

PROPERTY LOCATION

64-68 PEARL ST
BURLINGTON, VT 05401

OWNERSHIP

68 PEARL STREET LLC
88 EAST AVE
Burlington, VT 05401-0000

Occ C Type DID DISTRICT

PREVIOUS OWNER

BOVE RICHARD J
BOVE JOSEPHINE M
218 OVERLAKE DRIVE
COLCHESTER, VT 05446-0000

NARRATIVE DESCRIPTION

This parcel contains 4416.00000 SF of land mainly classified as Com/Resident It has 1 building(s) first built in 1941 with a total of 3,342 square feet. There are 1 living unit(s), 1 Bath, 2 Half Baths, 6 Rooms, and 3 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	OFC - OFFICE	767	12.75	9,779	978	10	1,320		15	176	7,305		8.925		81,849
1	APT - APT 2014	1	2,340.00	28,080	842	3	5,992		22	817	20,429		7.4375		274,676
1	RST - RESTAURANT	6,136	80.00	122,720	12,272	10	16,567		15	2,209	91,672		8.925		1,027,137
Building Totals		6,904		160,579	14,092		23,879			3,202	119,406				1,383,662
Othr Inc	0	Rate Adj	Vac Adj	0.23	Exp Adj	0.48	Surp	0	Deduc	0	C/I Ratio		Val/SF		
Parcel Totals		6,904		160,579	14,092		23,879			3,202	119,406				1,383,662
Othr Inc	0	Rate Adj	Vac Adj	0.23	Exp Adj	0.48	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	4,416		SF	SITE	1		100	47.17	510	1		M	-50					208,300			0		1	234,129	
Total AC/HA		0.10		Total SF/SM		4,416.00		Parcel LUC				P. NBC Desc				Tot		208,300		Tot		0		Tot		234,129	

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

Property: 4883 | Bld: 5049 | Seq: 1 | Year: 2025 | Data As Of Date: 07/01/2024 | User: sa | DB: Assess50Burlington

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Val	Yard Items	Land Size	Land Val	Total Val
CR	94,900	0	2,737.92	129,146	224,046
RA	58,100	0	1,678.08	79,154	137,254
Building Total	153,000	0	4,416.00	208,300	361,300
Parcel Total	153,000	0	4,416.00	208,300	361,300
Source	0 - Mkt Adj Cost	Tot Val SF/Bld	108.11	Tot Val SF/Prc	108.11

PREVIOUS ASSESSMENTS

Tx Yr	Cat	Use	Bld Value	Yard Items	Land Size	Land Val	Total Appr	Assessed	Notes	Date
2024	FV	CR	153,000	0	4,416	208,300	361,300	406,109	2024/LDS 06/14/24 11:54:51	06/14/2024
2023	FV	CR	153,000	0	4,416	208,300	361,300	406,109	2023/LDS 07/07/23 9:47:36	07/07/2023
2022	FV	CR	153,000	0	4,416	208,300	361,300	406,109	2022/LDS 08/25/22 10:15:25	08/25/2022
2021	FV	CR	153,000	0	4,416	208,300	361,300	406,109	DS Patriot Support	01/11/2022
2020	FV	CR	143,600	0	2,738	156,400	300,000	340,980	post BOA	06/23/2020

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Price	TSF	Verif.	NAL	Notes
BOVE RICHARD J	912-458	WD	04/14/2005	0	No		9	
BOVE RICHARD J & JOSEPHINE M	0714-0546	ED	01/04/2002	0	No		1	From CSDC sale_saleout data

BUILDING PERMITS

Date	Number	Desc	Amount	Closed	Status	Fed. ID	Notes	Last Visit
06/07/2016	2016 228761 0000	Electrical	600		A		Removal of neon sign	
11/21/2013	2013 177898 0000	Mechanical	1,750		A		Install new Hawt D	
08/06/2012	2012 157124 0000	Electrical	3,500		A		Boves Restaurant: U	
07/03/2012	2012 155623 0000	Mechanical	4,200		A		Install new Olsen 10	
09/29/2011	2011 142180 0000	Building	5,000		A		Add vestibule with w	

ACTIVITIES

Date	Result	By
10/25/2019	REVL	

LEGAL DESCRIPTION

Lot Size	
Total Land	4,416.00
Land Unit Type	SF



Patriot
PROPERTIES INC.

User Account
14883
GIS Coord 1
312963722733.00000000
GIS Coord 1
Insp Date

Print Date / Time
8/20/2024 8:53 pm
Last Date / Time
12/2/20 12:09 pm

BURLINGTON\TylerSupport

USER DEFINED

RAD:
270
OLD PID:
025875
State District:
3-03
CAD:
510
SPAN:
114-035-14883
Accessory Dwl
PriorID1c
00
PriorID2c
00
PriorID3c
00
Assessor Map

Exterior Information

Grade	F - FAIR		
Year Blt	1941	Eff Yr	
Alt LUC	RA		38%
Juris			
Con Mod			

Avg Ht / Ft	10.00		
P. Int Wall	PL - PLASTER		
Sec Int Wall			
Partition			
P. Floor	TL - TILE		
Sec Floor	HW - HARDWOOD		
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	0		
Heated %	100	AC %	30
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
ATM	TELLER-AUTO	D	S	1	1.00	C	PR	1995	30,000.00	T	65.5%	CR	1		1.44		1	29,800	35,760
Building Totals		Yard Item Appr								Special Feature Appr				29,800				29,800	35,760
Parcel Totals		Yard Item Appr								Special Feature Appr				29,800				29,800	35,760

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Phys Con	FR	39.9
Functional	M	50
Economic		
Special		
Override		
Total		69.95%

Rtnng	Parcel ID	Type	Sale Date	Price
Avg Rtnng			Ind Val	

Base Rate	63.60	Depr	286,760
Size Adj	1.00000	Depr'd Total	123,190
Con Adj	1.04998	Juris Ft.	1.0000
Adj Prc	\$66.78	Spec. Features	\$29,800
Grade Ft.	0.77500	Lump Sum	
Other Feat	\$14,540	Final Total	\$153,000
NBH Mod	1.0000	Override Val	
NBC Infl	1.6700	Assmnt Ft.	1.1241
LUC Ft.	1.0000	Assessed Val	\$171,980
Adj Tot (RCN)	409,950	Total \$/SF	\$51.46
Depr %	69.95%	Undepr \$/SF	51.75450

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val
FFL	1ST FLOOR	1,808	1,808	1,808	1,808	73.46	161,712
SFL	2ND FLOOR	1,534	1,534	1,534	1,534	61.77	94,755
SLAB	SLAB FNDTN	135	135	0	0	6.68	902
GARA	GARAGE ATTCH	648	648	0	0	23.37	15,144
BMT	BASEMENT	1,673	1,673	0	0	13.37	22,353
EFP	ENCL PORCH	40	40	0	0	77.90	3,116
	Building Totals	5,838	5,838	3,342	3,342		297,981
	Parcel Totals	5,838	5,838	3,342	3,342		297,981

[illegible]

Make		Model		Serial		Year		Color	
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S. Area	Alt Type	% Alt	Tenants	Qual	% U
SFL	OFC	50	1	FR	100
FFL	RST	100	1	AV	100
FFL	RST	100	1	AV	100
FFL	RST	100	1	AV	100
FFL	RST	100	1	AV	100