FV	RA	3,405,000	0	574,992	2,752,500	6,157,500	6,157,500	post BOA	06/23/2020
2019	FV	RA	3,405,000	0	426,888	2,752,500	6,157,500	6,157,500	9.23.2019	09/23/2019

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Price	TSF	Verif.	NAL	Notes
985 ASSOCIATES LTD	1776-195-201	WD	03/31/2025	15,000,000	No		3	
985 ASSOCIATES LTD	1268-120	ED	01/30/2015	0	No		19	EASEMENT RIGHT OF WAY TO ACCESS COND
985 ASSOCIATES LTD	1152-713	QC	10/05/2011	0	No		15	Waterfront lot 2, H / W, leasehold interest
	767-390	QC	11/22/2002	390,000	No	S	15	99 year lease term of waterfront unit 2
985 ASSOCIATES LTD	521-137	WD	02/14/1995	0	No			

BUILDING PERMITS

Date	Number	Desc	Amount	Closed	Status	Fed. ID	Notes	Last Visit
10/20/2021	CPP-21-564	Plumbing	1,800	10/03/2023	CLOSED		Install 40 gallon power	
06/28/2019	2019 282328 0000	Plumbing	1,000		A		#34 Install 40 Gal po	
07/06/2018	2018 268884 0000	Building	44,000		A		Units 81-98: Replace	
05/21/2018	18-1062CA	Zoning II	44,000		A		Replace plywood sid	
11/09/2017	2017 254821 0000	Building	14,284		A		Replace 2 fixed wind	
10/30/2017	2017 254279 0000	Mechanical	3,200		A		Install new Olsen GT	
10/12/2017	18-0340CA	Zoning I	14,285		A		Replace window and	
09/26/2017	2017 252638 0000	Plumbing	1,000		A		#18 - Install 40 Gal P	
08/17/2017	2017 250877 0000	Electrical	600		A		Install outlets for awr	
05/30/2017	2017 247402 0000	Plumbing	1,200		A		Install B/W 40 Gal W	
05/30/2017	2017 247367 0000	Mechanical	3,000		A		Install new York hot a	

ACTIVITIES

Date	Result	By
05/02/2022	COR	

BURLINGTON, VT

Card: 1 of 16

Total Card

Total Parcel

APPR / 9,610,300

USE + IMP / 9,610,300

USE LAND / 9,610,300

ASSESSED / 9,610,300

LEGAL DESCRIPTION

Lot Size	
Total Land	426,888.00
Land Unit Type	SF



Patriot
PROPERTIES INC.

User Account
13428
GIS Coord 1
305877730662.00000000
GIS Coord 1
Insp Date
05/02/2022
Print Date / Time
5/3/2025 12:22 am
Last Date / Time
6/14/23 3:52 pm
BURLINGTONjturner

USER DEFINED

RAD:
OLD PID:
144680
State District:
CAD:
SPAN:
114-035-13428
Accessory Dwl
PriorID1c
0
PriorID2c
0
PriorID3c
03142007
Assessor Map
033-1-127-000

Exterior Information

General Information			
Grade	A - AVERAGE MINUS		
Year BIt	1975	Eff Yr	
Alt LUC			
Juris			
Con Mod			

Avg Ht / Ft	8.00		
P. Int Wall	DW - DRYWALL		
Sec Int Wall			
Partition	T - TYPICAL		
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			
Heat Fuel	G - GAS		
Heat	HA - HOT AIR		
# Heat Sys	8		
Heated %	100	AC %	
Sol HW %		Ctrl Vac %	
Com Wall %		Sprink %	

[illegible]

Property: 3428 | Bld: 3483 | Seq: 1 | Year: | Data As Of Date: 05/02/2025 | User: sa | DB: Assess50Burlington

Kitchens	8	Rtng	
Add Kit.	0	Rtng	
Fireplaces	0	Rtng	
WS Flues	8	Rtng	

Phys Con	AV	27.6
Functional		
Economic		
Special		
Override		
Total		27.6%

Rtnng	Parcel ID	Type	Sale Date	Price
Avg Rtnng			Ind Val	

Base Rate	65.00	Depr	193,930
Size Adj	0.73495	Depr'd Total	508,714
Con Adj	1.03515	Juris Ft.	1.0000
Adj Prc	\$49.45	Spec. Features	\$0
Grade Ft.	0.93000	Lump Sum	
Other Feat	\$56,265	Final Total	\$508,700
NBH Mod	1.0000	Override Val	
NBC Infl	1.6700	Assmnt Ft.	1.0000
LUC Ft.	1.0000	Assessed Val	\$508,700
Adj Tot (RCN)	702,644	Total \$/SF	\$68.65
Depr %	27.6%	Undepr \$/SF	45.98850

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val
FFL	1ST FLOOR	3,705	3,705	3,705	3,705	49.45	183,212
SFL	2ND FLOOR	3,705	3,705	3,705	3,705	44.51	164,910
WDK	WOOD DECK	288	288	0	0	24.82	7,148
BMT	BASEMENT	3,705	3,705	0	0	9.89	36,642
Building Totals		11,403	11,403	7,410	7,410		391,912
Parcel Totals		127,245	127,563	79,640	79,640		5,132,394

Exterior	
Interior	
Add.	
Kitchen	
Bath	
Plumb	
Electric	
Heating	2010
General	

Make		Model		Serial		Year		Color	
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[illegible]

CITY OF BURLINGTON VT 7/6/2004

033
Sheet

1
Lot

127
Unit#

000
Bldg#

033-1-127-000
Parcel ID

Building Location985 NORTH AVE

BURLINGTON, VT

Card: 2 of 16

Total Card

Total Parcel

APPR / 9,610,300

USE + IMP / 9,610,300

USE LAND / 9,610,300

ASSESSED / 9,610,300

LEGAL DESCRIPTION

Lot Size

Total Land 426,888.00

Land Unit Type SF

Property ID: 3428

PREVIOUS ASSESSMENTS

Tx Yr Cat Use Bld Value Yard Items Land Size Land Val Total Appr Assessed Notes Date

2025 ABST RA 9,224,200 0 426,888 386,100 9,610,300 9,610,300 2025 Abstract 04/23/2025

2024 FV RA 9,224,200 0 426,888 386,100 9,610,300 9,610,300 2024/LDS 06/14/24 11:54:51 06/14/2024

2023 FV RA 9,224,200 0 426,888 386,100 9,610,300 9,610,300 2023/LDS 07/07/23 9:47:36 07/07/2023

2022 FV RA 9,224,200 0 426,888 386,100 9,610,300 9,610,300 2022/LDS 08/25/22 10:15:25 08/25/2022

2021 FV RA 9,224,200 0 426,888 386,100 9,610,300 9,610,300 05/02/2022

2020 FV RA 3,405,000 0 574,992 2,752,500 6,157,500 6,157,500 post BOA 06/23/2020

2019 FV RA 3,405,000 0 426,888 2,752,500 6,157,500 6,157,500 9.23.2019 09/23/2019

Occ C Type

PREVIOUS OWNER

985 ASSOCIATES LTD

103 LITTLE EAGLE BAY

BURLINGTON, VT 05408-0000

NARRATIVE DESCRIPTION
This parcel contains 426888.00000 SF of land mainly classified as Apartments It has 16 building(s) first built in 1875 with a total of 6,890 square feet. There are 81 living unit(s) and 1 commercial unit(s), 88 Baths, 4 Half Baths, 32 Rooms, and 16 Bdrms.

Code	Desc	Amt	Comm Int Amt

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

LAND SECTION (10 of 17)

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	
RA	Apartments	1	330,000		SF	SITE	1		39	1.06	610	1								351,000			0		1	351,000	lakefront rear	
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0		1	0		
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0		1	0		
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0		1	0		
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0		1	0		
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0		1	0		
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0		1	0		
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0		1	0		
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0		1	0		
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0		1	0		
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0		1	0		
Total AC/HA			9.80	Total SF/SM			426,888.00	Parcel LUCRA - Apartments						P. NBC DescNEW NO END						Tot	386,100	Tot		0	Tot		386,100	

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

Property: 3428 | Bld: 3484 | Seq: 2 | Year: | Data As Of Date: 05/02/2025 | User: sa | DB: Assess50Burlington



Patriot

PROPERTIES INC.

User Account

13428

GIS Coord 1

305877730662.00000000

GIS Coord 1

Insp Date

05/02/2022

Print Date / Time

5/3/2025 12:22 am

Last Date / Time

6/14/23 3:52 pm

BURLINGTONjturner

USER DEFINED

RAD:

OLD PID:

144680

State District:

CAD:

SPAN:

114-035-13428

Accessory Dwl

PriorID1c

0

PriorID2c

0

PriorID3c

03142007

Assessor Map

033-1-127-000

Exterior Information

Type	DP - DUPLEX	
Story Hght	2 - Two Sty	
(Liv) Units	8	Tot 8
Found	C - CONCRETE	
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- - AVERAGEMINUS		
Year Blt	1975	Eff Yr	
Alt LUC			
Juris			
Con Mod			

Interior Information

Avg Ht / Fl	8.00		
P. Int Wall	DW - DRYWALL		
Sec Int Wall			
Partition	T - TYPICAL		
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			
Heat Fuel	G - GAS		
Heat	HA - HOT AIR		
# Heat Sys	8		
Heated %	100	AC %	
Sol HW %		Ctrl Vac %	
Com Wall %		Sprink %	

Special Features / Yard Items

[illegible]

Condo Information

Location	
Tot Units	
Floor	
% Own	
Name	

Bath Features

Full Bath	8	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	8	Rtng	
Add Kit.	0	Rtng	
Fireplaces	0	Rtng	
WS Flues	8	Rtng	

Depreciation

Phys Con	AV	27.6
Functional		
Economic		
Special		
Override		
Total		27.6%

Comparable Sales

Rtng	Parcel ID	Type	Sale Date	Price
Avg Rtng		Ind Val		

Comments

[illegible]

Res Breakdown

Floor	No. Unit	Rooms	Bdrms
N	8	4	2
Bld Total	8	32	16
Prcd Total	81	321	158

Calc Ladder

Base Rate	65.00	Depr	184,483
Size Adj	0.74514	Depr'd Total	483,933
Con Adj	1.03515	Juris Ft.	1.0000
Adj Prc	\$50.14	Spec. Features	\$0
Grade Ft.	0.93000	Lump Sum	
Other Feat	\$56,265	Final Total	\$483,900
NBH Mod	1.0000	Override Val	
NBC Infl	1.6700	Assmnt Ft.	1.0000
LUC Ft.	1.0000	Assessed Val	\$483,900
Adj Tot (RCN)	668,416	Total \$/SF	\$70.23
Depr %	27.6%	Undepr \$/SF	46.63020

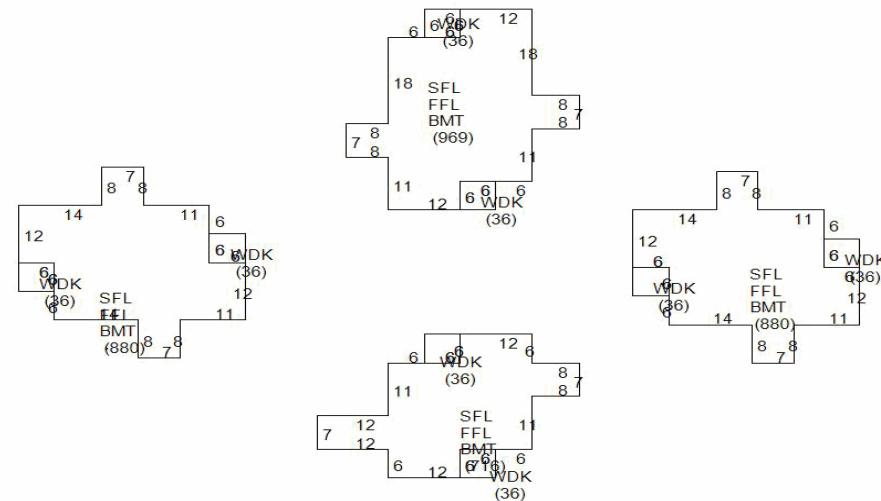
Sub Areas

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val
FFL	1ST FLOOR	3,445	3,445	3,445	3,445	50.14	172,732
SFL	2ND FLOOR	3,445	3,445	3,445	3,445	45.12	155,438
WDK	WOOD DECK	288	288	0	0	24.82	7,148
BMT	BASEMENT	3,445	3,445	0	0	10.03	34,553
Building Totals		10,623	10,623	6,890	6,890		369,872
Parcel Totals		127,245	127,563	79,640	79,640		5,132,394

Remodeling

Exterior	
Interior	
Add.	
Kitchen	
Bath	
Plumb	
Electric	
Heating	2010
General	

Sketch



Mobile Home

Make	Model	Serial	Year	Color
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Alt Areas

[illegible]

Image



Card: 3 of 16 Total Card Total Parcel

Patriot
PROPERTIES INC.

User Account
13428
GIS Coord 1
305877730662.00000000
GIS Coord 1

	Insp Date
	05/02/2022

Print Date / Time	
5/3/2025	12:22 am
Last Date / Time	
6/14/23	3:52 pm
BURLINGTON\jturner	

EASEMENT RIGHT OF WAY TO ACCESS COND	USER DEFINED RAD:
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OLD PID:
144680
State District:

Property: 3428 | Bld: 3485 | Seq: 3 | Year: | Data As Of Date: 05/02/2025 | User: sa | DB: Assess50Burlington

Exterior Information

General Information			
Grade	A - AVERAGE MINUS		
Year BIt	1975	Eff Yr	
Alt LUC			
Juris			
Con Mod			

Avg Ht / Fl			
P. Int Wall	DW - DRYWALL		
Sec Int Wall			
Partition	T - TYPICAL		
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			
Heat Fuel	G - GAS		
Heat	HA - HOT AIR		
# Heat Sys	8		
Heated %	100	AC %	
Sol HW %		Ctrl Vac %	
Com Wall %		Sprink %	

Code	Desc	A	Y/S	Qty	Size	Qual	Con	Year	Unit Prc	D/S	Depr %	LUC	Ft.	NBC	Ft.	Juris	Ft.	Appr Val	Assessed	
Building Totals		Yard Item Appr								Special Feature Appr										
Parcel Totals		Yard Item Appr								Special Feature Appr										

Property: 3428 | Bld: 3485 | Seq: 3 | Year: | Data As Of Date: 05/02/2025 | User: sa | DB: Assess50Burlington

Location	
Tot Units	
Floor	
% Own	
Name	

Full Bath	8	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	

Kitchens	8	Rtng	
Add Kit.	0	Rtng	
Fireplaces	0	Rtng	
WS Flues	8	Rtng	

Phys Con	AV	27.6
Functional		
Economic		
Special		
Override		
Total		27.6%

Rtnng	Parcel ID	Type	Sale Date	Price
Avg Rtnng		Ind Val		

[illegible]

Floor	No. Unit	Rooms	Bdrms
N	8	4	2
Bld Total	8	32	16
Prcl Total	81	321	158

Base Rate	65.00	Depr	193,930
Size Adj	0.73495	Depr'd Total	508,714
Con Adj	1.03515	Juris Ft.	1.0000
Adj Prc	\$49.45	Spec. Features	\$0
Grade Ft.	0.93000	Lump Sum	
Other Feat	\$56,265	Final Total	\$508,700
NBH Mod	1.0000	Override Val	
NBC Infl	1.6700	Assmnt Ft.	1.0000
LUC Ft.	1.0000	Assessed Val	\$508,700
Adj Tot (RCN)	702,644	Total \$/SF	\$68.65
Depr %	27.6%	Undepr \$/SF	45.98850

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val
FFL	1ST FLOOR	3,705	3,705	3,705	3,705	49.45	183,212
SFL	2ND FLOOR	3,705	3,705	3,705	3,705	44.51	164,910
WDK	WOOD DECK	288	288	0	0	24.82	7,148
BMT	BASEMENT	3,705	3,705	0	0	9.89	36,642
Building Totals		11,403	11,403	7,410	7,410		391,912
Parcel Totals		127,245	127,563	79,640	79,640		5,132,394

Exterior	
Interior	
Add.	
Kitchen	
Bath	
Plumb	
Electric	
Heating	2010
General	

Make		Model		Serial		Year		Color	
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[illegible]

Card: 4 of 16 Total Card Total Parcel

Patriot
PROPERTIES INC.

User Account
13428
GIS Coord 1
305877730662.00000000
GIS Coord 1

Insp Date	
05/02/2022	

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5/3/2025	12:22 am

Last Date / Time
6/14/23 3:52 pm
BURLINGTONjturner

[illegible]

USER DEFINED

RAD:

OLD PID:	
144680	
State District:	

	CAD:

SPAN:
114-035-13428
Accessory Dwl

PriorID1c
0

PriorID2c
0
PriorID3c
03142007
Assessor Map
033-1-127-000

Exterior Information

Type	DP - DUPLEX	
Story Hght	2 - Two Sty	
(Liv) Units	8	Tot 8
Found	C - CONCRETE	
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 MINUS		
Year Blt	1975	Eff Yr	
Alt LUC			
Juris			
Con Mod			

Interior Information

Avg Ht / Ft			
P. Int Wall	DW - DRYWALL		
Sec Int Wall			
Partition	T - TYPICAL		
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			
Heat Fuel	G - GAS		
Heat	HA - HOT AIR		
# Heat Sys	8		
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	
Building Totals		Yard Item Appr								Special Feature Appr										
Parcel Totals		Yard Item Appr								Special Feature Appr										

Condo Information

Location	
Tot Units	
Floor	
% Own	
Name	

Bath Features

Full Bath	8	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	8	Rtng	
Add Kit.	0	Rtng	
Fireplaces	0	Rtng	
WS Flues	8	Rtng	

Depreciation

Phys Con	AV	27.6
Functional		
Economic		
Special		
Override		
Total		27.6%

Comparable Sales

Rtnng	Parcel ID	Type	Sale Date	Price
Avg Rtnng		Ind Val		

Comments

[illegible]

Res Breakdown

Floor	No. Unit	Rooms	Bdrms
N	8	4	2
Bld Total	8	32	16
Prcd Total	81	321	158

Remodeling

Exterior	
Interior	
Add.	
Kitchen	
Bath	
Plumb	
Electric	
Heating	2010
General	

Calc Ladder

Base Rate	65.00	Depr	193,930
Size Adj	0.73495	Depr'd Total	508,714
Con Adj	1.03515	Juris Ft.	1.0000
Adj Prc	\$49.45	Spec. Features	\$0
Grade Ft.	0.93000	Lump Sum	
Other Feat	\$56,265	Final Total	\$508,700
NBH Mod	1.0000	Override Val	
NBC Infl	1.6700	Assmnt Ft.	1.0000
LUC Ft.	1.0000	Assessed Val	\$508,700
Adj Tot (RCN)	702,644	Total \$/SF	\$68.65
Depr %	27.6%	Undepr \$/SF	45.98850

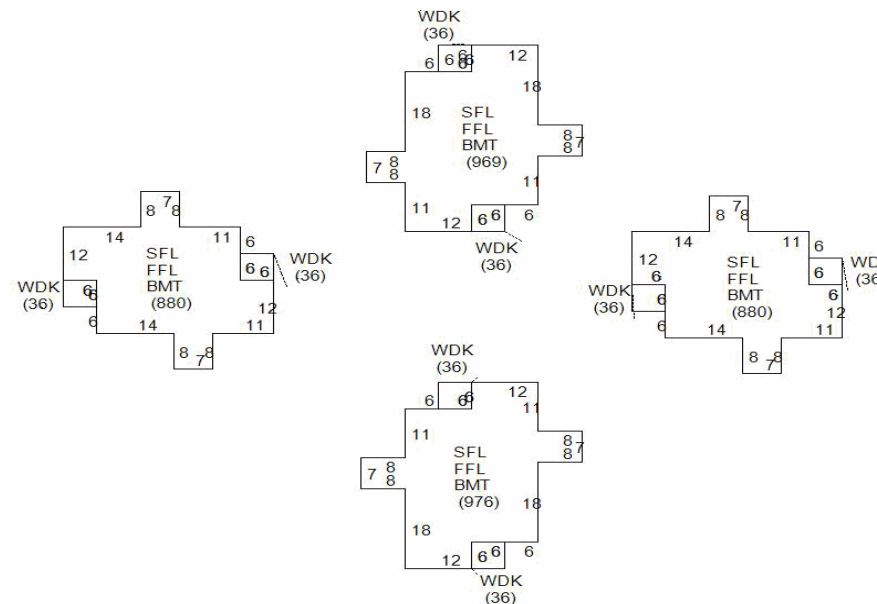
Sub Areas

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val
FFL	1ST FLOOR	3,705	3,705	3,705	3,705	49.45	183,212
SFL	2ND FLOOR	3,705	3,705	3,705	3,705	44.51	164,910
WDK	WOOD DECK	288	288	0	0	24.82	7,148
BMT	BASEMENT	3,705	3,705	0	0	9.89	36,642
Building Totals		11,403	11,403	7,410	7,410		391,912
Parcel Totals		127,245	127,563	79,640	79,640		5,132,394

Alt Areas

[illegible]

Sketch



Mobile Home

Make	Model	Serial	Year	Color
------	-------	--------	------	-------

Image



033
Sheet

1
Lot

127
Unit#

000
Bldg#

033-1-127-000
Parcel ID

Building Location985 NORTH AVE

BURLINGTON, VT

Card: 5 of 16

Total Card

Total Parcel

APPR / 9,610,300

USE + IMP / 9,610,300

USE LAND / 9,610,300

ASSESSED / 9,610,300

LEGAL DESCRIPTION

Lot Size

Total Land 426,888.00

Land Unit Type SF

Property ID: 3428

PREVIOUS ASSESSMENTS

Tx Yr Cat Use Bld Value Yard Items Land Size Land Val Total Appr Assessed Notes Date

2025 ABST RA 9,224,200 0 426,888 386,100 9,610,300 9,610,300 2025 Abstract 04/23/2025

2024 FV RA 9,224,200 0 426,888 386,100 9,610,300 9,610,300 2024/LDS 06/14/24 11:54:51 06/14/2024

2023 FV RA 9,224,200 0 426,888 386,100 9,610,300 9,610,300 2023/LDS 07/07/23 9:47:36 07/07/2023

2022 FV RA 9,224,200 0 426,888 386,100 9,610,300 9,610,300 2022/LDS 08/25/22 10:15:25 08/25/2022

2021 FV RA 9,224,200 0 426,888 386,100 9,610,300 9,610,300 05/02/2022

2020 FV RA 3,405,000 0 574,992 2,752,500 6,157,500 6,157,500 post BOA 06/23/2020

2019 FV RA 3,405,000 0 426,888 2,752,500 6,157,500 6,157,500 9.23.2019 09/23/2019

Occ C Type

PREVIOUS OWNER

985 ASSOCIATES LTD

103 LITTLE EAGLE BAY

BURLINGTON, VT 05408-0000

NARRATIVE DESCRIPTION
This parcel contains 426888.00000 SF of land mainly classified as Apartments It has 16 building(s) first built in 1875 with a total of 7,410 square feet. There are 81 living unit(s) and 1 commercial unit(s), 88 Baths, 4 Half Baths, 32 Rooms, and 16 Bdrms.

Code	Desc	Amt	Comm Int Amt

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

LAND SECTION (10 of 17)

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	
RA	Apartments	1	330,000		SF	SITE	1		39	1.06	610	1								351,000			0		1	351,000	lakefront rear	
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0		1	0		
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0		1	0		
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0		1	0		
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0		1	0		
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0		1	0		
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0		1	0		
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0		1	0		
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0		1	0		
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0		1	0		
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0		1	0		
Total AC/HA			9.80	Total SF/SM			426,888.00	Parcel LUCRA - Apartments						P. NBC DescNEW NO END						Tot	386,100	Tot		0	Tot		386,100	

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

Property: 3428 | Bld: 3487 | Seq: 5 | Year: | Data As Of Date: 05/02/2025 | User: sa | DB: Assess50Burlington



Patriot
PROPERTIES INC.

User Account

13428

GIS Coord 1

305877730662.00000000

GIS Coord 1

Insp Date

05/02/2022

Print Date / Time

5/3/2025 12:22 am

Last Date / Time

6/14/23 3:52 pm

BURLINGTONjturner

USER DEFINED

RAD:

OLD PID:

144680

State District:

CAD:

SPAN:

114-035-13428

Accessory Dwl

PriorID1c

0

PriorID2c

0

PriorID3c

03142007

Assessor Map

033-1-127-000

Exterior Information

Type	111 - APARTMENTS		
Stry Hght	2 - Two Sty		
(Liv) Units	8	Tot	8
Found	C - CONCRETE		
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			

Grade	A - AVERAGEMINUS		
Year Blt	1975	Eff Yr	
Alt LUC			
Juris			
Con Mod			

Avg Ht / Fl			
P. Int Wall	DW - DRYWALL		
Sec Int Wall			
Partition	T - TYPICAL		
P. Floor	CA - CARPET		
Sec Floor			
Bmt Floors	C - CONCRETE BMT		
Sub Floors			
Bmt Garage	0		
Electric	T - TYPICAL		
Insulation	T - TYPICAL		
Int Vs Ext			
Heat Fuel	E - ELECTRIC		
Heat	EL - ELECTRIC		
# Heat Sys	8		
Heated %	100	AC %	
Sol HW %		Ctrl Vac %	
Com Wall %		Sprink %	

[illegible]

Location	
Tot Units	
Floor	
% Own	
Name	

Full Bath	8	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	

Kitchens	8	Rtng	
Add Kit.	0	Rtng	
Fireplaces	0	Rtng	
WS Flues	8	Rtng	

Phys Con	AV	27.6
Functional		
Economic		
Special		
Override		
Total		27.6%

Rtnng	Parcel ID	Type	Sale Date	Price
Avg Rtnng			Ind Val	

--	--

Floor	No. Unit	Rooms	Bdrms
N	8	4	2
Bld Total	8	32	16
Prcd Total	81	321	158

Base Rate	59.20	Depr	237,654
Size Adj	1.00000	Depr'd Total	623,410
Con Adj	1.00920	Juris Ft.	1.0000
Adj Prc	\$59.74	Spec. Features	\$0
Grade Ft.	0.93000	Lump Sum	
Other Feat	\$56,265	Final Total	\$623,400
NBH Mod	1.0000	Override Val	
NBC Infl	1.6700	Assmnt Ft.	1.0000
LUC Ft.	1.0000	Assessed Val	\$623,400
Adj Tot (RCN)	861,064	Total \$/SF	\$84.13
Depr %	27.6%	Undepr \$/SF	55.55820

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val
FFL	1ST FLOOR	3,705	3,705	3,705	3,705	59.74	221,337
SFL	2ND FLOOR	3,705	3,705	3,705	3,705	59.74	221,337
WDK	WOOD DECK	288	288	0	0	24.19	6,967
BMT	BASEMENT	3,705	3,705	0	0	11.95	44,275
Building Totals		11,403	11,403	7,410	7,410		493,915
Parcel Totals		127,245	127,563	79,640	79,640		5,132,394

Exterior	
Interior	
Add.	
Kitchen	
Bath	
Plumb	
Electric	
Heating	
General	

Make		Model		Serial		Year		Color	
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[illegible]

Card: 6 of 16 Total Card Total Parcel

Patriot
PROPERTIES INC.

User Account
13428
GIS Coord 1
305877730662.00000000
GIS Coord 1

	Insp Date
	05/02/2022

Print Date / Time	
5/3/2025	12:22 am

Notes	Last Date / Time
	6/14/23 3:52 pm
	BURLINGTONjturner

USER DEFINED	
RAD:	
OLD PID:	
144680	
State District:	

	CAD:
	SPAN:
	114-035-13428
	Accessory Dwl

PriorID1c	0
PriorID2c	0
PriorID3c	03142007
Assessor Map	033-1-127-000

Exterior Information

General Information			
Grade	A - AVERAGEMINUS		
Year BIt	1975	Eff Yr	
Alt LUC			
Juris			
Con Mod			

Avg Ht / Ft			
P. Int Wall	DW - DRYWALL		
Sec Int Wall			
Partition	T - TYPICAL		
P. Floor	CA - CARPET		
Sec Floor			
Bmt Floors	C - CONCRETE BMT		
Sub Floors			
Bmt Garage	0		
Electric	T - TYPICAL		
Insulation	T - TYPICAL		
Int Vs Ext			
Heat Fuel	E - ELECTRIC		
Heat	EL - ELECTRIC		
# Heat Sys	8		
Heated %	100	AC %	
Sol HW %		Ctrl Vac %	
Com Wall %		Sprink %	

[illegible]

Property: 3428 | Bld: 3488 | Seq: 6 | Year: | Data As Of Date: 05/02/2025 | User: sa | DB: Assess50Burlington

Rtnng	Parcel ID	Type	Sale Date	Price
Avg Rtnng			Ind Val	

Base Rate	59.20	Depr	237,654
Size Adj	1.00000	Depr'd Total	623,410
Con Adj	1.00920	Juris Ft.	1.0000
Adj Prc	\$59.74	Spec. Features	\$0
Grade Ft.	0.93000	Lump Sum	
Other Feat	\$56,265	Final Total	\$623,400
NBH Mod	1.0000	Override Val	
NBC Infl	1.6700	Assmnt Ft.	1.0000
LUC Ft.	1.0000	Assessed Val	\$623,400
Adj Tot (RCN)	861,064	Total \$/SF	\$84.13
Depr %	27.6%	Undepr \$/SF	55.55820

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val
FFL	1ST FLOOR	3,705	3,705	3,705	3,705	59.74	221,337
SFL	2ND FLOOR	3,705	3,705	3,705	3,705	59.74	221,337
WDK	WOOD DECK	288	288	0	0	24.19	6,967
BMT	BASEMENT	3,705	3,705	0	0	11.95	44,275
Building Totals		11,403	11,403	7,410	7,410		493,915
Parcel Totals		127,245	127,563	79,640	79,640		5,132,394

Exterior	
Interior	
Add.	
Kitchen	
Bath	
Plumb	
Electric	
Heating	
General	

[illegible]

Make	Model	Serial	Year	Color
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[illegible]

Card: 7 of 16 Total Card Total Parcel

Patriot
PROPERTIES INC.

User Account
13428
GIS Coord 1
305877730662.00000000
GIS Coord 1

Insp Date	
05/02/2022	

Print Date / Time	
5/3/2025	12:22 am

Last Date / Time
6/14/23 3:52 pm
BURLINGTON\jturner

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
RA	Apartments	1	330,000		SF	SITE	1		39	1.06	610	1								351,000			0		1	351,000	Lakefront rear
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0		1	0	
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0		1	0	
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0		1	0	
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0		1	0	
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0		1	0	
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0		1	0	
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0		1	0	
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0		1	0	
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0		1	0	
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0		1	0	
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0		1	0	
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0		1	0	
Total AC/HA			9.80		Total SF/SM			426,888.00	Parcel LUCRA - Apartments				P. NBC Desc NEW NO END						Tot	386,100		Tot	0		Tot	386,100	

RAD:
OLD PID:
144680
State District:

CAD:

SPAN:
114-035-13428
Accessory Dwl

PriorID1c
0
PriorID2c
0

PriorID3c
03142007
Assessor Map
033-1-127-000

Property: 3428 | Bld: 3489 | Seq: 7 | Year: | Data As Of Date: 05/02/2025 | User: sa | DB: Assess50Burlington

Card: 8 of 16 Total Card Total Parcel

Patriot
PROPERTIES INC.

User Account
13428
GIS Coord 1
305877730662.00000000
GIS Coord 1

	Insp Date
	05/02/2022

Print Date / Time	
5/3/2025	12:22 am
Last Date / Time	
6/14/23	3:52 pm
BURLINGTON\jturner	

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
RA	Apartments	1	330,000		SF	SITE	1		39	1.06	610	1								351,000			0		1	351,000	Lakefront rear
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0		1	0	
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0		1	0	
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0		1	0	
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0		1	0	
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0		1	0	
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0		1	0	
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0		1	0	
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0		1	0	
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0		1	0	
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0		1	0	
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0		1	0	
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0		1	0	
Total AC/HA			9.80		Total SF/SM			426,888.00	Parcel LUCRA - Apartments				P. NBC Desc/NEW NO END						Tot	386,100		Tot	0		Tot	386,100	

033-1-127-000

Property: 3428 | Bld: 3490 | Seq: 8 | Year: | Data As Of Date: 05/02/2025 | User: sa | DB: Assess50Burlington

Exterior Information

General Information			
Grade	A - AVERAGE MINUS		
Year Bt	1975	Eff Yr	
Alt LUC			
Juris			
Con Mod			

Avg Ht / Ft			
P. Int Wall	DW - DRYWALL		
Sec Int Wall			
Partition	T - TYPICAL		
P. Floor	CA - CARPET		
Sec Floor			
Bmt Floors	C - CONCRETE BMT		
Sub Floors			
Bmt Garage	0		
Electric	T - TYPICAL		
Insulation	T - TYPICAL		
Int Vs Ext			
Heat Fuel	E - ELECTRIC		
Heat	EL - ELECTRIC		
# Heat Sys	8		
Heated %	100	AC %	
Sol HW %		Ctrl Vac %	
Com Wall %		Sprink %	

[illegible]

Property: 3428 | Bld: 3490 | Seq: 8 | Year: | Data As Of Date: 05/02/2025 | User: sa | DB: Assess50Burlington

Rtnng	Parcel ID	Type	Sale Date	Price
Avg Rtnng			Ind Val	

Base Rate	59.20	Depr	237,654
Size Adj	1.00000	Depr'd Total	623,410
Con Adj	1.00920	Juris Ft.	1.0000
Adj Prc	\$59.74	Spec. Features	\$0
Grade Ft.	0.93000	Lump Sum	
Other Feat	\$56,265	Final Total	\$623,400
NBH Mod	1.0000	Override Val	
NBC Infl	1.6700	Assmnt Ft.	1.0000
LUC Ft.	1.0000	Assessed Val	\$623,400
Adj Tot (RCN)	861,064	Total \$/SF	\$84.13
Depr %	27.6%	Undepr \$/SF	55.55820

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val
FFL	1ST FLOOR	3,705	3,705	3,705	3,705	59.74	221,337
SFL	2ND FLOOR	3,705	3,705	3,705	3,705	59.74	221,337
WDK	WOOD DECK	288	288	0	0	24.19	6,967
BMT	BASEMENT	3,705	3,705	0	0	11.95	44,275
Building Totals		11,403	11,403	7,410	7,410		493,915
Parcel Totals		127,245	127,563	79,640	79,640		5,132,394

Exterior	
Interior	
Add.	
Kitchen	
Bath	
Plumb	
Electric	
Heating	
General	

Make		Model		Serial		Year		Color	
------	--	-------	--	--------	--	------	--	-------	--

[illegible]

Card: 9 of 16 Total Card Total Parcel

Patriot
PROPERTIES INC.

User Account
13428
GIS Coord 1
305877730662.00000000
GIS Coord 1

Insp Date	
05/02/2022	

Print Date / Time	
5/3/2025	12:22 am
Last Date / Time	
6/14/23	3:52 pm
BURLINGTONjturner	

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
RA	Apartments	1	330,000		SF	SITE	1		39	1.06	610	1								351,000			0		1	351,000	Lakefront rear
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0		1	0	
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0		1	0	
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0		1	0	
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0		1	0	
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0		1	0	
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0		1	0	
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0		1	0	
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0		1	0	
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0		1	0	
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0		1	0	
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0		1	0	
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0		1	0	
Total AC/HA			9.80		Total SF/SM			426,888.00	Parcel LUCRA - Apartments				P. NBC Desc NEW NO END						Tot	386,100		Tot	0		Tot	386,100	

PriorID3c
03142007
Assessor Map
033-1-127-000

Property: 3428 | Bld: 3491 | Seq: 9 | Year: | Data As Of Date: 05/02/2025 | User: sa | DB: Assess50Burlington

Exterior Information

Type	111 - APARTMENTS		
Stry Hght	2 - Two Sty		
(Liv) Units	8	Tot	8
Found	C - CONCRETE		
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 - - AVERAGEMINUS		
Year Blt	1975	Eff Yr	
Alt LUC			
Juris			
Con Mod			

Interior Information

Avg Ht / Fl			
P. Int Wall	DW - DRYWALL		
Sec Int Wall			
Partition	T - TYPICAL		
P. Floor	CA - CARPET		
Sec Floor			
Bmt Floors	C - CONCRETE BMT		
Sub Floors			
Bmt Garage	0		
Electric	T - TYPICAL		
Insulation	T - TYPICAL		
Int Vs Ext			
Heat Fuel	E - ELECTRIC		
Heat	EL - ELECTRIC		
# Heat Sys	0		
Heated %		AC %	
Sol HW %		Ctrl Vac %	
Com Wall %		Sprink %	

Special Features / Yard Items

[illegible]

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

Condo Information

Location	
Tot Units	
Floor	
% Own	
Name	

Bath Features

Full Bath	8	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	8	Rtng	
Add Kit.	0	Rtng	
Fireplaces	0	Rtng	
WS Flues	8	Rtng	

Depreciation

Phys Con	AV	27.6
Functional		
Economic		
Special		
Override		
Total		27.6%

Comparable Sales

Rtnng	Parcel ID	Type	Sale Date	Price
Avg Rtnng		Ind Val		

Comments

[illegible]

Res Breakdown

Floor	No. Unit	Rooms	Bdrms
N	8	4	2
Bld Total	8	32	16
Prcd Total	81	321	158

Remodeling

Exterior	
Interior	
Add.	
Kitchen	
Bath	
Plumb	
Electric	
Heating	
General	

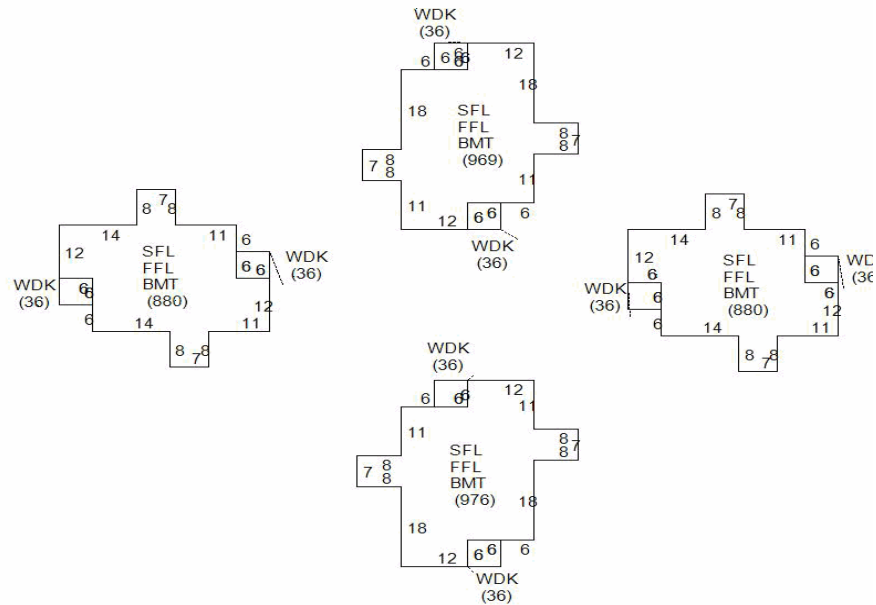
Calc Ladder

Base Rate	59.20	Depr	237,654
Size Adj	1.00000	Depr'd Total	623,410
Con Adj	1.00920	Juris Ft.	1.0000
Adj Prc	\$59.74	Spec. Features	\$0
Grade Ft.	0.93000	Lump Sum	
Other Feat	\$56,265	Final Total	\$623,400
NBH Mod	1.0000	Override Val	
NBC Infl	1.6700	Assmnt Ft.	1.0000
LUC Ft.	1.0000	Assessed Val	\$623,400
Adj Tot (RCN)	861,064	Total \$/SF	\$84.13
Depr %	27.6%	Undepr \$/SF	55.55820

Sub Areas

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val
FFL	1ST FLOOR	3,705	3,705	3,705	3,705	59.74	221,337
SFL	2ND FLOOR	3,705	3,705	3,705	3,705	59.74	221,337
WDK	WOOD DECK	288	288	0	0	24.19	6,967
BMT	BASEMENT	3,705	3,705	0	0	11.95	44,275
Building Totals		11,403	11,403	7,410	7,410		493,915
Parcel Totals		127,245	127,563	79,640	79,640		5,132,394

Sketch



Mobile Home

Make	Model	Serial	Year	Color
------	-------	--------	------	-------

Alt Areas

[illegible]

Image



Card: 10 of 16 Total Card Total Parcel

Patriot
PROPERTIES INC.

User Account
13428
GIS Coord 1
305877730662.00000000
GIS Coord 1

Insp Date
05/02/2022

Print Date / Time
5/3/2025 12:22 am

Last Date / Time
6/14/23 3:52 pm
BURLINGTONjturner

USER DEFINED

RAD:

OLD PID:
144680
State District:

[illegible]

LAND SECTION (10 of 17)

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
RA	Apartments	1	330,000		SF	SITE	1		39	1.06	610	1								351,000			0		1	351,000	lakefront rear
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0		1	0	
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0		1	0	
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0		1	0	
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0		1	0	
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0		1	0	
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0		1	0	
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0		1	0	
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0		1	0	
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0		1	0	
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0		1	0	
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0		1	0	
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0		1	0	
Total AC/HA			9.80		Total SF/SM				Parcel LUCRA - Apartments				P. NBC Desc/NEW NO END						Tot	386,100		Tot	0		Tot	386,100	

Property: 3428 | Bld: 3492 | Seq: 10 | Year: | Data As Of Date: 05/02/2025 | User: sa | DB: Assess50Burlington

Exterior Information

General Information

Interior Information

Special Features / Yard Items

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

Bath Features

Other Features

Depreciation

Comparable Sales

Rtng	Parcel ID	Type	Sale Date	Price
Avg Rtng			Ind Val	

8 washers and 8 dryers

Res Breakdown

Calc Ladder

Sub Areas

[illegible]

Remodeling

Sketch

Mobile Home

Alt Areas

[illegible]

Image



Card: 11 of 16 Total Card Total Parcel

Patriot
PROPERTIES INC.

User Account
13428
GIS Coord 1
305877730662.00000000
GIS Coord 1

Insp Date
05/02/2022

Print Date / Time	
5/3/2025	12:22 am

Last Date / Time
6/14/23 3:52 pm
BURLINGTON\jturner

USER DEFINED

RAD:

[illegible]

LAND SECTION (10 of 17)

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.	Junis	L. Ft.	Assessed	Notes
RA	Apartments	1	330,000		SF	SITE	1		39	1.06	610	1								351,000			0	1	351,000	lakefront rear	
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0	1	0		
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0	1	0		
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0	1	0		
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0	1	0		
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0	1	0		
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0	1	0		
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0	1	0		
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0	1	0		
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0	1	0		
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0	1	0		
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0	1	0		
Total AC/HA			9.80	Total SF/SM		426,888.00		Parcel LUCRA - Apartments					P. NBC Desc/NEW NO END					Tot	386,100		Tot	0		Tot	386,100		

Property: 3428 | Bld: 3493 | Seq: 11 | Year: | Data As Of Date: 05/02/2025 | User: sa | DB: Assess50Burlington

033
Sheet

1
Lot

127
Unit#

000
Bldg#

033-1-127-000
Parcel ID

Building Location985 NORTH AVE

BURLINGTON, VT

Card: 12 of 16

Total Card

Total Parcel

APPR / 9,610,300

USE + IMP / 9,610,300

USE LAND / 9,610,300

ASSESSED / 9,610,300

LEGAL DESCRIPTION

Lot Size

Total Land 426,888.00

Land Unit Type SF

Property ID: 3428

PREVIOUS ASSESSMENTS

Tx Yr Cat Use Bld Value Yard Items Land Size Land Val Total Appr Assessed Notes Date

2025 ABST RA 9,224,200 0 426,888 386,100 9,610,300 9,610,300 2025 Abstract 04/23/2025

2024 FV RA 9,224,200 0 426,888 386,100 9,610,300 9,610,300 2024/LDS 06/14/24 11:54:51 06/14/2024

2023 FV RA 9,224,200 0 426,888 386,100 9,610,300 9,610,300 2023/LDS 07/07/23 9:47:36 07/07/2023

2022 FV RA 9,224,200 0 426,888 386,100 9,610,300 9,610,300 2022/LDS 08/25/22 10:15:25 08/25/2022

2021 FV RA 9,224,200 0 426,888 386,100 9,610,300 9,610,300 05/02/2022

2020 FV RA 3,405,000 0 574,992 2,752,500 6,157,500 6,157,500 post BOA 06/23/2020

2019 FV RA 3,405,000 0 426,888 2,752,500 6,157,500 6,157,500 9.23.2019 09/23/2019

Occ C Type

PREVIOUS OWNER

985 ASSOCIATES LTD

103 LITTLE EAGLE BAY

BURLINGTON, VT 05408-0000

NARRATIVE DESCRIPTION
This parcel contains 426888.00000 SF of land mainly classified as Apartments It has 16 building(s) first built in 1875 with a total of 953 square feet. There are 81 living unit(s) and 1 commercial unit(s), 88 Baths, 4 Half Baths.

Code	Desc	Amt	Comm Int Amt

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

LAND SECTION (10 of 17)

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
RA	Apartments	1	330,000		SF	SITE	1		39	1.06	610	1								351,000			0	1	351,000	lakefront rear	
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0	1	0		
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0	1	0		
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0	1	0		
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0	1	0		
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0	1	0		
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0	1	0		
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0	1	0		
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0	1	0		
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0	1	0		
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0	1	0		
Total AC/HA			9.80	Total SF/SM			426,888.00	Parcel LUCRA - Apartments						P. NBC DescNEW NO END				Tot	386,100	Tot		0	Tot		386,100		



Patriot
PROPERTIES INC.

User Account

13428

GIS Coord 1

305877730662.00000000

GIS Coord 1

Insp Date

05/02/2022

Print Date / Time

5/3/2025 12:22 am

Last Date / Time

6/14/23 3:52 pm

BURLINGTONjturner

USER DEFINED

RAD:

OLD PID:

144680

State District:

CAD:

SPAN:

114-035-13428

Accessory Dwl

PriorID1c

0

PriorID2c

0

PriorID3c

03142007

Assessor Map

033-1-127-000

Exterior Information

General Information

Interior Information

Special Features / Yard Items

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

Bath Features

Other Features

Depreciation

Comparable Sales

Rtng	Parcel ID	Type	Sale Date	Price
Avg Rtng		Ind Val		

Res Breakdown

Calc Ladder

Sub Areas

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val
HST	HALF STORY	953	1,271	953	953	76.08	72,523
STG	STORAGE	837	837	0	0	16.91	14,154
WDK	WOOD DECK	16	16	0	0	30.04	481
BMT	BASEMENT	1,271	1,271	0	0	16.91	21,493
FFL	1ST FLOOR	434	434	0	0	84.53	36,686
Building Totals		3,511	3,829	953	953		145,336
Parcel Totals		127,245	127,563	79,640	79,640		5,132,394

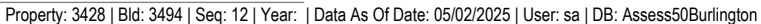
Remodeling

Sketch

Mobile Home

Alt Areas

Image



Card: 13 of 16 Total Card Total Parcel

Patriot
PROPERTIES INC.

User Account
13428
GIS Coord 1
305877730662.00000000
GIS Coord 1

Insp Date	
05/02/2022	

Print Date / Time	
5/3/2025	12:22 am

Last Date / Time
6/14/23 3:52 pm
BURLINGTONjturner

USER DEFINED	
RAD:	
OLD PID:	
144680	
State District:	

	CAD:

SPAN:
114-035-13428
Accessory Dwl

PriorID1c
0
PriorID2c
0
PriorID3c
03142007
Assessor Map
033-1-127-000

Exterior Information

General Information

Interior Information

Special Features / Yard Items

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

Condo Information

Bath Features

Other Features

Depreciation

Comparable Sales

Rtnng	Parcel ID	Type	Sale Date	Price
Avg Rtnng			Ind Val	

5/25/2005- Guest House no Kitchen

Calc Ladder

Sub Areas

[illegible]

Mobile Home

Make		Model		Serial		Year		Color	
------	--	-------	--	--------	--	------	--	-------	--

Alt Areas

[illegible]

Image



033
Sheet

1
Lot

127
Unit#

000
Bldg#

033-1-127-000
Parcel ID

Building Location985 NORTH AVE

BURLINGTON, VT

Card: 14 of 16

Total Card

Total Parcel

APPR / 9,610,300

USE + IMP / 9,610,300

USE LAND / 9,610,300

ASSESSED / 9,610,300

LEGAL DESCRIPTION

Lot Size

Total Land 426,888.00

Land Unit Type SF

Property ID: 3428

PREVIOUS ASSESSMENTS

Tx Yr Cat Use Bld Value Yard Items Land Size Land Val Total Appr Assessed Notes Date

2025 ABST RA 9,224,200 0 426,888 386,100 9,610,300 9,610,300 2025 Abstract 04/23/2025

2024 FV RA 9,224,200 0 426,888 386,100 9,610,300 9,610,300 2024/LDS 06/14/24 11:54:51 06/14/2024

2023 FV RA 9,224,200 0 426,888 386,100 9,610,300 9,610,300 2023/LDS 07/07/23 9:47:36 07/07/2023

2022 FV RA 9,224,200 0 426,888 386,100 9,610,300 9,610,300 2022/LDS 08/25/22 10:15:25 08/25/2022

2021 FV RA 9,224,200 0 426,888 386,100 9,610,300 9,610,300 05/02/2022

2020 FV RA 3,405,000 0 574,992 2,752,500 6,157,500 6,157,500 post BOA 06/23/2020

2019 FV RA 3,405,000 0 426,888 2,752,500 6,157,500 6,157,500 9.23.2019 09/23/2019

Occ C Type

PREVIOUS OWNER

985 ASSOCIATES LTD

103 LITTLE EAGLE BAY

BURLINGTON, VT 05408-0000

985 NORTH AVE

BURLINGTON, VT 05401

OWNERSHIP

FLT LITTLE EAGLE BAY WATERFRONT LLC

2082 MICHELSON DRIVE, 4TH FLR

IRVINE, CA 92612

NARRATIVE DESCRIPTION

This parcel contains 426888.00000 SF of land mainly classified as Apartments It has 16 building(s) first built in 1875 with a total of 2,270 square feet. There are 81 living unit(s) and 1 commercial unit(s), 88 Baths, 4 Half Baths, 5 Rooms, and 2 Bdrms.

Code	Desc	Amt	Comm Int Amt

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

LAND SECTION (10 of 17)

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	
RA	Apartments	1	330,000		SF	SITE	1		39	1.06	610	1								351,000			0	1	351,000	lakefront rear		
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0	1	0			
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0	1	0			
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0	1	0			
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0	1	0			
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0	1	0			
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0	1	0			
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0	1	0			
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0	1	0			
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0	1	0			
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0	1	0			
Total AC/HA			9.80	Total SF/SM			426,888.00	Parcel LUCRA - Apartments						P. NBC DescNEW NO END						Tot	386,100	Tot		0	Tot		386,100	



Patriot
PROPERTIES INC.

User Account
13428
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305877730662.00000000
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144680
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SPAN:
114-035-13428
Accessory Dwl
PriorID1c
0
PriorID2c
0
PriorID3c
03142007
Assessor Map
033-1-127-000

Exterior Information

General Information

Interior Information

Special Features / Yard Items

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

Condo Information

Bath Features

Other Features

Depreciation

Comparable Sales

Rtng	Parcel ID	Type	Sale Date	Price
Avg Rtng			Ind Val	

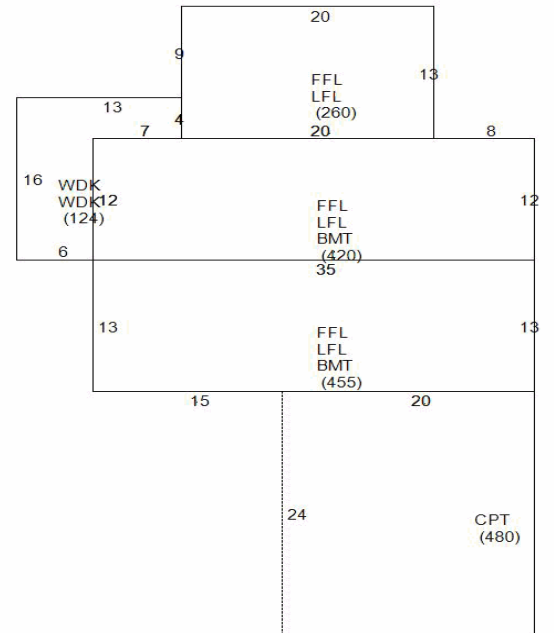
Res Breakdown

Calc Ladder

Sub Areas

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val
LFL	LOWER FL FIN	1,135	1,135	1,135	1,135	57.19	64,911
FFL	1ST FLOOR	1,135	1,135	1,135	1,135	67.28	76,363
CPT	CARPORT	480	480	0	0	15.30	7,344
BMT	BASEMENT	875	875	0	0	13.46	11,778
WDK	WOOD DECK	248	248	0	0	25.26	6,264
Building Totals		3,873	3,873	2,270	2,270		166,659
Parcel Totals		127,245	127,563	79,640	79,640		5,132,394

LAKEFRONT 1



Mobile Home

Make	Model	Serial	Year	Color
------	-------	--------	------	-------

Alt Areas

[illegible]

Image



033
Sheet

1
Lot

127
Unit#

000
Bldg#

033-1-127-000
Parcel ID

Building Location985 NORTH AVE

BURLINGTON, VT

Card: 15 of 16

Total Card

Total Parcel

APPR / 9,610,300

USE + IMP / 9,610,300

USE LAND / 9,610,300

ASSESSED / 9,610,300

LEGAL DESCRIPTION

Lot Size

Total Land 426,888.00

Land Unit Type SF

Property ID: 3428

PREVIOUS ASSESSMENTS

Tx Yr Cat Use Bld Value Yard Items Land Size Land Val Total Appr Assessed Notes Date

2025 ABST RA 9,224,200 0 426,888 386,100 9,610,300 9,610,300 2025 Abstract 04/23/2025

2024 FV RA 9,224,200 0 426,888 386,100 9,610,300 9,610,300 2024/LDS 06/14/24 11:54:51 06/14/2024

2023 FV RA 9,224,200 0 426,888 386,100 9,610,300 9,610,300 2023/LDS 07/07/23 9:47:36 07/07/2023

2022 FV RA 9,224,200 0 426,888 386,100 9,610,300 9,610,300 2022/LDS 08/25/22 10:15:25 08/25/2022

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2020 FV RA 3,405,000 0 574,992 2,752,500 6,157,500 6,157,500 post BOA 06/23/2020

2019 FV RA 3,405,000 0 426,888 2,752,500 6,157,500 6,157,500 9.23.2019 09/23/2019

Occ C Type

PREVIOUS OWNER

985 ASSOCIATES LTD

103 LITTLE EAGLE BAY

BURLINGTON, VT 05408-0000

985 NORTH AVE

BURLINGTON, VT 05401

OWNERSHIP

FLT LITTLE EAGLE BAY WATERFRONT LLC

2082 MICHELSON DRIVE, 4TH FLR

IRVINE, CA 92612

NARRATIVE DESCRIPTION

This parcel contains 426888.00000 SF of land mainly classified as Apartments It has 16 building(s) first built in 1875 with a total of 4,416 square feet. There are 81 living unit(s) and 1 commercial unit(s), 88 Baths, 4 Half Baths, 10 Rooms, and 4 Bdms.

Code	Desc	Amt	Comm Int Amt

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

LAND SECTION (10 of 17)

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	
RA	Apartments	1	330,000		SF	SITE	1		39	1.06	610	1								351,000			0		1	351,000	lakefront rear	
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0		1	0		
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0		1	0		
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0		1	0		
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0		1	0		
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0		1	0		
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0		1	0		
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0		1	0		
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0		1	0		
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0		1	0		
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0		1	0		
Total AC/HA			9.80	Total SF/SM			426,888.00	Parcel LUCRA - Apartments						P. NBC DescNEW NO END						Tot	386,100	Tot		0	Tot		386,100	

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

Property: 3428 | Bid: 3497 | Seq: 15 | Year: | Data As Of Date: 05/02/2025 | User: sa | DB: Assess50Burlington



Patriot
PROPERTIES INC.

User Account

13428

GIS Coord 1

305877730662.00000000

GIS Coord 1

Insp Date

05/02/2022

Print Date / Time

5/3/2025 12:22 am

Last Date / Time

6/14/23 3:52 pm

BURLINGTONjturner

USER DEFINED

RAD:

OLD PID:

144680

State District:

CAD:

SPAN:

114-035-13428

Accessory Dwl

PriorID1c

0

PriorID2c

0

PriorID3c

03142007

Assessor Map

033-1-127-000

Exterior Information

Type	CT - CONTEMPORARY		
Stry Hght	2 - Two Sty		
(Liv) Units	2	Tot	2
Found	C - CONCRETE		
Frame	W - Wood		
P. Wall	WD - WOOD		
Sec Wall			0
Roof Str	GB - GABLE		
Roof Cvr	MT - METAL		
Color			
View			
Shape			
Bld Name			

General Information

Grade	VG - VERY GOOD		
Year Blt	1975	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			
Sub Floors			
Bmt Garage	0		
Electric	G - GOOD		
Insulation	T - TYPICAL		
Int Vs Ext			
Heat Fuel	G - GAS		
Heat	HA - HOT AIR		
# Heat Sys	2		
Heated %		AC %	
Sol HW %		Ctrl Vac %	
Com Wall %		Sprink %	

Special Features / Yard Items

[illegible]

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Comments

Res Breakdown

Floor	No. Unit	Rooms	Bdrms
U	2	5	2
Bld Total	2	10	4
Prcd Total	81	321	158

Remodeling

Exterior	
Interior	
Add.	
Kitchen	
Bath	
Plumb	
Electric	
Heating	
General	

Calc Ladder

Base Rate	65.00	Depr	77,384
Size Adj	0.82645	Depr'd Total	641,802
Con Adj	0.99475	Juris Ft.	1.0000
Adj Prc	\$53.44	Spec. Features	\$0
Grade Ft.	1.51000	Lump Sum	
Other Feat	\$43,790	Final Total	\$641,800
NBH Mod	1.0000	Override Val	
NBC Infl	1.6700	Assmnt Ft.	1.0000
LUC Ft.	1.0000	Assessed Val	\$641,800
Adj Tot (RCN)	719,186	Total \$/SF	\$145.34
Depr %	10.76%	Undepr \$/SF	80.69440

Condo Information

Location	
Tot Units	
Floor	
% Own	
Name	

Bath Features

Full Bath	4	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	0	Rtng	

Other Features

Kitchens	2	Rtng	
Add Kit.	0	Rtng	
Fireplaces	2	Rtng	
WS Flues	0	Rtng	

Depreciation

Phys Con	VG	10.76
Functional		
Economic		
Special		
Override		
Total		10.76%

Comparable Sales

Rtng	Parcel ID	Type	Sale Date	Price
Avg Rtng		Ind Val		

Sub Areas

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val
FFL	1ST FLOOR	2,271	2,271	2,271	2,271	53.44	121,362
LFL	LOWER FL FIN	2,145	2,145	2,145	2,145	45.42	97,426
CPT	CARPORT	960	960	0	0	14.36	13,786
BMT	BASEMENT	1,625	1,625	0	0	10.69	17,371
STG	STORAGE	192	192	0	0	10.69	2,052
OPF	OPEN PORCH	108	108	0	0	38.85	4,196
Building Totals		7,301	7,301	4,416	4,416		256,193
Parcel Totals		127,245	127,563	79,640	79,640		5,132,394

Alt Areas

[illegible]

Sketch

LAKFRONT 3 AND 4

FFL LFL BMT (780)

FFL LFL BMT (845)

FFL LFL (260)

FFL LFL (260)

FFL LFL (45)

OFP (27)

CPT (480)

STG (192)

CPT (480)

Dimensions: 4, 9, 13, 16, 20, 12, 65, 13, 9, 5, 20, 8, 20, 8, 3, 15, 24

Mobile Home

Make	Model	Serial	Year	Color
------	-------	--------	------	-------

Image



033
Sheet

1
Lot

127
Unit#

000
Bldg#

033-1-127-000
Parcel ID

Building Location985 NORTH AVE

BURLINGTON, VT

Card: 16 of 16

Total Card

Total Parcel

APPR / 9,610,300

USE + IMP / 9,610,300

USE LAND / 9,610,300

ASSESSED / 9,610,300

LEGAL DESCRIPTION

Lot Size

Total Land 426,888.00

Land Unit Type SF

Property ID: 3428

PREVIOUS ASSESSMENTS

Tx Yr Cat Use Bld Value Yard Items Land Size Land Val Total Appr Assessed Notes Date

2025 ABST RA 9,224,200 0 426,888 386,100 9,610,300 9,610,300 2025 Abstract 04/23/2025

2024 FV RA 9,224,200 0 426,888 386,100 9,610,300 9,610,300 2024/LDS 06/14/24 11:54:51 06/14/2024

2023 FV RA 9,224,200 0 426,888 386,100 9,610,300 9,610,300 2023/LDS 07/07/23 9:47:36 07/07/2023

2022 FV RA 9,224,200 0 426,888 386,100 9,610,300 9,610,300 2022/LDS 08/25/22 10:15:25 08/25/2022

2021 FV RA 9,224,200 0 426,888 386,100 9,610,300 9,610,300 05/02/2022

2020 FV RA 3,405,000 0 574,992 2,752,500 6,157,500 6,157,500 post BOA 06/23/2020

2019 FV RA 3,405,000 0 426,888 2,752,500 6,157,500 6,157,500 9.23.2019 09/23/2019

Occ C Type

PREVIOUS OWNER

985 ASSOCIATES LTD

103 LITTLE EAGLE BAY

BURLINGTON, VT 05408-0000

NARRATIVE DESCRIPTION
This parcel contains 426888.00000 SF of land mainly classified as Apartments It has 16 building(s) first built in 1875 with a total of 400 square feet. There are 81 living unit(s) and 1 commercial unit(s), 88 Baths, 4 Half Baths, 2 Rooms, and 1 Bdrm.

Code	Desc	Amt	Comm Int Amt

Item	Code	Item	Code	%
Util 1		Dis 1 B		.00000
Util 2		Dis 2 SH		.00000
Util 3		Dis 3 SN		.00000
Census		Zone 1 RL		100
F. Haz		Zone 2		
Topo		Zone 3		
Street				
Traffic				
Exempt				

LAND SECTION (10 of 17)

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
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RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0		1	0	
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0		1	0	
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RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0		1	0	
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0		1	0	
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RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0		1	0	
RA	Apartments	1	0		SF	SITE	1		39	0	610	1								0			0		1	0	
Total AC/HA			9.80	Total SF/SM			426,888.00	Parcel LUCRA - Apartments				P. NBC DescNEW NO END				Tot	386,100	Tot		0	Tot			386,100			

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Property: 3428 | Bid: 3498 | Seq: 16 | Year: | Data As Of Date: 05/02/2025 | User: sa | DB: Assess50Burlington

Patriot
PROPERTIES INC.

User Account
13428
GIS Coord 1
305877730662.00000000
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BURLINGTONjturner

USER DEFINED

RAD:
OLD PID:
144680
State District:
CAD:
SPAN:
114-035-13428
Accessory Dwl
PriorID1c
0
PriorID2c
0
PriorID3c
03142007
Assessor Map
033-1-127-000

Exterior Information

General Information

Interior Information

Special Features / Yard Items

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Bath Features

Other Features

Depreciation

Comparable Sales

Rtng	Parcel ID	Type	Sale Date	Price
Avg Rtng			Ind Val	

Res Breakdown

Calc Ladder

Sub Areas

[illegible]

Mobile Home

Alt Areas

nage

