

049 Sheet 3 Lot 104 Unit# 000 Bldg#

049-3-104-000 Parcel ID Building Location 251 MAIN ST

BURLINGTON, VT

Card: 1 of 1 Total Card Total Parcel

APPR 453,900 / 453,900
 USE + IMP 453,900 / 453,900
 USE LAND 453,900 / 453,900
 ASSESSED 453,900 / 453,900

PROPERTY LOCATION

251 MAIN ST
 BURLINGTON, VT 05401

OWNERSHIP

251 MAIN STREET LLC
 294 NORTH WINOOSKI AVE SUITE 120
 BURLINGTON, VT 05401-0000

PREVIOUS OWNER

HINSDALE IRENE C.
 294 NORTH WINOOSKI AVE
 BURLINGTON, VT 05401-0000

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Val	Yard Items	Land Size	Land Val	Total Val
R1	277,600	0	2,068.00	176,300	453,900
Building Total	277,600	0	2,068.00	176,300	453,900
Parcel Total	277,600	0	2,068.00	176,300	453,900
Source	0 - Mkt Adj Cost	Tot Val SF/Bld	226.84	Tot Val SF/Prcd	226.84

PREVIOUS ASSESSMENTS

Property ID: 7395

Tx Yr	Cat	Use	Bld Value	Yard Items	Land Size	Land Val	Total Appr	Assessed	Notes	Date
2023	ABST	R1	277,600	0	2,068	176,300	453,900	453,900	2023/LDS 05/01/23 3:4	05/01/2023
2022	FV	R1	277,600	0	2,068	176,300	453,900	453,900	2022/LDS 08/25/22 10:1	08/25/2022
2021	FV	R1	277,600	0	2,068	176,300	453,900	453,900	DS Patriot Support	01/11/2022
2020	FV	R3	144,900	0	2,068	118,900	263,800	263,800	post BOA	06/23/2020
2019	FV	R3	144,900	0	2,068	118,900	263,800	263,800	9.23.2019	09/23/2019

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Price	TSF	Verif.	NAL	Notes
HINSDALE IRENE C.	1305-729	WD	05/04/2016	0	No		9	
HINSDALE CLARK W JR ESTATI	1210-62	PD	03/06/2013	0	No		8	DECREE OF DISTRIBUTION

NARRATIVE DESCRIPTION

This parcel contains 2068.00000 SF of land mainly classified as Single Fam It has 1 building(s) first built in 1899 with a total of 2,001 square feet. There are 1 living unit(s), 3 Baths, 8 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Desc	Amt	Comm Int Amt

PROPERTY FACTORS

Item	Code	Item	Code	%
Util 1	A - ALL UTILITYS	Dis 1 B		00000
Util 2		Dis 2 035		00000
Util 3		Dis 3 04		00000
Census		Zone 1 DT		100
F. Haz		Zone 2		
Topo	3 - SUITABLE	Zone 3		
Street				
Traffic				
Exempt				

BUILDING PERMITS

Date	Number	Desc	Amount	Closed	Status	Fed. ID	Notes	Last Visit
03/05/2021	2021 298343 C	Plumbing	10,500		CLRC		Install new plumb	
03/05/2021	2021 298333 C	Mechanical	12,500		CLRC		Install new NTI 1	
11/18/2020	2020 291183 C	Electrical	6,000		CLRC		Respective to Sta	
08/31/2020	2020 291184 C	Plumbing	5,000		CLRC		Rework water an	
08/11/2020	2020 289365 C	Building	146,000		CLRC		Specific to VT Fir	
04/20/2020	20-0822CA	Zoning I	25,000		CLRC		Convert multi-far	
10/30/2018	2018 273263 C	Electrical	1,701		CLRC		Demo old wiring	
06/05/2017	2017 247657 C	Electrical	600		CLRC		Apt. 2: Relocation	
06/08/2016	2016 228579 C	Building	4,800		CLRC		Remove and repl	
05/17/2016	16-1264CA	Zoning I	4,800		CLRC		Remove 7 wood	
09/19/2008	2008 139938 C	Building	4,800	03/14/2009	I		Repair existing fr	

ACTIVITIES

Date	Result	By
01/15/2021	14	

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	2,068		SF	SITE	1		32.75	85.25	DT-6	1								176,300			0		1	176,300	
Total AC/HA		0.05		Total SF/SM		2,068.00		Parcel LUC R1 - Single Fam			P. NBC Desc: DOWNTOWN Tot		176,300		Tot		0		Tot		176,300						

LEGAL DESCRIPTION

Lot Size	Total Land	Land Unit Tvp
	2,068.00	SF



Patriot
 PROPERTIES INC.

User Account
17395
GIS Coord 1
314753
GIS Coord 1
720965
Insp Date
01/15/2021
Print Date / Time
5/3/2023 5:38 am
Last Date / Time
4/26/23 3:37 pm
sa

USER DEFINED

RAD:
260
OLD PID:
086360
State District:
3-03
CAD:
550
SPAN:
114-035-17395
Accessory Dwl
PriorID1c
00
PriorID2c
00
PriorID3c
00
Assessor Map

Parcel ID 049-3-104-000

Exterior Information

Table with exterior details: Type OS - OLD STYLE, Strv Hght 2 - Two Stv, Found C - CONCRETE, Frame W - Wood, P. Wall CL - CLAPBRD.WOOD, Roof Str GB - GABLE, Roof Cvr AS - ASPHALT SH.

General Information

Table with general details: Grade A+ - AVERAGE PLUS, Year Blt 1899, Alt LUC, Juris, Con Mod.

Interior Information

Table with interior details: P. Int Wall DW - DRYWALL, P. Floor V - VINYL, Bmt Floors C - CONCRETE BM, Heat Fuel G - GAS, Heat HW - HOT WATER.

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

Other Features

Table with other features: Kitchens 1 Rtnng, Add Kit. 0 Rtnng, Fireplaces 0 Rtnng, WS Flues 0 Rtnng.

Depreciation

Table with depreciation: Phys Con VG 12, Functional, Economic, Special, Override, Total 12%.

Comparable Sales

Table with comparable sales: Rtnng, Parcel ID, Type, Sale Date, Price, Avg Rtnng 66.83, Ind Val 3,005,260.

Comments

3Apt Units

Res Breakdown

Table with res breakdown: Floor, No. Unit, Rooms, Bdrms, Bld Total 1 8 5, Prcl Total 1 8 5.

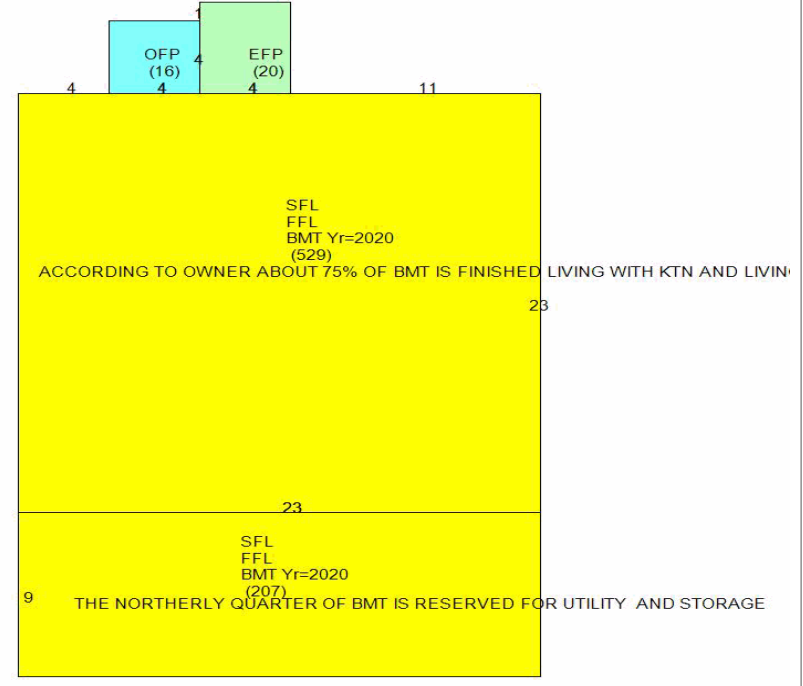
Calc Ladder

Table with calc ladder: Base Rate 64.05, Depr 37,849, Size Adj 1.27935, Depr'd Total 277,559, Con Adj 0.99000, Juris Ft. 1.0000, Adj Prc \$81.12, Spec. Features \$0, Grade Ft. 1.07000, Lump Sum, Other Feat \$14,980, Final Total \$277,600, NBH Mod 1.0000, Override Val, NBC Infl 1.9440, Assmnt Ft. 1.0000, LUC Ft. 1.0000, Assessed Val \$277,600, Adj Tot (RCN) 315,408, Total \$/SF \$138.73, Depr % 12%, Undepr \$/SF 86.79840.

Sub Areas

Table with sub areas: 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 details: Make, Model, Serial, Year, Color.

Alt Areas

Table with alt areas: S. Area, Alt Type, % Alt, Tenants, Qual, % U, BMT, FLA, 100, GD, 100.

Image

