

PROPERTY LOCATION

72-78 LAFOUNTAIN ST
BURLINGTON, VT 05401

OWNERSHIP

LAFOUNTAIN AF, LLC
278 NORTH ST
WINOOSKI, VT 05404

PREVIOUS OWNER

72-78 LAFOUNTAIN LLC
C/O REDSTONE
PO BOX 790
Burlington, VT 05402-0000
USA

NARRATIVE DESCRIPTION

This parcel contains 12741.00000 SF of land mainly classified as Apartments It has 1 building(s) first built in 1899 with a total of 3,974 square feet. There are 6 living unit(s), 6 Baths, 12 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Desc.	Amt	Comm Int Amt

PROPERTY FACTORS

Item	Code	Item	Code	%
Util 1		Dis 1	B	.00000
Util 2		Dis 2	SN	.00000
Util 3		Dis 3		
Census		Zone 1		
F. Haz		Zone 2		
Tono		Zone 3		
Street				
Traffic				
Exempt				

LAND SECTION

LUC RA	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	%	Anor	Alt LUC	%	Spec L.V.	Juris	L. Ft.	Assessed	Notes
	Apartments	1	12,741		SF	SITE	1		40	22.6	530	1		R	-20					288,000			0		1	288,000	
Total AC/HA			0.29	Total SF/SM			12,741.00	Parcel LUC		RA - Apartments			P. NBC Desc			OLD NO END		Tot		288,000	Tot		0	Tot		288,000	

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
RA	427,700	0	12,741.00	288,000	715,700
Building Total	427,700	0	12,741.00	288,000	715,700
Parcel Total	427,700	0	12,741.00	288,000	715,700
Source	6 - Override	Tot Val SF/Bld	180.10	Tot Val SF/Prcl	180.10

PREVIOUS ASSESSMENTS

[illegible]

SALES INFORMATION

[illegible]

BUILDING PERMITS

Date	Number	Desc	Amount	Closed	Status	Fed. ID	Notes	Last Visit
04/03/2022	WIN-22-38	ding Permit - Wind	2,500	01/09/2023	CLOSED		Window replacement	
04/02/2022	ZPW-22-44	ding Permit - Wind	2,500	04/26/2023	CLOSED		Windows replacement	
03/16/2022	CEP-22-365	Electrical	1,200	04/20/2023	CLOSED		Repair/replace smoke	
05/13/2020	2020 283435 0000	Electrical	3,000		A		Respective to State c	
12/04/2014	2014 196563 0000	Mechanical	1,200	02/25/2015	CLRC		Install new Empire D	
08/20/2013	14-0183CA	Zoning I	5,000		A		Reconstruct rear par	
12/18/2012	2012 162939 0000	Electrical	2,500	01/07/2013	CLRC		Install new wiring to a	
03/19/2012	2012 150609 0000	Electrical	12,500	01/07/2013	CLRC		New 400 Amp Servic	
03/12/2012	2012 150449 0000	Mechanical	2,000	01/07/2013	CLRC		Install at unit 72:new	
03/16/2011	2011 133889 0000	Mechanical	1,200	01/07/2013	CLRC		Install @74 1/2 Lafou	
03/16/2011	2011 133888 0000	Mechanical	1,200	01/07/2013	CLRC		Install @76 Lafountai	

ACTIVITIES

[illegible]

LEGAL DESCRIPTION

[illegible]

User Account
14676
GIS Coord 1
313289724999.00000000
GIS Coord 1
Insp Date
01/10/2022
Print Date / Time
7/24/2024 3:34 am
Last Date / Time
6/14/23 3:52 pm
BURLINGTON\jturner

USER DEFINED

RAD:
210
OLD PID:
023923
State District:
3-03
CAD:
530
SPAN:
114-035-14676
Accessory Dwl
PriorID1c
00
PriorID2c
00
PriorID3c
00
Assessor Map

Exterior Information

Type	111 - APARTMENTS		
Stry Hght	2 - Two Sty		
(Liv) Units	6	Tot	6
Found	BS - BRICK/STONE		
Frame	W - Wood		
P. Wall	CL - CLAPBRD.WOOD		
Sec Wall			0
Roof Str	GB - GABLE		
Roof Cvr	SL - SLATE		
Color			
View			
Shape			
Bld Name			

Grade	F+ - FAIR PLUS
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Year Blt	1899	Eff Yr	
Alt LUC			
Juris			
Con Mod			

Avg Ht / FI	
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P. Int Wall	PL - PLASTER	
Sec Int Wall	DW - DRYWALL	25%
Partition		
P. Floor	CA - CARPET	
Sec Floor		
Bmt Floors	E - EARTH	
Sub Floors		
Bmt Garage	0	
Electric	T - TYPICAL	
Insulation	T - TYPICAL	
Int Vs Ext		
Heat Fuel	G - GAS	
Heat	SH - SPACE HEAT	
# Heat Sys	6	
Heated %	100	AC %
Sol HW %		Ctrl Vac %
Corn Wall %		Sprink %

Code	Desc	A	Y/S	Qty
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[illegible]

Location	
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Tot Units	
Floor	
% Own	
Name	

Full Bath	6	F
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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	6	Rtr
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Add Kit.	0	Rtnng	
Fireplaces	0	Rtnng	
WS Flues	0	Rtnng	

Phys Con	AV
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Functional		
Economic		
Special		
Override		
Total		30%

Rtnq	Parcel ID	Type
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Rating	Portfolio	Type	Gain/Loss	Price
Avg Rtn		Ind Val		

6U

Floor	No. Unit
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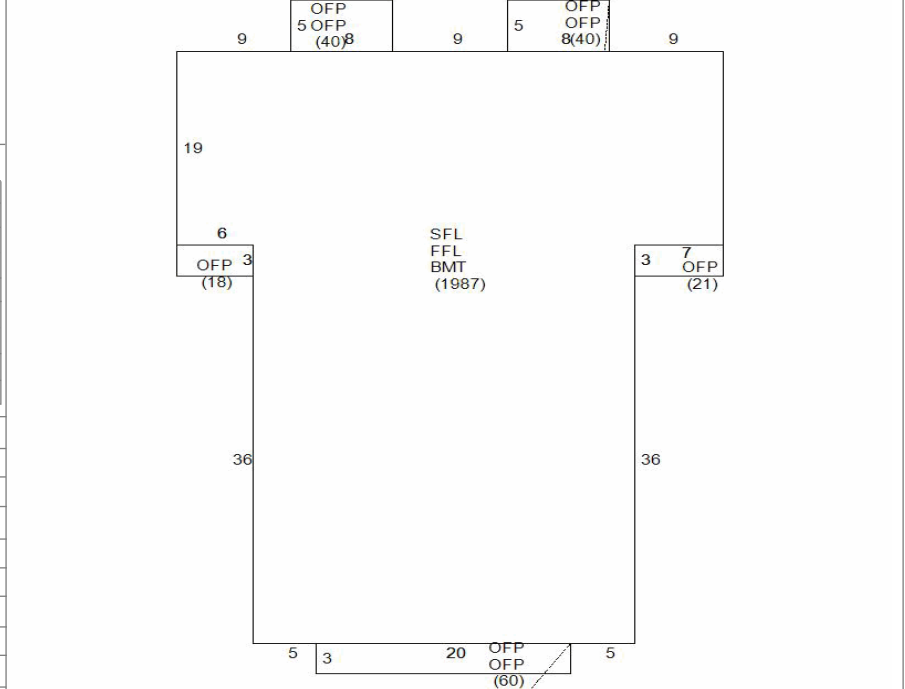
U	2	1	0
U	3	2	1
U	1	4	2
Bld Total	6	12	5
Prcl Total	6	12	5

Base Rate

Size Adj	1.00000	Depr'd Total	299,001
Con Adj	0.94627	Juris Ft.	1.0000
Adj Prc	\$56.02	Spec. Features	\$0
Grade Ft.	0.87000	Lump Sum	
Other Feat	\$34,365	Final Total	\$299,000
NBH Mod	1.0000	Override Val	
NBC Infl	1.6700	Assmnt Ft.	1.0000
LUC Ft.	1.0000	Assessed Val	\$299,000
Adj Tot (RCN)	427,144	Total \$/SF	\$75.24
Depr %	30%	Undepr \$/SF	48.73740

Code	Desc
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FFL	1ST FLOOR	1,987	1,987	1,987	1,987	56.02	111,31
SFL	2ND FLOOR	1,987	1,987	1,987	1,987	56.02	111,31
BMT	BASEMENT	1,987	1,987	0	0	11.20	22,25
OPF	OPEN PORCH	319	319	0	0	30.15	9,61
Building Totals		6,280	6,280	3,974	3,974		254,49
Parcel Totals		6,280	6,280	3,974	3,974		254,49

[illegible]

Make	
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S. Area	Alt
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[illegible]

Property: 4676 | Bld: 4832 | Seq: 1 | Year: | Data As Of Date: 07/01/2024 | User: sa | DB: Assess50Burlington