

049 3 056 000  
 Sheet Lot Unit# Bldg#

049-3-056-000 199 KING ST  
 Parcel ID Building Location

BURLINGTON, VT

Card: 1 of 1 Total Card Total Parcel  
 APPRAISED 275,500 / 275,500  
 USE + IMP 275,500 / 275,500  
 USE LAND 0 / 0  
 ASSESSED 275,500 / 275,500

**PROPERTY LOCATION**

199 KING ST  
 BURLINGTON, VT 05401

**OWNERSHIP**

199 KING STREET, LLC  
 1241 CAMP KINIYA ROAD  
 COLCHESTER, VT 05446

Occ C Type

**PREVIOUS OWNER**

ONE NINETY NINE KING ST LLC  
 C/O LEWIS K. SUSSMAN, 6TH FLR  
 30 MAIN ST  
 Burlington, VT 05401-0000

**NARRATIVE DESCRIPTION**

This parcel contains 4937.00000 SF of land mainly classified as Apartments.

**PROPERTY FACTORS**

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

**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
<b>Building Totals</b>																
Othr Inc			Rate Adj	Vac Ad	Exp Adj	Surp		Deduc			C/I Ratio		Val/SF			
<b>Parcel Totals</b>																
Othr Inc			Rate Adj	Vac Ad	Exp Adj	Surp		Deduc			C/I Ratio		Val/SF			

**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				
RA	Apartments	1	4,937		SF	SITE	1		82	55.8	555	1		S	-50					275,500			0		1	275,500					
<b>Total AC/HA</b>		0.11		<b>Total SF/SM</b>		4,937.00		<b>Parcel LUC</b>			RA - Apartments			<b>P. NBC Desc</b>			HILL APTS			Tot		275,500		Tot		0		Tot		275,500	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Val	Yard Items	Land Size	Land Val	Total Val
RA	0	0	4,937.00	275,500	275,500
<b>Building Total</b>					
	0	0	4,937.00	275,500	275,500
<b>Parcel Total</b>					
	0	0	4,937.00	275,500	275,500
Source	0 - Mkt Adj Cost		Tot Val SF/Bld		Tot Val SF/Prcl

**PREVIOUS ASSESSMENTS**

Tx Yr	Cat	Use	Bld Value	Yard Items	Land Size	Land Val	Total Appr	Assessed	Notes	Date
2023	ABST	RA	0	0	4,937	275,500	275,500	275,500	2023/LDS 05/01/23 3:4	05/01/2023
2022	FV	RA	174,600	0	4,937	385,600	560,200	560,200	2022/LDS 08/25/22 10:	08/25/2022
2021	FV	RA	174,600	0	4,937	385,600	560,200	560,200	DS Patriot Support	01/11/2022
2020	FV	RA	370,500	0	4,937	302,300	672,800	672,800	post BOA	06/23/2020
2019	FV	RA	370,500	0	4,937	302,300	672,800	672,800	9.23.2019	09/23/2019

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Price	TSF	Verif.	NAL	Notes
ONE NINETY NINE KING ST LLC	1699-283	WD	02/07/2023	300,000	No		3	
KRUSE LAWRENCE	1014-689	QC	10/15/2007	0	No		9	
	440-88	WD	11/14/1991	240,000	No			From MS ACCESS DB table SalesData

**BUILDING PERMITS**

Date	Number	Desc	Amount	Closed	Status	Fed. ID	Notes	Last Visit
02/17/2022	CBP-22-131	Building	2,000,000		A		Demolition of ent	
01/21/2021	2021 290982 C	Electrical	1,000		A		Respective to St	
10/30/2012	13-0505CA	Zoning I	4,000	05/29/2015	CLNR		Replace three st	
09/18/2012	2012 159096 C	Building	15,000	05/29/2015	CLRC		Repair/replace r	
01/04/2006	2006 100024 C	Plumbing	800	05/29/2015	CLRC		Install limited are	

**ACTIVITIES**

Date	Result	By
03/06/2023	COR	



**Patriot**  
 PROPERTIES INC.

User Account	17282
GIS Coord 1	314464
GIS Coord 1	720527
Insp Date	

Print Date / Time  
 5/3/2023 5:02 am

Last Date / Time  
 2/18/22 10:54 am  
 OpenGov

**USER DEFINED**

RAD:	330
OLD PID:	118974
State District:	3-03
CAD:	555
SPAN:	114-035-17282
Accessory Dwl	
PriorID1c	00
PriorID2c	00
PriorID3c	00
Assessor Map	

Parcel ID 049-3-056-000

Exterior Information

Table with exterior information fields: Type, Strv Hght, (Liv) Units, Found, Frame, P. Wall, Sec Wall, Roof Str, Roof Cvr, Color, View, Shape, Bld Name.

General Information

Table with general information fields: Grade, Year Blt, Eff Yr, Alt LUC, Juris, Con Mod.

Interior Information

Table with interior information fields: Avg Ht / FI, P. Int Wall, Sec Int Wall, Partition, P. Floor, Sec Floor, Bmt Floors, Sub Floors, Bmt Garage, Electric, Insulation, Int Vs Ext, Heat Fuel, Heat, # Heat Sys, Heated %, 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.

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

Condo Information

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

Bath Features

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

Other Features

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

Depreciation

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

Comparable Sales

Table for comparable sales with columns: Rtng, Parcel ID, Type, Sale Date, Price, Avg Rtng, Ind Val.

Comments

Extensive Fire Damage - CB 2022

Res Breakdown

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

Calc Ladder

Table for calculation ladder with fields: Base Rate, Size Adj, Con Adj, Adj Prc, Grade Ft., Other Feat, NBH Mod, NBC Infl, LUC Ft., Adj Tot (RCN), Depr %, Depr, Depr'd Total, Juris Ft., Spec. Features, Lump Sum, Final Total, Override Val, Assmnt Ft., Assessed Val, Total \$/SF, Undepr \$/SF.

Sub Areas

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

Sketch



Mobile Home

Table for mobile home information with fields: Make, Model, Serial, Year, Color.

Alt Areas

Table for alternate areas with columns: S. Area, Alt Type, % Alt, Tenants, Qual, % U.

Image

