

PROPERTY LOCATION

78 PINE ST
BURLINGTON, VT 05401

OWNERSHIP

MAMA TRIED LLC
76 GREENE STREET
BURLINGTON, VT 05401

Occ C Type DID DISTRICT

PREVIOUS OWNER

AFS REALTY, LLC
78 PINE STREET
BURLINGTON, VT 05401-1053

NARRATIVE DESCRIPTION

This parcel contains 7840.00000 SF of land mainly classified as Commercial It has 1 building(s) first built in 1899 with a total of 3,300 square feet. There are 1commercial unit(s), 2 Half Baths.

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	3,300	84.00	55,739	5,574	10	7,525		15	1,003	41,637		8.925		466,521
Building Totals		3,300		55,739	5,574		7,525			1,003	41,637				466,521
Othr Inc	0	Rate Adj	Vac Adj	0.10	Exp Adj	0.14	Surp	0	Deduc	0	C/I Ratio	1.45	Val/SF		213.88
Parcel Totals		3,300		55,739	5,574		7,525			1,003	41,637				466,521
Othr Inc	0	Rate Adj	Vac Adj	0.10	Exp Adj	0.14	Surp	0	Deduc	0	C/I Ratio	1.45	Val/SF		213.88

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
C	Commercial	1	7,840		SF	SITE	1		100	90	510	1								705,600			0		1	846,720	
Total AC/HA			0.18		Total SF/SM		7,840.00		Parcel LUCC - Commercial		P. NBC Desc	CBD		Tot	705,600		Tot	0		Tot			0		Tot	846,720	

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

Property: 7124 | Bld: 7427 | 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
C	100	0	7,840.00	705,600	705,700
Building Total	100	0	7,840.00	705,600	705,700
Parcel Total	100	0	7,840.00	705,600	705,700
Source	2 - Inc (appr)	Tot Val SF/Bld	213.88	Tot Val SF/Prc	213.88

PREVIOUS ASSESSMENTS

Tx Yr	Cat	Use	Bld Value	Yard Items	Land Size	Land Val	Total Appr	Assessed	Notes	Date
2024	FV	C	100	0	7,840	705,600	705,700	846,840	2024/LDS 06/14/24 11:54:51	06/14/2024
2023	FV	C	100	0	7,840	705,600	705,700	846,840	2023/LDS 07/07/23 9:47:36	07/07/2023
2022	FV	C	100	0	7,840	705,600	705,700	846,840	2022/LDS 08/25/22 10:15:25	08/25/2022
2021	FV	C	100	0	7,840	705,600	705,700	846,840	DS Patriot Support	01/11/2022
2020	FV	C	138,900	0	7,840	304,500	443,400	532,080	post BOA	06/23/2020

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Price	TSF	Verif.	NAL	Notes
AFS REALTY, LLC	1721-291	WD	09/15/2023	700,000	No		1	
SYLVESTER & MALEY	1234-127	WD	10/30/2013	0	No		8	
SYLVESTER AND MALEY	1234-132	WD	09/30/2013	0	No		9	PERSON PUTTING PROPERTY INTO LLC THAT

BUILDING PERMITS

Date	Number	Desc	Amount	Closed	Status	Fed. ID	Notes	Last Visit
03/14/2024	CBP-24-153	Building	300,000		A		<i style="color: rgb(3	
12/08/2023	CBP-23-877	Building	4,000	05/06/2024	CLOSED		Exploratory demo for	
11/10/2023	ZP-23-521	Zoning	300,000		A		Change of Use - Ren	
04/17/2015	2015 207834 0000	Building	5,000		A		Repair/replace rotten	
08/04/2014	2014 191824 0000	Mechanical	5,500		A		Install new Weil McL	

ACTIVITIES

Date	Result	By
06/28/2022	COR	
11/12/2019	REVL	

LEGAL DESCRIPTION

Lot Size	
Total Land	7,840.00
Land Unit Type	SF



Patriot
PROPERTIES INC.

User Account
17124
GIS Coord 1
313170721669.00000000
GIS Coord 1

Insp Date

Print Date / Time
8/20/2024 9:24 pm

Last Date / Time
12/2/20 12:09 pm
BURLINGTON\TylerSupport

USER DEFINED

RAD:
270
OLD PID:
199702
State District:
3-03
CAD:
510
SPAN:
114-035-17124
Accessory Dwl

PriorID1c
00
PriorID2c
00
PriorID3c
00
Assessor Map

Exterior Information

Type	310 - OFFICE GENR		
Stry Hght	2.5		
(Liv) Units	0	Tot	1
Found	BS - BRICK/STONE		
Frame	W - Wood		
P. Wall	CL - CLAPBRD.WOOD		
Sec Wall	0		
Roof Str	GB - GABLE		
Roof Cvr	SL - SLATE		
Color			
View			
Shape			
Bld Name			

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

Avg Ht / FI	9.00		
P. Int Wall	DW - DRYWALL		
Sec Int Wall	PL - PLASTER	40%	
Partition	T - TYPICAL		
P. Floor	CA - CARPET		
Sec Floor			
Bmt Floors	C - CONCRETE BMT		
Sub Floors			
Bmt Garage	0		
Electric	T - TYPICAL		
Insulation	F - FAIR		
Int Vs Ext			
Heat Fuel	O - OIL		
Heat	HW - HOT WATER		
# Heat Sys	1		
Heated %	100	AC %	
Sol HW %		Ctrl Vac %	
Com Wall %		Sprink %	

[illegible]

Location	
Tot Units	
Floor	
% Own	
Name	

Full Bath	0	Rtng	
Add Full	0	Rtng	
3/4 Bath	0	Rtng	
Add. 3/4	0	Rtng	
1/2 Bath	2	Rtng	
Add. 1/2	0	Rtng	
Other Fix	2	Rtng	

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

Phys Con	AV	30
Functional	L	25
Economic		
Special		
Override		
Total		47.5%

Rtng	Parcel ID	Type	Sale Date	Price
Avg Rtng			Ind Val	

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Floor	No. Unit	Rooms	Bdrms
Bld Total			
Prcd Total			

Base Rate	79.70	Depr	286,281
Size Adj	1.00000	Depr'd Total	316,415
Con Adj	1.11262	Juris Ft.	1.0000
Adj Prc	\$88.68	Spec. Features	\$0
Grade Ft.	1.07000	Lump Sum	
Other Feat	\$6,420	Final Total	\$316,400
NBH Mod	1.0000	Override Val	
NBC Infl	1.6700	Assmnt Ft.	1.2000
LUC Ft.	1.0000	Assessed Val	\$379,680
Adj Tot (RCN)	602,696	Total \$/SF	\$115.07
Depr %	47.5%	Undepr \$/SF	94.88760

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val
FFL	1ST FLOOR	1,748	1,748	1,748	1,748	88.69	155,013
SFL	2ND FLOOR	1,025	1,025	1,025	1,025	88.68	90,897
DST	DORMER STORY	527	702	527	527	70.94	37,350
WDK	WOOD DECK	68	68	0	0	31.54	2,145
OPF	OPEN PORCH	133	133	0	0	43.46	5,780
AUF	ATTIC UNFIN	513	1,025	0	513	17.74	9,092
BMT	BASEMENT	1,748	1,748	0	0	17.75	31,010
Building Totals		5,761	6,449	3,300	3,812		331,287
Parcel Totals		5,761	6,449	3,300	3,812		331,287

Figure 1: A schematic diagram of a 1025-bit data stream partitioned into four segments: WDK (68), DST FFL BMT (702), AUF SFL FFL BMT (1025), and OFP (133). The diagram shows a large rectangle divided into four regions. The top-left region is labeled 'WDK (68)' with dimensions 4, 17, and 10. The top-right region is labeled 'DST FFL BMT (702)' with dimensions 26, 26, and 27. The bottom-left region is labeled 'AUF SFL FFL BMT (1025)' with dimensions 7, 9, and 12. The bottom-right region is labeled 'OFP (133)' with dimensions 5, 5, and 14. A small triangle on the right side of the 'AUF SFL FFL BMT (1025)' region is labeled 'FFL BMT (21)' with dimensions 4, 4, 4, 4, 3, and 5.

Make	Model	Serial	Year	Color
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S. Area	Alt Type	% Alt	Tenants	Qual	% U
FFL	OFC	100			100
FFL	OFC	100			100
SFL	OFC	100			100
FFL	OFC	100			100