

049-2-028-000
Parcel ID Building Location234 SOUTH CHAMPLAIN ST

Card: 1 of 3 Total Card Total Parcel

APPR	3,497,000 /	5,655,900
USE + IMP	3,497,000 /	5,655,900
USE LAND	3,497,000 /	5,655,900
ASSESSED	3,497,000 /	5,655,900

LEGAL DESCRIPTION

[illegible]

Property ID: 7189

[illegible]

SALES INFORMATION

[illegible]

BUILDING PERMITS

Date	Number	Desc	Amount	Closed	Status	Fed. ID	Notes	Last Visit
01/10/2022	REP-22-4	Working Permit - Rep	50,000		A		Fire Rehabilitation Se	
01/10/2022	CEP-22-67	Electrical	25,000	02/15/2022	CLOSED		Repair/replace variou	
01/17/2018	2018 256146 0000	Electrical	3,000		A		Rewire due to fire da	
01/12/2018	2018 256144 0000	Building	5,000		A		UNIT 215: FIRE DAM	
12/19/2017	2017 256268 0000	Electrical	500		A		Units 115 & 215: Pe	
11/21/2014	2014 194635 0000	Building	3,543		A		One freestanding and	
05/06/2014	2014 187695 0000	Fire Supp	2,275		A		Installation of a Guar	
04/22/2014	2014 187059 0000	Electrical	4,000		A		Install new wiring for	
01/10/2014	2014 180282 0000	Plumbing	160,000		A		Install new plumbing	
01/10/2014	2014 180280 0000	Mechanical	200,900		A		Install (3) new Patter	
11/05/2013	2013 174370 0000	Plumbing	14,000		A		DWV, water piping, fi	

ACTIVITIES

[illegible]

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		
Tono		Zone 3		
Street				
Traffic				
Exempt				

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	%	Anor	Alt LUC	%	Spec L.V.	Juris.	L. Ft.	Assessed	Notes
RA	Apartments	1	126,679		SF	SITE	1		35	4.97	590	1								630,000			0		1	630,000	
RA	Apartments	1	0		SF	SITE	1		35	0	590	1								0			0		1	0	
RA	Apartments	1	0		SF	SITE	1		35	0	590	1								0			0		1	0	
Total AC/HA			2.91		Total SF/SM			126,679.00	Parcel LUC RA - Apartments				P. NBC Desc SO.END					Tot	630,000		Tot	0		Tot	630,000		



User Account
17189
GIS Coord 1
312877719751.00000000
GIS Coord 1
Insp Date
05/04/2022
Print Date / Time
7/24/2024 8:15 am
Last Date / Time
6/14/23 3:52 pm
BURLINGTONjturner
USER DEFINED
RAD:
320
OLD PID:
024655
State District:
3-03
CAD:
590
SPAN:
114-035-17189
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 guaranteed.

Condo Information

Bath Features

Other Features

Depreciation

Comparable Sales

Rtnng	Parcel ID	Type	Sale Date	Price
Avg Rtnng		Ind Val		

\$3.8 million mortgage (5.77% - 30 Year) 51 APT 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	15,481	15,481	15,481	15,481	61.50	952,082
SFL	2ND FLOOR	15,481	15,481	15,481	15,481	61.50	952,082
SLAB	SLAB FNDTN	15,481	15,481	0	0	6.15	95,208
Building Totals		46,443	46,443	30,962	30,962		1,999,371
Parcel Totals		73,087	73,087	52,096	52,096		3,280,828

Figure 1 is a schematic diagram of a stepped profile. The profile is defined by the following dimensions (in feet):

- Top width: 126
- First vertical step down: 72
- Horizontal step right: 25
- Second vertical step down: 18
- Third horizontal step right: 56
- Fourth vertical step down: 130
- Fifth horizontal step right: 15
- Sixth vertical step down: 36
- Final horizontal step right: 67
- Total height: 212

The profile is labeled "SFL FFL SLAB (15481)".

Mobile Home

Make	Model	Serial	Year	Color
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Alt Areas

[illegible]

Image



049-2-028-000
Parcel ID Building Location234 SOUTH CHAMPLAIN ST

Card: 2 of 3 **Total Card** **Total Parcel**

Lot Size	
Total Land	126,679.00
Land Unit Type	SF

[illegible][illegible]

ACTIVITIES

[illegible]

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
RA	Apartments	1	126,679		SF	SITE	1		35	4.97	590	1								630,000			0		1	630,000	
RA	Apartments	1	0		SF	SITE	1		35	0	590	1								0			0		1	0	
RA	Apartments	1	0		SF	SITE	1		35	0	590	1								0			0		1	0	
Total AC/HA			2.91	Total SF/SM			126,679.00	Parcel LUC RA - Apartments					P. NBC Desc		SO.END		Tot	630,000	Tot		0	Tot		630,000			

Property: 7189 | Bld: 7486 | Seq: 2 | Year: | Data As Of Date: 07/01/2024 | User: sa | DB: Assess50Burlington

Exterior Information

Type	111 - APARTMENTS		
Stry Hght	2 - Two Sty		
(Liv) Units	16	Tot	16
Found	S - SLAB		
Frame	W - Wood		
P. Wall	V - VINYL CLAPBR		
Sec Wall	0		
Roof Str	GB - GABLE		
Roof Cvr	AS - ASPHALT SH		
Color			
View			
Shape			
Bld Name			

General Information

Grade	A - AVERAGE		
Year Blt	1983	Eff Yr	
Alt LUC			
Juris			
Con Mod			

Interior Information

Avg Ht / Fl	9.00		
P. Int Wall	DW - DRYWALL		
Sec Int Wall			
Partition	T - TYPICAL		
P. Floor	CA - CARPET		
Sec Floor			
Bmt Floors	C - CONCRETE BMT		
Sub Floors			
Bmt Garage	0		
Electric	T - TYPICAL		
Insulation	T - TYPICAL		
Int Vs Ext			
Heat Fuel	G - GAS		
Heat	SH - SPACE HEAT		
# Heat Sys	16		
Heated %		AC %	
Sol HW %		Ctrl Vac %	
Corn 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								31,200	Special Feature Appr									31,200	31,200

Condo Information

Location	
Tot Units	
Floor	
% Own	
Name	

Bath Features

Full Bath	16	Rtnq	
Add Full	0	Rtnq	
3/4 Bath	0	Rtnq	
Add. 3/4	0	Rtnq	
1/2 Bath	8	Rtnq	
Add. 1/2	0	Rtnq	
Other Fix	0	Rtnq	

Other Features

Kitchens	16	Rtng	
Add Kit.	0	Rtng	
Fireplaces	0	Rtng	
WS Flues	0	Rtng	

Depreciation

Phys Con	GD	18.7
Functional		
Economic		
Special		
Override		
Total		18.7%

Comparable Sales

Rtng	Parcel ID	Type	Sale Date	Price
Avg Rtng			Ind Val	

Comments

LAND AND BUILDING 51 UNITS

Res Breakdown

Floor	No. Unit	Rooms	Bdrms
U	8	4	2
U	8	5	3
Bld Total	16	72	40
Prcd Total	51	201	96

Calc Ladder

Base Rate	59.20	Depr	375,657
Size Adj	1.00000	Depr'd Total	1,633,206
Con Adj	0.97871	Juris Ft.	1.0000
Adj Prc	\$57.94	Spec. Features	\$0
Grade Ft.	1.00000	Lump Sum	
Other Feat	\$120,500	Final Total	\$1,633,200
NBH Mod	1.0000	Override Val	
NBC Infl	1.6700	Assmnt Ft.	1.0000
LUC Ft.	1.0000	Assessed Val	\$1,633,200
Adj Tot (RCN)	2,008,863	Total \$/SF	\$86.21
Depr %	18.7%	Undepr \$/SF	57.94000

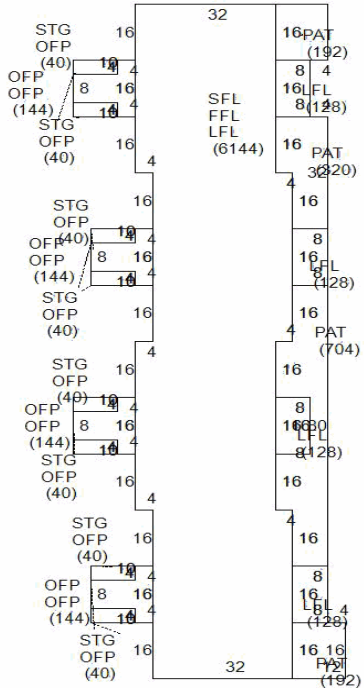
Sub Areas

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val
LFL	LOWER FL FIN	6,656	6,656	6,656	6,656	49.25	327,808
FFL	1ST FLOOR	6,144	6,144	6,144	6,144	57.94	355,983
SFL	2ND FLOOR	6,144	6,144	6,144	6,144	57.94	355,983
OPF	OPEN PORCH	1,472	1,472	0	0	22.80	33,550
PAT	PATIO	1,408	1,408	0	0	3.82	5,379
STG	STORAGE	320	320	0	0	11.60	3,712
	Building Totals	22,144	22,144	18,944	18,944		1,082,415
	Parcel Totals	73,087	73,087	52,096	52,096		3,280,828

Remodeling

Exterior	
Interior	
Add.	
Kitchen	
Bath	
Plumb	
Electric	
Heating	
General	

Sketch



Mobile Home

Make	Model	Serial	Year	Color
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Alt Areas

[illegible]

Image



Card: 3 of 3 Total Card Total Parcel



User Account
17189
GIS Coord 1
312877719751.00000000
GIS Coord 1
Insp Date
05/04/2022
Print Date / Time
7/24/2024 8:15 am
Last Date / Time
6/14/23 3:52 pm
BURLINGTON\jturner

USER DEFINED

RAD:
320
OLD PID:
024655
State District:
3-03
CAD:
590
SPAN:
114-035-17189
Accessory Dwl
PriorID1c
00
PriorID2c
00
PriorID3c
00
Assessor Map

ACTIVITIES

[illegible]

BUILDING PERMITS

[illegible]

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		
Tono		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	%	Appr	Alt LUC	%	Spec.L.V.	Juris	L. Ft.	Assessed	Notes
RA	Apartments	1	126,679		SF	SITE	1		35	4.97	590	1								630,000			0		1	630,000	
RA	Apartments	1	0		SF	SITE	1		35	0	590	1								0			0		1	0	
RA	Apartments	1	0		SF	SITE	1		35	0	590	1								0			0		1	0	
Total AC/HA			2.91		Total SF/SM			126,679.00	Parcel LUC RA - Apartments				P. NBC Desc		SO.END				Tot	630,000		Tot	0		Tot	630,000	

Property: 7189 | Bld: 7487 | Seq: 3 | Year: | Data As Of Date: 07/01/2024 | User: sa | DB: Assess50Burlington

Exterior Information

Type	384 - ASSOC HALL		
Story Height	1 - One Story		
(Liv) Units	0	Tot	1
Found	C - CONCRETE		
Frame	W - Wood		
P. Wall	BV - BRICK VENEER		
Sec Wall	0		
Roof Story	FL - FLAT		
Roof Cover	RM - RUBBER MEMB		
Color			
View			
Shape			
Bld Name			

General Information

Grade	A - AVERAGE		
Year Blt	2013	Eff Yr	
Alt LUC			
Juris			
Con Mod			

Interior Information

Avg Ht / FI			
P. Int Wall	DW - DRYWALL		
Sec Int Wall			
Partition	A - ABV AVG		
P. Floor	L - LINOLIUM		
Sec Floor			
Bmt Floors			
Sub Floors			
Bmt Garage	0		
Electric	G - GOOD		
Insulation	G - GOOD		
Int Vs Ext			
Heat Fuel	G - GAS		
Heat	HA - HOT AIR		
# Heat Sys	1		
Heated %	100	AC %	100
Sol HW %		Ctrl Vac %	
Com Wall %		Sprink %	100

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								31,200	Special Feature Appr									31,200	31,200

Condo Information

General Information	
Location	
Tot Units	
Floor	
% Own	
Name	

Bath Features

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

Other Features

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

Depreciation

Phys Con	AV	4.8
Functional		
Economic		
Special		
Override		
Total		4.8%

Comparable Sales

Rtnng	Parcel ID	Type	Sale Date	Price
Avg Rtnng			Ind Val	

Comments

51 APT UNITS

Res Breakdown

Floor	No. Unit	Rooms	Bdrms
Bld Total			
Prcd Total	51	201	96

Calc Ladder

Base Rate	74.40	Depr	17,781
Size Adj	1.00000	Depr'd Total	352,666
Con Adj	1.08222	Juris Ft.	1.0000
Adj Prc	\$80.52	Spec. Features	\$0
Grade Ft.	1.00000	Lump Sum	
Other Feat	\$22,783	Final Total	\$352,700
NBH Mod	1.0000	Override Val	
NBC Infl	1.6700	Assmnt Ft.	1.0000
LUC Ft.	1.0000	Assessed Val	\$352,700
Adj Tot (RCN)	370,447	Total \$/SF	\$161.05
Depr %	4.8%	Underpr \$/SF	80.52000

Sub Areas

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj. A.	Rate AV	Undepr Val
FFL	1ST FLOOR	2,190	2,190	2,190	2,190	80.52	176,339
OPF	OPEN PORCH	120	120	0	0	42.28	5,074
SLAB	SLAB FNDTN	2,190	2,190	0	0	8.05	17,630
Building Totals		4,500	4,500	2,190	2,190		199,042
Parcel Totals		73,087	73,087	52,096	52,096		3,280,828

Sketch

Mobile Home

Make	Model	Serial	Year	Color
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Alt Areas

[illegible]

Image