

PROPERTY LOCATION

258-260 NORTH WINOOSKI AVE
BURLINGTON, VT 05401

OWNERSHIP

AAM EP BURLINGTON OWNER, LLC
C/O AAM 15 MANAGEMENT, LLC
78 BLANCHARD ROAD, STE. 100
BURLINGTON, MA 01803

PREVIOUS OWNER

WR VILLAS, LLC
C/O REDSTONE
PO BOX 790
BURLINGTON, VT 05402
US

NARRATIVE DESCRIPTION

This parcel contains 21382.00000 SF of land mainly classified as Apartments It has 1 building(s) first built in 2014 with a total of 20,316 square feet. There are 22 living unit(s) and 1 commercial unit(s), 23 Baths, 2 Half Baths, 83 Rooms, and 41

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		
Topo		Zone 3		
Street				
Traffic				
Exempt				

LAND SECTION

LUC	LUC Desc	Ft	# Units	Depth	U. Tyoe	L. Tyoe	Ft	Base V.	Unit Prc	Adi Prc	NBC	Ft	Mod.	Inf 1	%	Inf 2	%	Inf 3	%	Anpr	Alt LUC	%	Spec L.V.	Juris	L. Ft.	Assessed	Notes
CR	Com/Resident	1	21,382		SF	SITE	1		40	21.89	530	1								468,000			0		1	472,680	
Total AC/HA			0.49	Total SF/SM			21,382.00	Parcel LUC		RA - Apartments			P. NBC Desc			OLD NO END		Tot	468,000	Tot		0	Tot		472,680		

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Val	Yard Items	Land Size	Land Val	Total Val
RA	2,787,800	0	20,312.90	444,600	3,232,400
CR	146,700	29,100	1,069.10	23,400	199,200
Building Total	2,934,500	29,100	21,382.00	468,000	3,431,600
Parcel Total	2,934,500	29,100	21,382.00	468,000	3,431,600
Source	2 - Inc (appr)	Tot Val SF/Bld	168.91	Tot Val SF/Prcd	168.9

PREVIOUS ASSESSMENTS

[illegible]

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Price	TSF	Verif.	NAL	Notes
WR VILLAS, LLC	1629-48	WD	10/15/2021	5,373,861	No		19	
256-262 N. WINOOSKI, LLC	1242-268	WD	01/27/2014	285,000	No	M	15	PARTIAL TWO TRANSFERS TOTAL 570,000 INC
WR VILAS, LLC	1242-267	WD	01/24/2014	285,000	No		22	THIS TRANSFER REFERS TO 039-4-001-000 WH
CHAMPLAIN HOUSING TRUST, INC	12221-517	ED	06/11/2013	0	No		19	CONSTRUCTION MAINTENANCE AND ACCESS
OPPORTUNITIES CREDIT UNION	1196-417	WD	11/19/2012	182,500	No		10	THIS PARCEL WAS SOLD AS ONE WITH PARC
OPPORTUNITIES CREDIT UNIO	1155-488	FD	12/01/2011	35,174	No		10	TAX SALE. PERIOD OF REDEMPTION FOR BUS

BUILDING PERMITS

Date	Number	Desc	Amount	Closed	Status	Fed. ID	Notes	Last Visit
10/26/2023	CEP-23-1510	Electrical	2,500	11/13/2023	CLOSED		assess for flood dam	
11/06/2019	2019 286571 0000	Mechanical	17,945		A			
07/21/2016	2016 230734 0000	Electrical	3,000		A		Rewire due to water c	
07/20/2016	2016 230909 0000	Building	2,500		A		Phase 2 of water dan	
07/15/2016	2016 230733 0000	Building	3,000		A		Interior demo ONLY c	
09/02/2015	2015 210963 0000	Mechanical	3,000	12/29/2015	CLNR		Connect existing AC	
07/02/2015	2015 210962 0000	Electrical	25,000	12/29/2015	CLNR		Install new wiring for	
06/30/2015	2015 210960 0000	Building	135,000	12/29/2015	CLNR		Fitup of Verizon Cellu	
05/20/2015	2015 209191 0000	Building	4,200	06/17/2015	CLNR		16'wide x 10'projecti	
12/12/2014	2014 196830 0000	Mechanical	1,200	06/17/2015	CLNR		Refridg. piping to ser	
10/23/2014	2014 194573 0000	Mechanical	33,255	12/01/2014	CLRC		Installation of kitchen	

ACTIVITIES

[illegible]

User Account
15133
GIS Coord 1
314931724999.00000000
GIS Coord 1
Insp Date
06/25/2021
Print Date / Time
7/24/2024 4:26 am
Last Date / Time
6/14/23 3:52 pm
BURLINGTON turner

USER DEFINED

RAD:
210
OLD PID:
028848
State District:
3-04
CAD:
530
SPAN:
114-035-15133
Accessory Dwl
PriorID1c
00
PriorID2c
00
PriorID3c
00
Assessor Map

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 quarante

Condo Information

Bath Features

Other Features

Depreciation

Comparable Sales

Rtng	Parcel ID	Type	Sale Date	Price
Avg Rtng			Ind Val	

22 RES. APTS. 1 COMM.

Calc Ladder

Sub Areas

Sketch

Mobile Home

Alt Areas

image

