

044 Sheet 4 Lot 056 Unit# 000 Bldg#

044-4-056-000 Parcel ID Building Location 72-76 ELMWOOD AVE

BURLINGTON, VT

Card: 1 of 2 Total Card Total Parcel

PROPERTY LOCATION
72-76 ELMWOOD AVE
BURLINGTON, VT 05401

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Val	Yard Items	Land Size	Land Val	Total Val
R1	2,600	0	9,620.00	161,300	163,900
Building Total 2,600 0 9,620.00 161,300 163,900					
Parcel Total 276,200 700 9,620.00 161,300 438,200					
Source 0 - Mkt Adj Cost Tot Val SF/Bld Tot Val SF/Prcl 278.75					

APPR 163,900 / 438,200
USE + IMP 163,900 / 438,200
USE LAND 163,900 / 438,200
ASSESSED 163,900 / 438,200

OWNERSHIP
PBGC LLC
100 NORTH ST
BURLINGTON, VT 05401-5153

LEGAL DESCRIPTION

Lot Size	
Total Land	9,620.00
Land Unit Type	SF



Patriot
PROPERTIES INC.

PREVIOUS ASSESSMENTS

Property ID: 5374

Tx Yr	Cat	Use	Bld Value	Yard Items	Land Size	Land Val	Total Appr	Assessed	Notes	Date
2023	ABST	R1	276,200	700	9,620	161,300	438,200	438,200	2023/LDS 05/01/23 3:4	05/01/2023
2022	FV	R1	276,200	700	9,620	161,300	438,200	438,200	2022/LDS 08/25/22 10:1	08/25/2022
2021	FV	R1	152,500	700	9,620	147,900	301,100	301,100	DS Patriot Support	01/11/2022
2020	FV	E	328,600	900	9,620	224,800	554,300	554,300	post BOA	06/23/2020
2019	FV	E	328,600	900	9,620	224,800	554,300	554,300	9.23.2019	09/23/2019

PREVIOUS OWNER

ROMAN CATHOLIC DIOCESE OF BURL
55 JOY DR
SOUTH BURLINGTON, VT 05403-0000

User Account	15374
GIS Coord 1	313656
GIS Coord 1	723367
Insp Date	03/07/2022
Print Date / Time	5/2/2023 6:10 pm
Last Date / Time	4/26/23 3:37 pm
	sa

NARRATIVE DESCRIPTION

This parcel contains 9620.00000 SF of land mainly classified as Single Fam It has 2 building(s) first built in 1890 with a total of 0 square feet. There are 4 living unit(s), 3 Baths.

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Price	TSF	Verif.	NAL	Notes
ROMAN CATHOLIC DIOCESE OF BURL	1507-97	WD	05/20/2020	305,000	No		21	
FREE METHODIST SOCIETY	1459-197	WD	07/31/2019	301,000	No		13	Updated from AMANDA on 08/29/2019

OTHER ASSESSMENTS

Code	Desc	Amt	Comm Int Amt

BUILDING PERMITS

Date	Number	Desc	Amount	Closed	Status	Fed. ID	Notes	Last Visit
06/06/2022	CBP-22-477	Building	800,000		A		Removal of exist	
09/07/2021	CPP-21-480	Plumbing	5,000		A		Plumbing serving	
07/08/2021	CEP-21-1033	Electrical	15,000	09/20/2022	CLOSED		Rewire of apartm	
06/24/2021	ZP-21-509	Zoning	780,000		A		Construct three u	
06/09/2021	CBP-21-727	Building	85,000		A		KITCHEN & amp;	
01/17/2018	2018 256228 C	Mechanical	5,320		CLRC		Install new York	
09/28/2015	2015 214675 C	Mechanical	16,000		CLRC		Installation of spl	
01/29/2015	2015 196158 C	Building	17,886		CLRC		Demolish fire dar	
01/26/2015	2015 196058 C	Electrical	500		CLRC		Tempory power u	
08/22/2014	2014 192537 C	Building	200		CLRC		Respective to 20	
10/28/2008	2008 141167 C	Building	9,600		CLRC		Replace old front	

ACTIVITIES

Date	Result	By
03/07/2022	11	
03/07/2022	16	
08/12/2020	14	
07/16/2020	14	
06/25/2020	REV	

PROPERTY FACTORS

Item	Code	Item	Code	%
Util 1		Dis 1 B		00000
Util 2		Dis 2 035		00000
Util 3		Dis 3 04		00000
Census		Zone 1 RM		100
F. Haz		Zone 2		
Topo		Zone 3		
Street				
Traffic				
Exempt				

LAND SECTION

LUC	LUC Desc	Ft.	# Units	Depth	U. Type	L. Type	Ft.	Base V.	Unit Prc	Adi Prc	NBC	Ft.	Mod.	Inf 1	%	Inf 2	%	Inf 3	%	Appr	Alt LUC	%	Spec L.V.	Juris	L. Ft.	Assessed	Notes
R1	Single Fam	1	9,620		SF	SITE	1		024.5	16.77	ONE-3	1		Z	20					161,300			0		1	161,300	zoning app
R1	Single Fam	1	0		SF	SITE	1		024.5	0	ONE-3	1								0			0		1	0	
Total AC/HA		0.22		Total SF/SM		9,620.00		Parcel LUC		R1 - Single Fam		P. NBC Desc		OLD NORTH		Tot		161,300		Tot		0		Tot		161,300	

Parcel ID 044-4-056-000

Exterior Information

Table with exterior details: Type (041 - MULTI-FAMLY), Strv Hght (2 - Two Stv), (Liv) Units (3), Found (BS - BRICK/STONE), Frame, P. Wall, Sec Wall (0), Roof Str, Roof Cvr, Color, View, Shade, Bld Name.

General Information

Table with general info: Grade, Year Blt (2022), Eff Yr (2022), Alt LUC, Juris, Con Mod.

Interior Information

Table with interior details: Avg Ht / Ft, P. Int Wall, Sec Int Wall, Partition, P. Floor, Sec Floor (45%), Bmt Floors, Sub Floors, Bmt Garage (0), Electric, Insulation, Int Vs Ext, Heat Fuel, Heat, # Heat Sys, Heated % (100), AC %, Sol HW %, Ctrl Vac %, Com Wall %, Sprink %.

Special Features / Yard Items

Table for special features and yard items with columns: Code, Desc, A, Y/S, Qty, Size, Qual, Con, Year, Unit Prc, D/S, Depr %, LUC, Ft, NBC, Ft, Juris, Ft, Appr Val, Assessed.

Condo Information

Table with condo details: Location, Tot Units, Floor, % Own, Name.

Bath Features

Table with bath features: Full Bath (0), Add Full (0), 3/4 Bath (0), Add. 3/4 (0), 1/2 Bath (0), Add. 1/2 (0), Other Fix (0).

Other Features

Table with other features: Kitchens (0), Add Kit. (0), Fireplaces (0), WS Flues (0).

Depreciation

Table with depreciation: Phys Con, Functional, Economic, Special UF (95), Override, Total (95%).

Comparable Sales (7 of 9)

Table with comparable sales: Rtnng, Parcel ID, Type, Sale Date, Price. Includes rows for parcels 044-4-056-000, 053-3-027-000, 043-3-087-000, 053-3-236-000, 027-1-050-000, 044-1-118-000.

Comments

Foundation only. Will be a 3 unit apartment.

Res Breakdown

Table with res breakdown: Floor, No. Unit, Rooms, Bdrms, Bld Total, Prcl Total (1, 8, 6).

Calc Ladder

Table with calc ladder: Base Rate (59.20), Depr (49,486), Size Adj (1.00000), Depr'd Total (2,605), Con Adj (1.02000), Juris Ft. (1.0000), Adj Prc (\$60.38), Spec. Features (\$0), Grade Ft. (1.00000), Lump Sum, Other Feat (\$0), Final Total (\$2,600), NBH Mod (1.0000), Override Val, NBC Infl (2.1560), Assmnt Ft. (1.0000), LUC Ft. (1.0000), Assessed Val (\$2,600), Adj Tot (RCN) (52,091), Total \$/SF, Depr % (95%), Undepr \$/SF (60.38000).

Sub Areas

Table with sub areas: Code, Desc, Net Area, Gross A., F. Area, Sz Adj A., Rate AV, Undepr Val. Includes BMT BASEMENT (2,000 Net Area).

Sketch



Mobile Home

Table for mobile home details: Make, Model, Serial, Year, Color.

Alt Areas

Table for alternative areas: S. Area, Alt Type, % Alt, Tenants, Qual, % U.

Image



044 Sheet 4 Lot 056 Unit# 000 Bldg#

044-4-056-000 Parcel ID Building Location 76 ELMWOOD AVE

BURLINGTON, VT

Card: 2 of 2 Total Card Total Parcel

PROPERTY LOCATION

72-76 ELMWOOD AVE BURLINGTON, VT 05401

OWNERSHIP

PBGC LLC 100 NORTH ST BURLINGTON, VT 05401-5153

PREVIOUS OWNER

ROMAN CATHOLIC DIOCESE OF BURL 55 JOY DR SOUTH BURLINGTON, VT 05403-0000

NARRATIVE DESCRIPTION

This parcel contains 9620.00000 SF of land mainly classified as Single Fam It has 2 building(s) first built in 1890 with a total of 1,572 square feet. There are 4 living unit(s), 3 Baths, 8 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Table with columns: Code, Desc, Amt, Comm Int Amt

PROPERTY FACTORS

Table with columns: Item, Code, Item, Code, %

LAND SECTION

Table with columns: 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

IN PROCESS APPRAISAL SUMMARY

Table with columns: Use Code, Building Val, Yard Items, Land Size, Land Val, Total Val

PREVIOUS ASSESSMENTS

Table with columns: Tx Yr, Cat, Use, Bld Value, Yard Items, Land Size, Land Val, Total Appr, Assessed, Notes, Date

SALES INFORMATION

Table with columns: Grantor, Legal Ref, Type, Date, Sale Price, TSF, Verif., NAL, Notes

BUILDING PERMITS

Table with columns: Date, Number, Desc, Amount, Closed, Status, Fed. ID, Notes, Last Visit

ACTIVITIES

Table with columns: Date, Result, By

LEGAL DESCRIPTION

Table with columns: Lot Size, Total Land, Land Unit Type

Property ID: 5374



Patriot PROPERTIES INC.

User Account table with fields: User Account, GIS Coord 1, GIS Coord 1, Insp Date, Print Date / Time

USER DEFINED RAD:

OLD PID: 78000METHO State District:

CAD:

SPAN: 114-035-15374 Accessory Dwl

PriorID1c 00 PriorID2c 00 PriorID3c 00 Assessor Map

Parcel ID 044-4-056-000

Exterior Information

Table with exterior details: Type (CL - COLONIAL), Strv Hght (2 - Two Stv), Found (C - CONCRETE), Frame (W - Wood), P. Wall (V - VINYL CLAPBR), Roof Str (HP - HIP), Roof Cvr (AS - ASPHALT SH), View (AV - AVERAGE), Bld Name.

General Information

Table with general details: Grade (A - AVERAGE), Year Blt (1890), Eff Yr (1890), Alt LUC, Juris, Con Mod.

Interior Information

Table with interior details: Avg Ht / FI (8.00), P. Int Wall (DW - DRYWALL), P. Floor (HW - HARDWOOD), Heat Fuel (G - GAS), # Heat Sys (1), Heated % (100), Sol HW %, Com Wall %.

Special Features / Yard Items

Table with special features and yard items: Columns include Code, Desc, A, Y/S, Qty, Size, Qual, Con, Year, Unit Prc, D/S, Depr %, LUC, Ft., NBC, Ft., Juris, Ft., Appr Val, Assessed.

Disclaimer: This Information is believed to be correct but is subject to change and i

Condo Information

Table with condo details: Location, Tot Units, Floor, % Own, Name.

Bath Features

Table with bath features: Full Bath, Add Full, 3/4 Bath, Add. 3/4, 1/2 Bath, Add. 1/2, Other Fix.

Other Features

Table with other features: Kitchens, Add Kit., Fireplaces, WS Flues.

Depreciation

Table with depreciation details: Phys Con, Functional, Economic, Special, Override, Total.

Comparable Sales (7 of 9)

Table with comparable sales: Columns include Rtnng, Parcel ID, Type, Sale Date, Price, Avg Rtnng, Ind Val.

Comments

1 Unit apartment with 6 bedrooms. Renovated in 2021

Res Breakdown

Table with res breakdown: Floor, No. Unit, Rooms, Bdrms, Bld Total, Prcl Total.

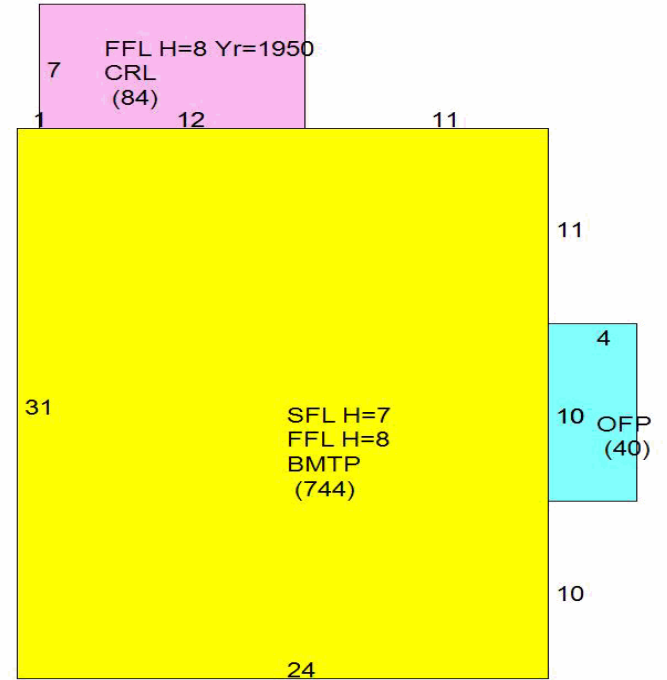
Calc Ladder

Table with calc ladder: Base Rate, Size Adj, Con Adj, Adj Prc, Grade Ft., Other Feat, NBH Mod, NBC Infl, LUC Ft., Adj Tot, Depr %, Undepr \$/SF.

Sub Areas

Table with sub areas: Columns include Code, Desc, Net Area, Gross A., F. Area, Sz Adj A., Rate AV, Undepr Val, Building Totals, Parcel Totals.

Sketch



Mobile Home

Table with mobile home details: Make, Model, Serial, Year, Color.

Alt Areas

Table with alt areas: Columns include S. Area, Alt Type, % Alt, Tenants, Qual, % U.

Image

