

PROPERTY LOCATION

337-343 NORTH WINOOSKI AVE
BURLINGTON, VT 05401

OWNERSHIP

BUS BARNS ALLOCATED HOUSING LIMITED PARTNERSHIP
88 KING STREET
BURLINGTON, VT 05401

Occ C Type

PREVIOUS OWNER

BUSBARNS HOUSING LP
88 KING ST
BURLINGTON, VT 05401-0000

NARRATIVE DESCRIPTION

This parcel contains 91292.00000 SF of land mainly classified as Com/Resident It has 3 building(s) first built in 1899 with a total of 7,297 square feet. There are 25 living unit(s) and 1 commercial unit(s), 25 Baths, 6 Half Baths, 27 Rooms, and 9 Bdrms.

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	QHU - QUALF HSE UN	9	140.56	136,620	3,074	2	53,418		40	6,677	73,451		10.3		713,117
Building Totals		9		136,620	3,074		53,418			6,677	73,451				713,117
Othr Inc	0	Rate Adj	Vac Adj	0.02	Exp Adj	0.39	Surp	0	Deduc	0	C/I Ratio		Val/SF		
Parcel Totals		1,389		462,220	14,206		119,088			15,860	313,066				3,419,305
Othr Inc	0	Rate Adj	Vac Adj	0.16	Exp Adj	0.89	Surp	0	Deduc	0	C/I Ratio		Val/SF		

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					
RA	Apartments	1	91,292		SF	SITE	1		21	5.89	540	1		Z	30					537,800			0		1	544,254						
Total AC/HA			1.51	Total SF/SM			65,730.00	Parcel LUC						CCR - Com/Resident						P. NBC Desc				RIVERSIDE AV	Tot	537,800	Tot		0	Tot		544,254

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Val	Yard Items	Land Size	Land Val	Total Val
CR	1,517,442	0	32,865.00	505,532	2,022,974
RA	96,858	0	32,865.00	32,268	129,126
Building Total	1,614,300	0	65,730.00	537,800	2,152,100
Parcel Total	1,614,300	0	65,730.00	537,800	2,152,100
Source	6 - Override	Tot Val SF/Bld	294.93	Tot Val SF/Prc	90.99

PREVIOUS ASSESSMENTS

Tx Yr	Cat	Use	Bld Value	Yard Items	Land Size	Land Val	Total Appr	Assessed	Notes	Date
2024	FV	CR	1,614,300	0	65,730	537,800	2,152,100	2,556,695	2024/LDS 06/14/24 11:54:51	06/14/2024
2023	FV	CR	1,614,300	0	65,730	537,800	2,152,100	2,556,695	2023/LDS 07/07/23 9:47:36 A	07/07/2023
2022	FV	CR	1,614,300	0	65,730	537,800	2,152,100	2,556,695	2022/LDS 08/25/22 10:15:25	08/25/2022
2021	FV	CR	2,008,000	223,500	91,292	413,700	2,645,200	2,958,090		05/02/2022
2020	FV	CR	1,397,600	245,200	91,292	554,500	2,197,300	2,465,404	post BOA	06/23/2020

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Price	TSF	Verif.	NAL	Notes
BUSBARNS HOUSING LP	1474-160		10/01/2019	0	No		13	
	866-515	ED	03/31/2004	0	No		15	EASEMENT IN TRIANGULAR PIECE OF LAND A
BUSBARNS HOUSING LP	657-263	DC	08/17/2000	0	No		9	created 6 units. some commercial and some resid

BUILDING PERMITS

Date	Number	Desc	Amount	Closed	Status	Fed. ID	Notes	Last Visit
03/06/2024	ZP-24-74	Zoning	3,000		A		Replace window	
03/06/2024	CBP-24-134	Building	3,000		A		Replace window&nbs	
08/11/2023	CBP-23-610	Building	9,000		A		Remove and replace	
08/11/2023	CEP-23-1109	Electrical	5,000	09/13/2023	CLOSED		Remove and replace	
08/09/2023	ZPF-23-70	oning Permit - Fenc	3,000	12/01/2023	CLOSED		Proposed installation	

ACTIVITIES

Date	Result	By
04/28/2022	COR	
10/22/2019	REVL	



Patriot
PROPERTIES INC.

User Account
14128
GIS Coord 1
315384725905.00000000
GIS Coord 1
Insp Date

Print Date / Time
8/20/2024 8:44 pm
Last Date / Time
12/2/20 12:09 pm

BURLINGTON\TylerSupport

USER DEFINED

RAD:
OLD PID:
028267
State District:
CAD:
SPAN:
114-035-14128
Accessory Dwl
PriorID1c
00
PriorID2c
00
PriorID3c
00
Assessor Map

Exterior Information

Type	111 - APARTMENTS		
Stry Hght	1 - One Sty		
(Liv) Units	9	Tot	9
Found	C - CONCRETE		
Frame	C - FireResistAV		
P. Wall	BR - BRICK		
Sec Wall			
Roof Str	GB - GABLE		
Roof Cvr	AS - ASPHALT SH		
Color			
View			
Shape			
Bld Name	Trolly Building 9 APTS		

Grade	A - AVERAGE		
Year Blt	1899	Eff Yr	
Alt LUC	RA		94%
Juris			
Con Mod			

Avg Ht / Fl	10.00		
P. Int Wall	DW - DRYWALL		
Sec Int Wall			
Partition			
P. Floor	CA - CARPET		
Sec Floor			
Bmt Floors			
Sub Floors			
Bmt Garage	0		
Electric	T - TYPICAL		
Insulation	G - GOOD		
Int Vs Ext			
Heat Fuel	G - GAS		
Heat	SH - SPACE HEAT		
# Heat Sys	9		
Heated %		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
PAVB	PAVING BT	D	Y	1	34100.00	C	AV	1999	2.50	T	44%	CR	1		1.44		1	56,600	67,920
Building Totals		Yard Item Appr				56,600				Special Feature Appr				56,600				67,920	
Parcel Totals		Yard Item Appr				223,500				Special Feature Appr				223,500				268,200	

Location	
Tot Units	
Floor	
% Own	
Name	

Full Bath	9	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	9	Rtng	
Add Kit.	0	Rtng	
Fireplaces	0	Rtng	
WS Flues	0	Rtng	

Phys Con	GD	24.6
Functional		
Economic		
Special		
Override		
Total		24.6%

Rtng	Parcel ID	Type	Sale Date	Price
Avg Rtng			Ind Val	

25 APTS + RETAIL + OFFICE

Floor	No. Unit	Rooms	Bdrms
1	9	3	1
Bld Total	9	3	1
Prcd Total	25	14	6

Base Rate	59.20	Depr	256,309
Size Adj	1.00000	Depr'd Total	785,597
Con Adj	1.08082	Juris Ft.	1.0000
Adj Prc	\$63.98	Spec. Features	\$0
Grade Ft.	1.00000	Lump Sum	
Other Feat	\$108,255	Final Total	\$785,600
NBH Mod	1.0000	Override Val	
NBC Infl	1.6700	Assmnt Ft.	1.0120
LUC Ft.	1.0000	Assessed Val	\$795,020
Adj Tot (RCN)	1,041,906	Total \$/SF	\$108.95
Depr %	24.6%	Undepr \$/SF	63.98000

File Date	Price	Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val
		FFL	1ST FLOOR	7,297	7,297	7,297	7,297	63.98	466,862
		CNP	CANOPY	109	109	0	0	19.07	2,078
		SLAB	SLAB FNDTN	7,297	7,297	0	0	6.40	46,701
al		Building Totals		14,703	14,703	7,297	7,297		515,641
		Parcel Totals		35,847	35,847	23,653	23,653		1,676,298

on	Year	Unit Prc	D/S	Depr %	LUC	Ft.	NBC	Ft.	Juris	Ft.	Appr Val	Assessed
IV	1999	2.50	T	44%	CR	1		1.44		1	56,600	67,920
56,600			Special Feature Appr								56,600	67,920
223,500			Special Feature Appr								223,500	268,200

Called: Trolley Barn Apts.
9 APTs all 1-bed

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

ross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val	S. Area	Alt Type	% Alt	Tenants	Qual	% U
7,297	7,297	7,297	63.98	466,862	FFL	QHU		25		100
109	0	0	19.07	2,078	FFL	THU		25		100
7,297	0	0	6.40	46,701	FFL	QHU		25		100
					FFL	THU		25		100
14,703	7,297	7,297		515,641						
35,847	23,653	23,653		1,676,298						

[illegible]

PROPERTY LOCATION
337-343 NORTH WINOOSKI AVE
BURLINGTON, VT 05401

OWNERSHIP
BUS BARNS ALLOCATED HOUSING LIMITED PARTNERSHIP
88 KING STREET
BURLINGTON, VT 05401

Occ	C	Type
-----	---	------

PREVIOUS OWNER
BUSBARNS HOUSING LP
88 KING ST
BURLINGTON, VT 05401-0000

NARRATIVE DESCRIPTION
This parcel contains 91292.00000 SF of land mainly classified as Com/Resident It has 3 building(s) first built in 1899 with a total of 4,564 square feet. There are 25 living unit(s) and 1 commercial unit(s), 25 Baths, 6 Half Baths, 15 Rooms, and 7 Bdms.

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	1,364	20.00	27,280	2,182	8	2,008		8	502	22,588		10		225,880
2	APT3 - APT 2015	4	1,686.67	70,800	2,124	3	15,109		22	2,060	51,507		8.75		588,651
Building Totals		1,368		98,080	4,306		17,117			2,562	74,095				814,531
Othr Inc	0	Rate Adj	Vac Adj	0.11	Exp Adj	0.29	Surp	0	Deduc	0	C/I Ratio		Val/SF		
Parcel Totals		1,389		462,220	14,206		119,088			15,860	313,066				3,419,305
Othr Inc	0	Rate Adj	Vac Adj	0.16	Exp Adj	0.89	Surp	0	Deduc	0	C/I Ratio		Val/SF		

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	
RA	Apartments	1	91,292		SF	SITE	1		21	5.89	540	1		Z	30					537,800			0		1	544,254		
Total AC/HA			1.51	Total SF/SM		65,730.00		Parcel LUCCR - Com/Resident						P. NBC DescRIVERSIDE AV						Tot	537,800	Tot		0	Tot		544,254	

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/Pro	

PREVIOUS ASSESSMENTS

Tx Yr	Cat	Use	Bld Value	Yard Items	Land Size	Land Val	Total Appr	Assessed	Notes	Date
2024	FV	CR	1,614,300	0	65,730	537,800	2,152,100	2,556,695	2024/LDS 06/14/24 11:54:51	06/14/2024
2023	FV	CR	1,614,300	0	65,730	537,800	2,152,100	2,556,695	2023/LDS 07/07/23 9:47:36 A	07/07/2023
2022	FV	CR	1,614,300	0	65,730	537,800	2,152,100	2,556,695	2022/LDS 08/25/22 10:15:25	08/25/2022
2021	FV	CR	2,008,000	223,500	91,292	413,700	2,645,200	2,958,090		05/02/2022
2020	FV	CR	1,397,600	245,200	91,292	554,500	2,197,300	2,465,404	post BOA	06/23/2020

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Price	TSF	Verif.	NAL	Notes
BUSBARNS HOUSING LP	1474-160		10/01/2019	0	No		13	
	866-515	ED	03/31/2004	0	No		15	EASEMENT IN TRIANGULAR PIECE OF LAND A
BUSBARNS HOUSING LP	657-263	DC	08/17/2000	0	No		9	created 6 units. some commercial and some resid

BUILDING PERMITS

Date	Number	Desc	Amount	Closed	Status	Fed. ID	Notes	Last Visit

ACTIVITIES

Date	Result	By
04/28/2022	COR	
10/22/2019	REVL	

APPAISED / 2,152,100
USE + IMP / 2,152,100
USE LAND / 0
ASSESSED / 2,556,694

LEGAL DESCRIPTION

Lot Size	
Total Land	91,292.00
Land Unit Type	SF



Patriot
PROPERTIES INC.

User Account	14128
GIS Coord 1	315384725905.00000000
GIS Coord 1	
Insp Date	
Print Date / Time	8/20/2024 8:44 pm
Last Date / Time	12/2/20 12:09 pm
BURLINGTON\TylerSupport	
USER DEFINED	
RAD:	
OLD PID:	
028267	
State District:	
CAD:	
SPAN:	
114-035-14128	
Accessory Dwl	
PriorID1c	
00	
PriorID2c	
00	
PriorID3c	
00	
Assessor Map	

Exterior Information

Type	201 - RETL W APTS		
Stry Hght	1 - One Sty		
(Liv) Units	4	Tot	5
Found	C - CONCRETE		
Frame	C - FireResistAV		
P. Wall	BR - BRICK		
Sec Wall			
Roof Str	FL - FLAT		
Roof Cvr	RM - RUBBER MEMB		
Color			
View			
Shape			
Bld Name	Bus Barn Bldg.		

Grade	A+ - AVERAGE PLUS		
Year Blt	1900	Eff Yr	1900
Alt LUC	RA		94%
Juris			
Con Mod			

Avg Ht / FI	18.00		
P. Int Wall	DW - DRYWALL		
Sec Int Wall	M - MINIMUM	40%	
Partition	T - TYPICAL		
P. Floor	L - LINOLIUM		
Sec Floor	C - CONCRETE B		
Bmt Floors			
Sub Floors			
Bmt Garage	0		
Electric	T - TYPICAL		
Insulation	T - TYPICAL		
Int Vs Ext			
Heat Fuel	G - GAS		
Heat	HA - HOT AIR		
# Heat Sys	0		
Heated %	100	AC %	64
Sol HW %		Ctrl Vac %	
Com Wall %		Sprink %	64

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	D	Y	1	4328.00	B	GD	1900	32.00	T	56%	CR	1		1.44		1	92,300	110,760
MEZF	MEZZ FINISHD	D	Y	1	4606.00	C	GD	1900	32.00	T	56%	CR	1		1.44		1	72,600	87,120
COOL	REEFER COOLE	D	Y	1	63.00	C	AV	2003	21.00	T	25.2%	CR	1		1.44		1	2,000	2,400
Building Totals		Yard Item Appr								166,900		Special Feature Appr						166,900	200,280
Parcel Totals		Yard Item Appr								223,500		Special Feature Appr						223,500	268,200

Location	
Tot Units	
Floor	
% Own	
Name	

Full Bath	4	Rtng	
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	5	Rtng	
Add Kit.	0	Rtng	
Fireplaces	0	Rtng	
WS Flues	0	Rtng	

Phys Con	GD	24.9
Functional		
Economic		
Special		
Override		
Total		24.9%

Rtng	Parcel ID	Type	Sale Date	Price
Avg Rtng		Ind Val		

FORMER BUS BARN. NOW MULTI-COMMERICAL BUILDING

Floor	No. Unit	Rooms	Bdrms
1	1	3	1
1	3	4	2
Bld Total	4	7	3
Prcd Total	25	14	6

Base Rate	63.60	Depr	210,320
Size Adj	1.00000	Depr'd Total	634,340
Con Adj	1.17980	Juris Ft.	1.0000
Adj Prc	\$75.04	Spec. Features	\$0
Grade Ft.	1.07000	Lump Sum	
Other Feat	\$66,037	Final Total	\$634,300
NBH Mod	1.0000	Override Val	
NBC Infl	1.6700	Assmnt Ft.	1.0120
LUC Ft.	1.0000	Assessed Val	\$641,920
Adj Tot (RCN)	844,660	Total \$/SF	\$140.65
Depr %	24.9%	Undepr \$/SF	80.29280

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val
FFL	1ST FLOOR	4,564	4,564	4,564	4,564	78.79	352,713
SLAB	SLAB FNDTN	1,364	1,364	0	0	7.50	10,230
BMT	BASEMENT	3,200	3,200	0	0	15.01	48,032
Building Totals		9,128	9,128	4,564	4,564		410,975
Parcel Totals		35,847	35,847	23,653	23,653		1,676,298

back building is a f

31 FFL SLAB (1364) 31

12 20

32

Bus Barn Condo#3. 4 APTS = 3 1-bed & 1 1-bed

part of larger building called the BUS BARN

FFL BMT (3200)

100

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

[illegible]

PROPERTY LOCATION

337-343 NORTH WINOOSKI AVE
BURLINGTON, VT 05401

OWNERSHIP

BUS BARNS ALLOCATED HOUSING LIMITED PARTNERSHIP
88 KING STREET
BURLINGTON, VT 05401

Occ	C	Type
-----	---	------

PREVIOUS OWNER

BUSBARNS HOUSING LP
88 KING ST
BURLINGTON, VT 05401-0000

NARRATIVE DESCRIPTION

This parcel contains 91292.00000 SF of land mainly classified as Com/Resident It has 3 building(s) first built in 1899 with a total of 11,792 square feet. There are 25 living unit(s) and 1 commercial unit(s), 25 Baths, 6 Half Baths, 48 Rooms, and 24 Bdrms.

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
3	APT3 - APT 2015	12	131.67	227,520	6,826	3	48,553		22	6,621	165,520		8.75		1,891,657
Building Totals		12		227,520	6,826		48,553			6,621	165,520				1,891,657
Othr Inc	0	Rate Adj	Vac Adj	0.03	Exp Adj	0.21	Surp	0	Deduc	0	C/I Ratio		Val/SF		
Parcel Totals		1,389		462,220	14,206		119,088			15,860	313,066				3,419,305
Othr Inc	0	Rate Adj	Vac Adj	0.16	Exp Adj	0.89	Surp	0	Deduc	0	C/I Ratio		Val/SF		

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					
RA	Apartments	1	91,292		SF	SITE	1		21	5.89	540	1		Z	30					537,800			0		1	544,254						
Total AC/HA			1.51	Total SF/SM			65,730.00	Parcel LUC						CCR - Com/Resident						P. NBC Desc				RIVERSIDE AV	Tot	537,800	Tot		0	Tot		544,254

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/Pro	

PREVIOUS ASSESSMENTS

Tx Yr	Cat	Use	Bld Value	Yard Items	Land Size	Land Val	Total Appr	Assessed	Notes	Date
2024	FV	CR	1,614,300	0	65,730	537,800	2,152,100	2,556,695	2024/LDS 06/14/24 11:54:51	06/14/2024
2023	FV	CR	1,614,300	0	65,730	537,800	2,152,100	2,556,695	2023/LDS 07/07/23 9:47:36 A	07/07/2023
2022	FV	CR	1,614,300	0	65,730	537,800	2,152,100	2,556,695	2022/LDS 08/25/22 10:15:25	08/25/2022
2021	FV	CR	2,008,000	223,500	91,292	413,700	2,645,200	2,958,090		05/02/2022
2020	FV	CR	1,397,600	245,200	91,292	554,500	2,197,300	2,465,404	post BOA	06/23/2020

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Price	TSF	Verif.	NAL	Notes
BUSBARNS HOUSING LP	1474-160		10/01/2019	0	No		13	
	866-515	ED	03/31/2004	0	No		15	EASEMENT IN TRIANGULAR PIECE OF LAND A
BUSBARNS HOUSING LP	657-263	DC	08/17/2000	0	No		9	created 6 units. some commercial and some resid

BUILDING PERMITS

Date	Number	Desc	Amount	Closed	Status	Fed. ID	Notes	Last Visit
11/04/2020	2020 293956 0000	Electrical	2,500		A		Pizzaria; Respective	
08/03/2020	2020 290878 0000	Building	15,500		A		Repointing mortar joi	
07/24/2020	2020 290608 0000	Electrical	1,500		A			

ACTIVITIES

Date	Result	By
04/28/2022	COR	
10/22/2019	REVL	

LEGAL DESCRIPTION

Lot Size	
Total Land	91,292.00
Land Unit Type	SF



Patriot
PROPERTIES INC.

User Account	14128
GIS Coord 1	315384725905.00000000
GIS Coord 1	
Insp Date	

Print Date / Time	8/20/2024 8:44 pm
Last Date / Time	12/2/20 12:09 pm
BURLINGTON\TylerSupport	

USER DEFINED

RAD:
OLD PID:
028267
State District:
CAD:
SPAN:
114-035-14128
Accessory Dwl
PriorID1c
00
PriorID2c
00
PriorID3c
00
Assessor Map

Exterior Information

Type	111 - APARTMENTS		
Story Hght	3 - Three Story		
(Liv) Units	12	Tot	12
Found	S - SLAB		
Frame	W - Wood		
P. Wall	V - VINYL CLAPBR		
Sec Wall			
Roof Str	GB - GABLE		
Roof Cvr	AS - ASPHALT SH		
Color			
View			
Shape			
Bld Name	Annex Bldg. 12 APTs		

Grade	A+ - AVERAGE PLUS		
Year Blt	2003	Eff Yr	
Alt LUC			
Juris			
Con Mod			

Avg Ht / Fl	10.00		
P. Int Wall	DW - DRYWALL		
Sec Int Wall			
Partition	T - TYPICAL		
P. Floor	CA - CARPET		
Sec Floor			
Bmt Floors			
Sub Floors			
Bmt Garage	0		
Electric	T - TYPICAL		
Insulation	G - GOOD		
Int Vs Ext			
Heat Fuel	G - GAS		
Heat	HA - HOT AIR		
# 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	
Building Totals		Yard Item Appr								Special Feature Appr										
Parcel Totals		Yard Item Appr								223,500	Special Feature Appr								223,500	268,200

Location	
Tot Units	
Floor	
% Own	
Name	

Full Bath	12	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	12	Rtng	
Add Kit.	0	Rtng	
Fireplaces	0	Rtng	
WS Flues	0	Rtng	

Phys Con	AV	10.8
Functional		
Economic		
Special		
Override		
Total		10.8%

Rtng	Parcel ID	Type	Sale Date	Price
Avg Rtng			Ind Val	

MIX COMM & APTS 25 UNITS

Floor	No. Unit	Rooms	Bdrms
U	12	4	2
Bld Total	12	4	2
Prc'l Total	25	14	6

Base Rate	59.20	Depr	175,188
Size Adj	1.00000	Depr'd Total	1,446,921
Con Adj	1.06153	Juris Ft.	1.0000
Adj Prc	\$62.84	Spec. Features	\$0
Grade Ft.	1.07000	Lump Sum	
Other Feat	\$169,163	Final Total	\$1,446,900
NBH Mod	1.0000	Override Val	
NBC Infl	1.6700	Assmnt Ft.	1.2000
LUC Ft.	1.0000	Assessed Val	\$1,736,280
Adj Tot (RCN)	1,622,109	Total \$/SF	\$147.24
Depr %	10.8%	Undepr \$/SF	67.23880

[illegible][illegible]

Annex building 12 APTS all 2-bed

36

22

2 12 2 2 22

5 5 5 5

8 OFP (48)

TFL SFL FFL (3904)

OFP (48)

8

36

TFL SFL

OFP (48)

TFL SFL

TFL SFL

OFP (48)

TFL SFL

1 10 11 2 12 2 11 1 10 2 1 10 11 2 12 2 11 1 10 11

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

ross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val	S. Area	Alt Type	% Alt	Tenants	Qual	% U
3,944	3,944	3,944	62.81	247,839						
3,944	3,944	3,944	62.81	247,839						
3,904	3,904	3,904	62.84	245,327						
224	0	0	38.74	8,677						
12,016	11,792	11,792		749,683						
35,847	23,653	23,653		1,676,298						

3,944	3,944	3,944	62.81	247,839						
3,944	3,944	3,944	62.81	247,839						
3,904	3,904	3,904	62.84	245,327						
224	0	0	38.74	8,677						
12,016	11,792	11,792		749,683						
35,847	23,653	23,653		1,676,298						

	S. Area	Alt Type	% Alt	Tenants	Qual	% U
al						
9						
9						
7						
7						
3						
8						

	Entity	Asset type	Entity	Asset type	Entity	Asset type
9						
9						
7						
7						
3						
8						

