| 044 | 1 | 309 | 001 | 044-1-309-001 |
|---|---|---|---|---|
| Sheet | Lot | Unit# | Bldg# | Parcel ID |

**Building Location** 83 NORTH CHAMPLAIN ST, Unit 83A

# BURLINGTON, VT

Card: 1 of 1

| | Total Card | | Total Parcel |
|---|---|---|---|
| APPR | 224,000 | / | 224,000 |
| USE + IMP | 224,000 | / | 224,000 |
| USE LAND | 224,000 | / | 224,000 |
| ASSESSED | 224,000 | / | 224,000 |

## PROPERTY LOCATION

83 NORTH CHAMPLAIN ST, Unit 83A
BURLINGTON, VT 05401

## OWNERSHIP

ROSSITER TIM K
ANTON ALICE
TIMOTHY K. ROSSITER REVOCABLE LIVING TRUST
83 NORTH CHAMPLAIN ST UNIT A
BURLINGTON, VT 05401-0000

| Occ | T | Type | |
|---|---|---|---|

## PREVIOUS OWNER

ROSSITER,TIM K
-0000

## NARRATIVE DESCRIPTION

This parcel contains 0.00000 SF of land mainly classified as Res Condo It has 1 building(s) first built in 1899 with a total of 1,080 square feet. There are 1 living unit(s), 1 Bath, 5 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

| Code | Desc | Amt | Comm Int Amt |
|---|---|---|---|
| | | | |
| | | | |
| | | | |

## PROPERTY FACTORS

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

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Val | Yard Items | Land Size | Land Val | Total Val |
|---|---|---|---|---|---|
| RC | 224,000 | 0 | 0.00 | 0 | 224,000 |
| Building Total | 224,000 | 0 | 0.00 | 0 | 224,000 |
| Parcel Total | 224,000 | 0 | 0.00 | 0 | 224,000 |
| Source | 0 - Mkt Adj Cost | Tot Val SF/Bld | 207.41 | Tot Val SF/Prcl | 207.41 |

## LEGAL DESCRIPTION

| Lot Size | |
|---|---|
| Total Land | 0.00 |
| Land Unit Type | SF |

**Property ID: 4759**

## PREVIOUS ASSESSMENTS

| Tx Yr | Cat | Use | Bld Value | Yard Items | Land Size | Land Val | Total Appr | Assessed | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2024 | FV | RC | 224,000 | 0 | 0 | 0 | 224,000 | 224,000 | 2024/LDS 06/14/24 11:54:51 / | 06/14/2024 |
| 2023 | FV | RC | 224,000 | 0 | 0 | 0 | 224,000 | 224,000 | 2023/LDS 07/07/23 9:47:36 A | 07/07/2023 |
| 2022 | FV | RC | 224,000 | 0 | 0 | 0 | 224,000 | 224,000 | 2022/LDS 08/25/22 10:15:25 / | 08/25/2022 |
| 2021 | FV | RC | 224,000 | 0 | 0 | 0 | 224,000 | 224,000 | DS Patriot Support | 01/11/2022 |
| 2020 | FV | RC | 141,400 | 0 | 0 | 0 | 141,400 | 141,400 | post BOA | 06/23/2020 |
| 2019 | FV | RC | 141,400 | 0 | 0 | 0 | 141,400 | 141,400 | 9.23.2019 | 09/23/2019 |

| User Account |
|---|
| 14759 |
| GIS Coord 1 |
| 312455723539.00000000 |
| GIS Coord 1 |
| |
| Insp Date |
| |
| Print Date / Time |
| 7/24/2024 3:43 am |
| Last Date / Time |
| 6/15/23 8:28 am |
| BURLINGTON\jturner |

## SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Price | TSF | Verif. | NAL | Notes |
|---|---|---|---|---|---|---|---|---|
| ROSSITER,TIM K | 1325-661 | QC | 12/20/2016 | 0 | No | | 11 | |
| JONES BRIAN P | 1124-545 | WD | 12/17/2010 | 151,000 | No | BQ | 2 | Realtor Sale. Advertised on-line. |
| PENDOLINO LISA C | 849-240 | WD | 11/26/2003 | 131,500 | No | BQ | 3 | buyer states was not marketed, found property thru |
| PENDOLINO LISA C | 587-188 | WD | 04/02/1998 | 65,000 | No | | | From MS ACCESS DB table SalesData |

## USER DEFINED

| |
|---|
| RAD: |
| 760 |
| OLD PID: |
| 137403 |
| State District: |
| 3-03 |
| CAD: |
| 530 |
| SPAN: |
| 114-035-14759 |
| Accessory Dwl |
| |
| PriorID1c |
| 0 |
| PriorID2c |
| 0 |
| PriorID3c |
| 03202005 |
| Assessor Map |
| |

## BUILDING PERMITS

| Date | Number | Desc | Amount | Closed | Status | Fed. ID | Notes | Last Visit |
|---|---|---|---|---|---|---|---|---|
| 12/11/2014 | 2014 196762 0000 | Building | 4,000 | | A | | Replace 3 windows w | |
| 11/24/2014 | 15-0636CA | Zoning I | 0 | | A | | Installation of three re | |
| 11/30/2012 | 2012 162231 0000 | Building | 2,500 | | A | | Replace 6 windows w | |
| 10/29/2012 | 13-0497CA | Zoning I | 2,500 | | A | | Replace all windows | |
| 06/08/2010 | 2010 121522 0000 | Electrical | 700 | | A | | Install new wiring for | |
| 03/23/2007 | 1 | REVIEW ALERT | | | A | | create a parent arcel | |

## ACTIVITIES

| Date | Result | By |
|---|---|---|
| | | |

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| RC | Res Condo | 1 | 0 | | SF | SITE | 1 | | 12.5 | 0 | DWT-L | 1 | | | | | | | | 0 | | | 0 | | 1 | 0 | |
| Total AC/HA | | | 0.00 | Total SF/SM | | | 0.00 | Parcel LUC | RC - Res Condo | | | | P. NBC Desc | DWT BASE COM | | | | | Tot | 0 | | Tot | 0 | | Tot | 0 | |

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

**Parcel ID 044-1-309-001**

## Exterior Information

| | | | |
|---|---|---|---|
| Type | OTC - OTHER CONDO | | |
| Stry Hght | 2 - Two Sty | | |
| (Liv) Units | 1 | Tot | 1 |
| Found | BS - BRICK/STONE | | |
| Frame | W - Wood | | |
| P. Wall | BR - BRICK | | |
| Sec Wall | | | 0 |
| Roof Str | GB - GABLE | | |
| Roof Cvr | AS - ASPHALT SH | | |
| Color | | | |
| View | | | |
| Shape | | | |
| Bld Name | | | |

## General Information

| | | | |
|---|---|---|---|
| Grade | A - AVERAGE | | |
| Year Blt | 1899 | Eff Yr | |
| Alt LUC | | | |
| Juris | | | |
| Con Mod | | | |

## Interior Information

| | | | |
|---|---|---|---|
| Avg Ht / Fl | | | |
| P. Int Wall | DW - DRYWALL | | |
| Sec Int Wall | | | |
| Partition | | | |
| 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 | G - GAS | | |
| Heat | HW - HOT WATER | | |
| # Heat Sys | 0 | | |
| Heated % | | AC % | |
| Sol HW % | | Ctrl Vac % | |
| Com Wall % | | Sprink % | |

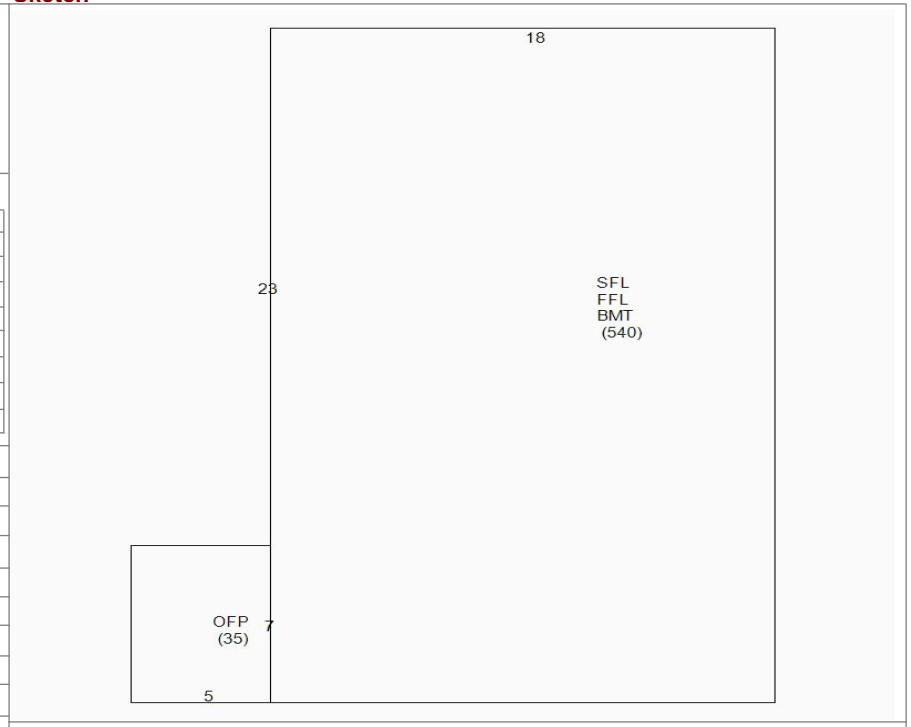
## Condo Information

| | |
|---|---|
| Location | E - END UNIT |
| Tot Units | |
| Floor | |
| % Own | |
| Name | 760 - PARK PLACE |

## Comments

CONDO UNIT # 83-A PARK PLACE

## Sketch




## Bath Features

| | | | |
|---|---|---|---|
| Full Bath | 1 | 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 | |

## Res Breakdown

| Floor | No. Unit | Rooms | Bdrms |
|---|---|---|---|
| U | 1 | 5 | 2 |
| | | | |
| | | | |
| | | | |
| Bld Total | 1 | 5 | 2 |
| Prcl Total | 1 | 5 | 2 |

## Remodeling

| | |
|---|---|
| Exterior | |
| Interior | |
| Add. | |
| Kitchen | |
| Bath | |
| Plumb | |
| Electric | |
| Heating | |
| General | |

## Other Features

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

## Depreciation

| | | |
|---|---|---|
| Phys Con | AV | 30 |
| Functional | | |
| Economic | | |
| Special | | |
| Override | | |
| | Total | 30% |

## Calc Ladder

| | | | |
|---|---|---|---|
| Base Rate | 91.00 | Depr | 95,990 |
| Size Adj | 1.52593 | Depr'd Total | 223,977 |
| Con Adj | 1.27259 | Juris Ft. | 1.0000 |
| Adj Prc | $176.71 | Spec. Features | $0 |
| Grade Ft. | 1.00000 | Lump Sum | |
| Other Feat | $7,000 | Final Total | $224,000 |
| NBH Mod | 1.0000 | Override Val | |
| NBC Infl | 1.5300 | Assmnt Ft. | 1.0000 |
| LUC Ft. | 1.0000 | Assessed Val | $224,000 |
| Adj Tot (RCN) | 319,967 | Total $/SF | $207.41 |
| Depr % | 30% | Undepr $/SF | 176.71000 |

## Mobile Home

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

## Comparable Sales ( 7 of 15 )

| Rtng | Parcel ID | Type | Sale Date | Price |
|---|---|---|---|---|
| 76 | 024-1-078-056 | Default Mode | 08/26/2019 | 199,900 |
| 76 | 024-1-078-060 | Default Mode | 09/23/2020 | 215,000 |
| 76 | 024-1-078-050 | Default Mode | 06/01/2018 | 189,900 |
| 76 | 044-1-309-020 | Default Mode | 05/15/2019 | 215,000 |
| 75 | 054-3-011-003 | Default Mode | 05/31/2019 | 192,500 |
| 75 | 054-3-011-016 | Default Mode | 06/07/2019 | 202,000 |
| | | | | |
| Avg Rtng | 74.00 | Ind Val | | 3,952,032 |

## Sub Areas

| Code | Desc | Net Area | Gross A. | F. Area | Sz Adj A. | Rate AV | Undepr Val |
|---|---|---|---|---|---|---|---|
| FFL | 1ST FLOOR | 540 | 540 | 540 | 540 | 176.71 | 95,423 |
| SFL | 2ND FLOOR | 540 | 540 | 540 | 540 | 159.04 | 85,882 |
| BMT | BASEMENT | 540 | 540 | 0 | 0 | 35.34 | 19,084 |
| OFP | OPEN PORCH | 35 | 35 | 0 | 0 | 49.71 | 1,740 |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | Building Totals | 1,655 | 1,655 | 1,080 | 1,080 | | 202,128 |
| | Parcel Totals | 1,655 | 1,655 | 1,080 | 1,080 | | 202,128 |

## Alt Areas

| S. Area | Alt Type | % Alt | Tenants | Qual | % U |
|---|---|---|---|---|---|
| | | | | | |

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | |
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| | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | |
| Building Totals | | | | | Yard Item Appr | | | | | Special Feature Appr | | | | | | | | | |
| Parcel Totals | | | | | Yard Item Appr | | | | | Special Feature Appr | | | | | | | | | |

## Image

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