

045
Sheet

4
Lot

005
Unit#

000
Bldg#

PROPERTY LOCATION

416 PEARL ST
BURLINGTON, VT 05401

OWNERSHIP

HANDY COURT LLC
25 PROSPECT PKWY
BURLINGTON, VT 05401-0000

OccCType

PREVIOUS OWNER

HANDY COURT LLC
25 PROSPECT PKWY
BURLINGTON, VT 05401-0000

NARRATIVE DESCRIPTION

This parcel contains 104712.00000 SF of land mainly classified as Apartments It has 6 building(s) first built in 1899 with a total of 6,915 square feet. There are 15 living unit(s), 15 Baths, 26 Rooms, and 12 Bdms.

OTHER ASSESSMENTS

Code	Desc	Amt	Comm Int Amt

PROPERTY FACTORS

Item	Code	Item	Code	%
Util 1		Dis 1 B		.00000
Util 2		Dis 2 SH		.000000
Util 3		Dis 3 SN		.00000
Census		Zone 1 RC		100
F. Haz		Zone 2 RL		100
Topo		Zone 3		
Street				
Traffic				
Exempt				

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	43,560		SF	SITE	1		82	11.32	555	1		R	-35					493,000			0		1	493,000	
RA	Apartments	1	0		SF	SITE	1		82	0	555	1								0			0		1	0	
RA	Apartments	1	0		SF	SITE	1		82	0	555	1								0			0		1	0	
RA	Apartments	1	0		SF	SITE	1		82	0	555	1								0			0		1	0	
RA	Apartments	1	0		SF	SITE	1		82	0	555	1								0			0		1	0	
RA	Apartments	1	0		SF	SITE	1		82	0	555	1								0			0		1	0	
RL	Res Vac Land	1	61,152		SF	EXCESS	1		82	5.24	555	1		E	-35	R	-35			320,500	RA		0		1	320,500	
Total AC/HA		2.40		Total SF/SM		104,712.00		Parcel LUCRA - Apartments		P. NBC DescHILL APTS		Tot		813,500		Tot		0		Tot		813,500					

045-4-005-000
Parcel ID

Building Location416 PEARL ST

BURLINGTON, VT

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Val	Yard Items	Land Size	Land Val	Total Val
RA	918,900	0	43,560.00	493,000	1,411,900
RL	100	0	61,152.00	320,500	320,600
Building Total	919,000	0	104,712.00	813,500	1,732,500
Parcel Total	2,152,800	0	104,712.00	813,500	2,966,300
Source	2 - Inc (appr)	Tot Val SF/Bld	250.54	Tot Val SF/PrcI	172.89

PREVIOUS ASSESSMENTS

Property ID: 6353

Tx Yr	Cat	Use	Bld Value	Yard Items	Land Size	Land Val	Total Appr	Assessed	Notes	Date
2025	ABST	RA	2,152,800	0	104,712	813,500	2,966,300	2,966,300	2025 Abstract	04/23/2025
2024	FV	RA	2,152,800	0	104,712	813,500	2,966,300	2,966,300	2024/LDS 06/14/24 11:54:51	06/14/2024
2023	FV	RA	2,152,800	0	104,712	813,500	2,966,300	2,966,300	2023/LDS 07/07/23 9:47:36	07/07/2023
2022	FV	RA	2,152,800	0	104,712	813,500	2,966,300	2,966,300	2022/LDS 08/25/22 10:15:25	08/25/2022
2021	FV	RA	2,152,800	0	104,712	813,500	2,966,300	2,966,300	DS Patriot Support	01/11/2022
2020	FV	RA	770,400	0	104,712	1,423,500	2,193,900	2,193,900	post BOA	06/23/2020
2019	FV	RA	770,400	0	104,712	1,423,500	2,193,900	2,193,900	9.23.2019	09/23/2019

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Price	TSF	Verif.	NAL	Notes
HANDY COURT LLC	1645-214	WD	12/30/2021	3,025,000	No		3	
HANDY COURT LLC	1309-426	TD	06/21/2016	1,000,000	No		15	50% INTEREST IN PROPERTY TRANSFERED.
HANDY RICKY	1308-182	WD	06/07/2016	0	No		9	
HANDY TRUST DOROTHY A	952-791	QC	03/03/2006	0	No		8	50% UNDIV INT AS TC WITH CELCILIA GAMACHE
HANDY DOROTHY A	670-480	TD	02/15/2001	0	No		8	DEED INTO TRUST - 50 % UNDIV INTEREST WI
GAMACHE CELEY P (TRUST)	533-482	PD	10/04/1995	0	No		8	DECREE OF DISTR 50 % UNDIV INT TO TRUST

BUILDING PERMITS

ACTIVITIES

Date	Number	Desc	Amount	Closed	Status	Fed. ID	Notes	Last Visit
02/23/2024	CPP-24-89	Plumbing	5,000		A		Replacing fixtures un	
02/23/2024	CPP-24-90	Plumbing	5,000		A		Replacing bathroom	
01/31/2024	CEP-24-116	Electrical	15,000		A		Complete re-wire of U	
01/31/2024	CEP-24-115	Electrical	15,000		A		full gut re-wire	
12/14/2023	CEP-23-1713	Electrical	15,000		A		full gut remodel of un	
11/30/2023	CBP-23-853	Building	32,562		A		<div>reinsulating, rev	
11/07/2023	CBP-23-818	Building	11,200		A		KITCHEN/BATH REN	
10/30/2023	WIN-23-169	ding Permit - Wind	72,535		A		Replacement of Exis	
10/22/2023	ZP-23-501	Zoning	30,000		A		<div>Proposed pavin	
08/30/2023	ZPW-23-165	ing Permit - Wind	72,535		A		<div>replace 107 exi	
08/23/2023	CEP-23-1181	Electrical	16,000		A		full gut remodel of Ur	

Card: 1 of 6

APPR1,732,500 / 2,966,300

USE + IMP1,732,500 / 2,966,300

USE LAND1,732,500 / 2,966,300

ASSESSED1,732,500 / 2,966,300

LEGAL DESCRIPTION

Lot Size

Total Land104,712.00

Land Unit TypeSF

Property ID: 6353

Print Date / Time

5/3/20256:50 am

Last Date / Time

6/14/233:52 pm

BURLINGTONjturner

USER DEFINED

RAD:

OLD PID:

081380

State District:

CAD:

SPAN:

114-035-16353

Accessory Dwl

PriorID1c

00

PriorID2c

00

PriorID3c

00

Assessor Map

045-4-005-000



Patriot

PROPERTIES INC.

User Account
16353
GIS Coord 1
316662722945.00000000
GIS Coord 1
Insp Date

Print Date / Time
5/3/20256:50 am
Last Date / Time
6/14/233:52 pm
BURLINGTONjturner

USER DEFINED
RAD:
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114-035-16353
Accessory Dwl

PriorID1c
00
PriorID2c
00
PriorID3c
00
Assessor Map
045-4-005-000

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 guaranteed

Condo Information

Bath Features

Other Features

Depreciation

Comparable Sales

Rtng	Parcel ID	Type	Sale Date	Price
Avg Rtng			Ind Val	

NEEDS PHOTOS FRONT AND BACK

15APT UNITS TOTAL
VICTORIAN STYLE 6 UNITS

Res Breakdown

Calc Ladder

Sub Areas

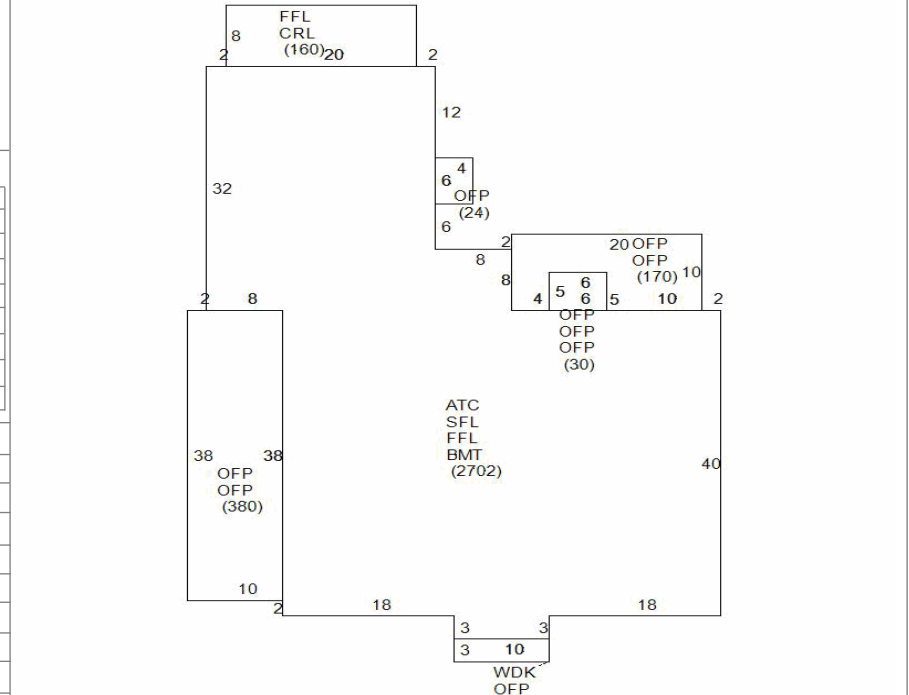
Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val
FFL	1ST FLOOR	2,862	2,862	2,862	2,862	64.68	185,114
SFL	2ND FLOOR	2,702	2,702	2,702	2,702	64.68	174,765
ATC	ATTIC W FINI	1,351	2,702	1,351	1,351	64.68	87,383
BMT	BASEMENT	2,702	2,702	0	0	12.94	34,964
OPF	OPEN PORCH	1,244	1,244	0	0	25.93	32,253
CRL	CRAWL SPACE	160	160	0	0	6.47	1,035
WDK	WOOD DECK	30	30	0	0	30.97	929
Building Totals		11,051	12,402	6,915	6,915		516,444
Parcel Totals		28,401	29,752	17,157	17,157		1,333,326

Alt Areas

[illegible]

Mobile Home

Make	Model	Serial	Year	Color
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ed **Image**



Card: 2 of 6	Total Card	Total Parcel
APPR	120,300 /	2,966,300
USE + IMP	120,300 /	2,966,300
USE LAND	120,300 /	2,966,300
ASSESSED	120,300 /	2,966,300

Patriot
PROPERTIES INC.

[illegible]

User Account
16353
GIS Coord 1
316662722945.00000000
GIS Coord 1

	Insp Date

Print Date / Time	
5/3/2025	6:50 am

Last Date / Time
6/14/23 3:52 pm
BURLINGTONjturner

USER DEFINED

RAD:

OLD PID:	
081380	
State District:	

[illegible]

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	43,560		SF	SITE	1		82	11.32	555	1		R	-35					493,000			0		1	493,000	
RA	Apartments	1	0		SF	SITE	1		82	0	555	1								0			0		1	0	
RA	Apartments	1	0		SF	SITE	1		82	0	555	1								0			0		1	0	
RA	Apartments	1	0		SF	SITE	1		82	0	555	1								0			0		1	0	
RA	Apartments	1	0		SF	SITE	1		82	0	555	1								0			0		1	0	
RA	Apartments	1	0		SF	SITE	1		82	0	555	1								0			0		1	0	
RL	Res Vac Land	1	61,152		SF	EXCESS	1		82	5.24	555	1		E	-35	R	-35			320,500	RA		0		1	320,500	
Total AC/HA			2.40		Total SF/SM				104,712.00				Parcel LUCRA - Apartments				P. NBC Desc HILL APTS				Tot	813,500	Tot	0	Tot	813,500	

Property: 6353 | Bld: 6595 | Seq: 2 | Year: | Data As Of Date: 05/02/2025 | User: sa | DB: Assess50Burlington

Exterior Information

Type	041 - MULTI-FAMILY		
Stry Hght	2 - Two Sty		
(Liv) Units	1	Tot	1
Found	BS - BRICK/STONE		
Frame	W - Wood		
P. Wall	WD - WOOD		
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	9.00		
P. Int Wall	PL - PLASTER		
Sec Int Wall			
Partition	T - TYPICAL		
P. Floor	HW - HARDWOOD		
Sec Floor	CA - CARPET		50%
Bmt Floors	E - EARTH		
Sub Floors			
Bmt Garage	0		
Electric	T - TYPICAL		
Insulation	T - TYPICAL		
Int Vs Ext			
Heat Fuel	G - GAS		
Heat	HW - HOT WATER		
# Heat Sys	1		
Heated %		AC %	
Sol HW %		Ctrl Vac %	
Com Wall %		Sprink %	

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
Building Totals		Yard Item Appr								Special Feature Appr									
Parcel Totals		Yard Item Appr								Special Feature Appr									

Condo Information

Location	
Tot Units	
Floor	
% Own	
Name	

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	

Other Features

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

Depreciation

Phys Con	FR	39.9
Functional		
Economic		
Special		
Override		
Total		39.9%

Comparable Sales

Rtnng	Parcel ID	Type	Sale Date	Price
Avg Rtnng			Ind Val	

Comments

NEEDS FRONT AND BACK PHOTOS

COLONIAL STYLE 3 HANDY CT

Res Breakdown

Floor	No. Unit	Rooms	Bdrms
1	1	6	3
Bld Total	1	6	3
Prcd Total	15	72	37

Remodeling

Exterior	
Interior	
Add.	
Kitchen	
Bath	
Plumb	
Electric	
Heating	
General	

Calc Ladder

Base Rate	59.20	Depr	57,041
Size Adj	1.00000	Depr'd Total	85,918
Con Adj	1.02503	Juris Ft.	1.0000
Adj Prc	\$60.68	Spec. Features	\$0
Grade Ft.	1.00000	Lump Sum	
Other Feat	\$7,000	Final Total	\$85,900
NBH Mod	1.0000	Override Val	
NBC Infl	1.6700	Assmnt Ft.	1.0000
LUC Ft.	1.0000	Assessed Val	\$85,900
Adj Tot (RCN)	142,959	Total \$/SF	\$76.70
Depr %	39.9%	Undepr \$/SF	60.68000

Sub Areas

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val
SFL	2ND FLOOR	560	560	560	560	60.68	33,981
FFL	1ST FLOOR	560	560	560	560	60.68	33,981
BMT	BASEMENT	560	560	0	0	12.14	6,798
OPF	OPEN PORCH	96	96	0	0	40.04	3,844
Building Totals		1,776	1,776	1,120	1,120		78,604
Parcel Totals		28,401	29,752	17,157	17,157		1,333,326

Sketch

Mobile Home

Make	Model	Serial	Year	Color
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Alt Areas

[illegible]

Image



Card: 3 of 6	Total Card	Total Parcel
APPR	241,500 /	2,966,300
USE + IMP	241,500 /	2,966,300
USE LAND	241,500 /	2,966,300
ASSESSED	241,500 /	2,966,300

Patriot
PROPERTIES INC.

[illegible]

Grantor	Legal Ref	Type	Date	Sale Price	TSF	Verif.	NAL	Notes
HANDY COURT LLC	1645-214	WD	12/30/2021	3,025,000	No		3	
HANDY COURT LLC	1309-426	TD	06/21/2016	1,000,000	No		15	50% INTEREST IN PROPERTY TRANSFERED.
HANDY RICKY	1308-182	WD	06/07/2016	0	No		9	
HANDY TRUST DOROTHY A	952-791	QC	03/03/2006	0	No		8	50% UNDIV INT AS TC WITH CELCILIA GAMACHE
HANDY DOROTHY A	670-480	TD	02/15/2001	0	No		8	DEED INTO TRUST - 50 % UNDIV INTEREST V
GAMACHE CELEY P (TRUST)	533-482	PD	10/04/1995	0	No		8	DEGREE OF DISTR 50 % UNDIV INT TO TRUS

[illegible]

RAD:
OLD PID:
081380
State District:
CAD:
SPAN:
114-035-16353
Accessory Dwl
PriorID1c
00
PriorID2c
00
PriorID3c
00
Assessor Map
045-4-005-000

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	43,560		SF	SITE	1		82	11.32	555	1		R	-35					493,000			0		1	493,000	
RA	Apartments	1	0		SF	SITE	1		82	0	555	1								0			0		1	0	
RA	Apartments	1	0		SF	SITE	1		82	0	555	1								0			0		1	0	
RA	Apartments	1	0		SF	SITE	1		82	0	555	1								0			0		1	0	
RA	Apartments	1	0		SF	SITE	1		82	0	555	1								0			0		1	0	
RA	Apartments	1	0		SF	SITE	1		82	0	555	1								0			0		1	0	
RL	Res Vac Land	1	61,152		SF	EXCESS	1		82	5.24	555	1		E	-35	R	-35			320,500	RA		0		1	320,500	
Total AC/HA			2.40		Total SF/SM		104,712.00		Parcel LUCRA - Apartments				P. NBC Desc:HILL APTS					Tot	813,500		Tot	0		Tot	813,500		

Property: 6353 | Bld: 6596 | Seq: 3 | Year: | Data As Of Date: 05/02/2025 | User: sa | DB: Assess50Burlington

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 guaranteed

Condo Information

Bath Features

Other Features

Depreciation

Comparable Sales

Rtng	Parcel ID	Type	Sale Date	Price
Avg Rtng			Ind Val	

NEEDS BACK AND FRONT PHOTOS

COLONIAL STYLE 5/7 HANDY CT

Res Breakdown

Calc Ladder

Base Rate	59.20	Depr	114,500
Size Adj	1.00000	Depr'd Total	172,468
Con Adj	1.07068	Juris Ft.	1.0000
Adj Prc	\$63.38	Spec. Features	\$0
Grade Ft.	1.00000	Lump Sum	
Other Feat	\$19,000	Final Total	\$172,500
NBH Mod	1.0000	Override Val	
NBC Infl	1.6700	Assmnt Ft.	1.0000
LUC Ft.	1.0000	Assessed Val	\$172,500
Adj Tot (RCN)	286,968	Total \$/SF	\$84.23
Depr %	39.9%	Undepr \$/SF	63.38000

Sub Areas

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val
SFL	2ND FLOOR	1,024	1,024	1,024	1,024	63.38	64,901
FFL	1ST FLOOR	1,024	1,024	1,024	1,024	63.38	64,901
BMT	BASEMENT	1,024	1,024	0	0	12.68	12,984
OPF	OPEN PORCH	282	282	0	0	35.64	10,050
Building Totals		3,354	3,354	2,048	2,048		152,837
Parcel Totals		28,401	29,752	17,157	17,157		1,333,326

Mobile Home

Make	Model	Serial	Year	Color
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Alt Areas

[illegible]

Image



Card: 4 of 6	Total Card	Total Parcel
APPR	322,600 /	2,966,300
USE + IMP	322,600 /	2,966,300
USE LAND	322,600 /	2,966,300
ASSESSED	322,600 /	2,966,300

Patriot
PROPERTIES INC.

User Account
16353
GIS Coord 1
16662722945.00000000
GIS Coord 1

Insp Date

Print Date / Time	
5/3/2025	6:50 am

Last Date / Time
6/14/23 3:52 pm
BURLINGTON\jturner

USER DEFINED

RAD:	
OLD PID:	
081380	
State District:	

CAD:

[illegible]

SPAN:
114-035-16353
Accessory Dwl

PriorID1c
00
PriorID2c
00
PriorID3c
00
Assessor Map
045-4-005-000

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	43,560		SF	SITE	1		82	11.32	555	1		R	-35					493,000			0		1	493,000	
RA	Apartments	1	0		SF	SITE	1		82	0	555	1								0			0		1	0	
RA	Apartments	1	0		SF	SITE	1		82	0	555	1								0			0		1	0	
RA	Apartments	1	0		SF	SITE	1		82	0	555	1								0			0		1	0	
RA	Apartments	1	0		SF	SITE	1		82	0	555	1								0			0		1	0	
RA	Apartments	1	0		SF	SITE	1		82	0	555	1								0			0		1	0	
RA	Apartments	1	0		SF	SITE	1		82	0	555	1								0			0		1	0	
RL	Res Vac Land	1	61,152		SF	EXCESS	1		82	5.24	555	1		E	-35	R	-35			320,500	RA		0		1	320,500	
Total AC/HA			2.40		Total SF/SM		104,712.00		Parcel LUCRA - Apartments				P. NBC Desc:HILL APTS						Tot	813,500		Tot	0		Tot	813,500	

Property: 6353 | Bld: 6597 | Seq: 4 | Year: | Data As Of Date: 05/02/2025 | User: sa | DB: Assess50Burlington

Exterior Information

General Information

Interior Information

Special Features / Yard Items

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Bath Features

Other Features

Depreciation

Comparable Sales

Rtnng	Parcel ID	Type	Sale Date	Price
Avg Rtnng			Ind Val	

NEEDS FRONT AND BACK PICTURES
COLONIAL STYLE 9 HANDY CT

Res Breakdown

Calc Ladder

Sub Areas

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val
SFL	2ND FLOOR	1,360	1,360	1,360	1,360	67.22	91,419
FFL	1ST FLOOR	1,360	1,360	1,360	1,360	67.22	91,419
BMT	BASEMENT	1,360	1,360	0	0	13.44	18,278
OPF	OPEN PORCH	230	230	0	0	40.98	9,425
Building Totals		4,310	4,310	2,720	2,720		210,542
Parcel Totals		28,401	29,752	17,157	17,157		1,333,326

Remodeling

Sketch

Mobile Home

Make	Model	Serial	Year	Color
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Alt Areas

[illegible]

Image



Card: 5 of 6	Total Card	Total Parcel
APPR	242,800 /	2,966,300
USE + IMP	242,800 /	2,966,300
USE LAND	242,800 /	2,966,300
ASSESSED	242,800 /	2,966,300

Patriot
PROPERTIES INC.

User Account
16353
GIS Coord 1
16662722945.00000000
GIS Coord 1
Insp Date

Print Date / Time	
5/3/2025	6:50 am
Last Date / Time	
6/14/23	3:52 pm
BURLINGTON\jturner	

USER DEFINED	
RAD:	
OLD PID:	
081380	
State District:	

[illegible]

CUC	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.	Junis	L. Ft.	Assessed	Notes
RA	Apartments	1	43,560		SF	SITE	1		82	11.32	555	1		R	-35					493,000			0	1	493,000		
RA	Apartments	1	0		SF	SITE	1		82	0	555	1								0			0	1	0		
RA	Apartments	1	0		SF	SITE	1		82	0	555	1								0			0	1	0		
RA	Apartments	1	0		SF	SITE	1		82	0	555	1								0			0	1	0		
RA	Apartments	1	0		SF	SITE	1		82	0	555	1								0			0	1	0		
RA	Apartments	1	0		SF	SITE	1		82	0	555	1								0			0	1	0		
RL	Res Vac Land	1	61,152		SF	EXCESS	1		82	5.24	555	1		E	-35	R	-35			320,500	RA		0	1	320,500		
Total AC/HA			2.40		Total SF/SM				104,712.00				Parcel LUCRA - Apartments				P. NBC Desc HILL APTS				Tot	813,500	Tot	0	Tot	813,500	

Property: 6353 | Bld: 6598 | Seq: 5 | Year: | Data As Of Date: 05/02/2025 | User: sa | DB: Assess50Burlington

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 guaranteed

Bath Features

Other Features

Depreciation

Comparable Sales

Rtng	Parcel ID	Type	Sale Date	Price
Avg Rtng			Ind Val	

NEEDS FRONT AND BACK PHOTOS
COLONIAL STYLE 14 HANDY CT

Res Breakdown

Calc Ladder

Sub Areas

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val
SFL	2ND FLOOR	916	916	916	916	63.97	58,597
FFL	1ST FLOOR	840	840	840	840	63.97	53,735
BMT	BASEMENT	840	840	0	0	12.79	10,744
OPF	OPEN PORCH	336	336	0	0	33.83	11,366
GARD	GARAGE DET	360	360	0	0	22.39	8,060
EPF	ENCL PORCH	224	224	0	0	74.93	16,784
Building Totals		3,516	3,516	1,756	1,756		159,285
Parcel Totals		28,401	29,752	17,157	17,157		1,333,326

Mobile Home

Make	Model	Serial	Year	Color
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Alt Areas

[illegible]

Image



045
Sheet

4
Lot

005
Unit#

000
Bldg#

PROPERTY LOCATION

416 PEARL ST
BURLINGTON, VT 05401

OWNERSHIP

HANDY COURT LLC
25 PROSPECT PKWY
BURLINGTON, VT 05401-0000

OccCType

PREVIOUS OWNER

HANDY COURT LLC
25 PROSPECT PKWY
BURLINGTON, VT 05401-0000

NARRATIVE DESCRIPTION

This parcel contains 104712.00000 SF of land mainly classified as Apartments It has 6 building(s) first built in 1899 with a total of 2,598 square feet. There are 15 living unit(s), 15 Baths, 12 Rooms, and 6 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 SH		.000000
Util 3		Dis 3 SN		.00000
Census		Zone 1 RC		100
F. Haz		Zone 2 RL		100
Topo		Zone 3		
Street				
Traffic				
Exempt				

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	43,560		SF	SITE	1		82	11.32	555	1		R	-35					493,000			0		1	493,000	
RA	Apartments	1	0		SF	SITE	1		82	0	555	1								0			0		1	0	
RA	Apartments	1	0		SF	SITE	1		82	0	555	1								0			0		1	0	
RA	Apartments	1	0		SF	SITE	1		82	0	555	1								0			0		1	0	
RA	Apartments	1	0		SF	SITE	1		82	0	555	1								0			0		1	0	
RA	Apartments	1	0		SF	SITE	1		82	0	555	1								0			0		1	0	
RL	Res Vac Land	1	61,152		SF	EXCESS	1		82	5.24	555	1		E	-35	R	-35			320,500	RA		0		1	320,500	
Total AC/HA		2.40		Total SF/SM		104,712.00		Parcel LUCRA - Apartments		P. NBC DescHILL APTS		Tot		813,500		Tot		0		Tot		813,500					

045-4-005-000
Parcel ID

Building Location416 PEARL ST

BURLINGTON, VT

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Val	Yard Items	Land Size	Land Val	Total Val
RA	306,600	0	0.00	0	306,600
Building Total	306,600	0	0.00	0	306,600
Parcel Total	2,152,800	0	104,712.00	813,500	2,966,300
Source	2 - Inc (appr)	Tot Val SF/Bld	118.01	Tot Val SF/PrcI	172.89

PREVIOUS ASSESSMENTS

Property ID: 6353

Tx Yr	Cat	Use	Bld Value	Yard Items	Land Size	Land Val	Total Appr	Assessed	Notes	Date
2025	ABST	RA	2,152,800	0	104,712	813,500	2,966,300	2,966,300	2025 Abstract	04/23/2025
2024	FV	RA	2,152,800	0	104,712	813,500	2,966,300	2,966,300	2024/LDS 06/14/24 11:54:51	06/14/2024
2023	FV	RA	2,152,800	0	104,712	813,500	2,966,300	2,966,300	2023/LDS 07/07/23 9:47:36	07/07/2023
2022	FV	RA	2,152,800	0	104,712	813,500	2,966,300	2,966,300	2022/LDS 08/25/22 10:15:25	08/25/2022
2021	FV	RA	2,152,800	0	104,712	813,500	2,966,300	2,966,300	DS Patriot Support	01/11/2022
2020	FV	RA	770,400	0	104,712	1,423,500	2,193,900	2,193,900	post BOA	06/23/2020
2019	FV	RA	770,400	0	104,712	1,423,500	2,193,900	2,193,900	9.23.2019	09/23/2019

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Price	TSF	Verif.	NAL	Notes
HANDY COURT LLC	1645-214	WD	12/30/2021	3,025,000	No		3	
HANDY COURT LLC	1309-426	TD	06/21/2016	1,000,000	No		15	50% INTEREST IN PROPERTY TRANSFERED.
HANDY RICKY	1308-182	WD	06/07/2016	0	No		9	
HANDY TRUST DOROTHY A	952-791	QC	03/03/2006	0	No		8	50% UNDIV INT AS TC WITH CELCILIA GAMACHE
HANDY DOROTHY A	670-480	TD	02/15/2001	0	No		8	DEED INTO TRUST - 50 % UNDIV INTEREST WI
GAMACHE CELEY P (TRUST)	533-482	PD	10/04/1995	0	No		8	DECREE OF DISTR 50 % UNDIV INT TO TRUST

BUILDING PERMITS

Date	Number	Desc	Amount	Closed	Status	Fed. ID	Notes	Last Visit
01/15/2020	2020 283289 0000	Electrical	500		A			

ACTIVITIES

Date	Result	By

Card: 6 of 6

APPR306,600 / 2,966,300

USE + IMP306,600 / 2,966,300

USE LAND306,600 / 2,966,300

ASSESSED306,600 / 2,966,300

LEGAL DESCRIPTION

Lot Size	
Total Land	104,712.00
Land Unit Type	SF



Patriot
PROPERTIES INC.

USER DEFINED

User Account
16353
GIS Coord 1
316662722945.00000000
GIS Coord 1
Insp Date
Print Date / Time
5/3/2025 6:50 am
Last Date / Time
6/14/23 3:52 pm
BURLINGTONjturner

OLD PID:

081380

State District:

CAD:

SPAN:

114-035-16353

Accessory Dwl

PriorID1c

00

PriorID2c

00

PriorID3c

00

Assessor Map

045-4-005-000

Exterior Information

General Information			
Grade	A - AVERAGE MINUS		
Year BIt	1928	Eff Yr	
Alt LUC			
Juris			
Con Mod			

Avg Ht / Ft	10.00		
P. Int Wall	PL - PLASTER		
Sec Int Wall			
Partition	T - TYPICAL		
P. Floor	HW - HARDWOOD		
Sec Floor	CA - CARPET	50%	
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	1		
Heated %		AC %	
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
Building Totals					Yard Item Appr							Special Feature Appr							
Parcel Totals					Yard Item Appr							Special Feature Appr							

Rtnng	Parcel ID	Type	Sale Date	Price
Avg Rtnng			Ind Val	

Base Rate	59.20	Depr	145,387
Size Adj	1.00000	Depr'd Total	218,992
Con Adj	1.10290	Juris Ft.	1.0000
Adj Prc	\$65.29	Spec. Features	\$0
Grade Ft.	0.93000	Lump Sum	
Other Feat	\$17,670	Final Total	\$219,000
NBH Mod	1.0000	Override Val	
NBC Infl	1.6700	Assmnt Ft.	1.0000
LUC Ft.	1.0000	Assessed Val	\$219,000
Adj Tot (RCN)	364,379	Total \$/SF	\$84.30
Depr %	39.9%	Undepr \$/SF	60.71970

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val
SFL	2ND FLOOR	1,374	1,374	1,374	1,374	65.29	89,708
FFL	1ST FLOOR	1,224	1,224	1,224	1,224	65.29	79,915
BMT	BASEMENT	1,224	1,224	0	0	13.06	15,985
OFP	OPEN PORCH	300	300	0	0	35.90	10,770
EFP	ENCL PORCH	272	272	0	0	70.72	19,235
Building Totals		4,394	4,394	2,598	2,598		215,614
Parcel Totals		28,401	29,752	17,157	17,157		1,333,326

Make	Model	Serial	Year	Color
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[illegible]

A black and white photograph of a two-story white house with a prominent brick chimney and a small front porch, surrounded by a snowy landscape and bare trees.