

049 3 115 000
 Sheet Lot Unit# Bldg#

049-3-115-000 176 COLLEGE ST
 Parcel ID Building Location

BURLINGTON, VT

Card: 1 of 1 **Total Card** 3,618,200 / 3,618,200
APPRAISED 3,618,200 / 3,618,200
USE + IMP 3,618,200 / 3,618,200
USE LAND 0 / 0
ASSESSED 4,341,840 / 4,341,840

PROPERTY LOCATION

123-131 CHURCH ST
 BURLINGTON, VT 05401

OWNERSHIP

131 CHURCH STREET LLC
 C/O ROSEWORKS, Unit 309
 7 KILBURN ST
 BURLINGTON, VT 05401-0000

Occ C Type DID DISTRICT

PREVIOUS OWNER

PAPE PAUL FREDERICK JR
 P O BOX 606
 BURLINGTON, VT 05402-0606

NARRATIVE DESCRIPTION

This parcel contains 9009.00000 SF of land mainly classified as Commercial It has 1 building(s) first built in 1931 with a total of 26,468 square feet. There are 6commercial unit(s), 11 Half Baths.

PROPERTY FACTORS

Item	Code	%
Dis 1	B	100
Dis 2	035	100
Dis 3	04	100
Zone 1	D	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
1	STG - STORAGE	4,230	16.00	33,840	1,269	4	8,957		28	977	22,637		8.75		258,709
1	RTL - RETAIL/SHOWR		1,960	26.10	51,156	5,116	10	4,604	10	921	40,515		10		405,150
1	RSTB - RESTNT BMT		3,697	15.00	55,455	5,546	10	4,991	10	998	43,920		10		439,200
1	RST - RESTAURANT		5,086	58.00	147,494	14,749	10	13,275	10	2,655	116,815		10		1,168,150
1	OFC - OFFICE		11,497	99.00	189,332	18,933	10	25,560	15	3,408	141,431		10.5		1,346,962
Building Totals		26,470		477,277	45,613		57,387			8,959	365,318				3,618,171
Othr Inc		0	Rate Adj	Vac Adj	0.44	Exp Adj	0.67	Surp	0	Deduc	0	C/I Ratio	1.28	Val/SF	136.70
Parcel Totals		26,470		477,277	45,613		57,387			8,959	365,318				3,618,171
Othr Inc		0	Rate Adj	Vac Adj	0.44	Exp Adj	0.67	Surp	0	Deduc	0	C/I Ratio	1.28	Val/SF	136.70

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	9,009		SF	SITE	1		136	122.4	500	1								1,102,700			0		1	1,323,240	
Total AC/HA		0.21		Total SF/SM		9,009.00		Parcel LUC			C - Commercial			P. NBC Desc			CHURCH ST Tot			1,102,700	Tot		0	Tot		1,323,240	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Val	Yard Items	Land Size	Land Val	Total Val	
C	2,515,500	0	9,009.00	1,102,700	3,618,200	
Building Total		0	9,009.00	1,102,700	3,618,200	
Parcel Total		0	9,009.00	1,102,700	3,618,200	
Source		2 - Inc (appr)	Tot Val SF/Bld	136.70	Tot Val SF/Prcl	136.70

PREVIOUS ASSESSMENTS

Tx Yr	Cat	Use	Bld Value	Yard Items	Land Size	Land Val	Total Appr	Assessed	Notes	Date
2023	ABST	C	2,515,500	0	9,009	1,102,700	3,618,200	4,341,840	2023/LDS 05/01/23 3:4	05/01/2023
2022	FV	C	2,515,500	0	9,009	1,102,700	3,618,200	4,341,840	2022/LDS 08/25/22 10:	08/25/2022
2021	FV	C	2,515,500	0	9,009	1,102,700	3,618,200	4,341,840	DS Patriot Support	01/11/2022
2020	FV	C	2,481,200	0	9,009	427,800	2,909,000	3,490,800	post BOA	06/23/2020
2019	FV	C	2,481,200	0	9,009	427,800	2,909,000	3,490,800	9.23.2019	09/23/2019

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Price	TSF	Verif.	NAL	Notes
PAPE PAUL FREDERICK JR	862-244	WD	03/16/2004	0	No		1	TRANSFER TO LLC
PAPE PAUL FREDERICK JR	609-278	LL	12/03/1998	0	No			
PAPE PAUL FREDRICK JR	545-537	WD	05/24/1996	835,000	No			

BUILDING PERMITS

Date	Number	Desc	Amount	Closed	Status	Fed. ID	Notes	Last Visit
07/07/2022	CEP-22-1003	Electrical	2,500	08/25/2022	LOSED		Fire Inspection P	
03/14/2022	CEP-22-349	Electrical	3,500		A		scuffer	
08/30/2021	CEP-21-1331	Electrical	2,800	11/03/2021	LOSED		basement electri	
07/15/2021	CMP-21-358	Mechanical	6,800	03/08/2023	LOSED		DAIKIN WGCVO	
03/04/2019	19-0585CA	Zoning I	1,900		A		Window replacer	

ACTIVITIES

Date	Result	By
11/18/2019	REVL	



Patriot PROPERTIES INC.

User Account	17410
GIS Coord 1	313823
GIS Coord 1	721313
Insp Date	

Print Date / Time
 5/3/2023 5:43 am

Last Date / Time
 7/9/22 4:02 am
 OpenGov

USER DEFINED

RAD:	
270	
OLD PID:	
160617	
State District:	
3-03	
CAD:	
500	
SPAN:	
114-035-17410	
Accessory Dwl	
PriorID1c	00
PriorID2c	00
PriorID3c	00
Assessor Map	

Parcel ID 049-3-115-000

Exterior Information

Table with exterior details: Type (202 - RETL W OFF), Strv Hght (3 - Three Stv), (Liv) Units (0), Found (BS - BRICK/STONE), Frame (C - FireResistAV), P. Wall (ST - STONE), Sec Wall (0), Roof Str (FL - FLAT), Roof Cvr (CO - COMPOSITION), Color, View, Shape, Bld Name.

General Information

Table with general details: Grade (VG - VERY GOOD), Year Blt (1931), Eff Yr, Alt LUC, Juris, Con Mod.

Interior Information

Table with interior details: Avg Ht / Ft (12.00), P. Int Wall (DW - DRYWALL), Sec Int Wall, Partition (T - TYPICAL), P. Floor (CA - CARPET), Sec Floor, Bmt Floors (C - CONCRETE BM), 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 % (100), Sol HW %, Com Wall %, Sprink % (100).

Special Features / Yard Items

Table with special features and yard items: Columns include Code, Desc, A, Y/S, Qty, Size, Qual, Con, Year, Unit Prc, D/S, Depr %, LUC, Ft., NBC, Ft., Juris, Ft., Appr Val, Assessed. Includes rows for ELEV.SIDEWLK, ELEV.PASS., REEFER COOLE, REEFER FREEZ, and summary rows for Building and Parcel Totals.

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

Condo Information

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

Bath Features

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

Depreciation

Table with depreciation details: Phys Con (VG), Functional, Economic, Special, Override, Total (20.1%).

Comparable Sales

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

Comments

"CHITTENDEN COUNTY TRUST CO"
DBA
-RI RA
-VON BARGENS JEWELRY
2-BLUE AGAVE SOFTWARE

Res Breakdown

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

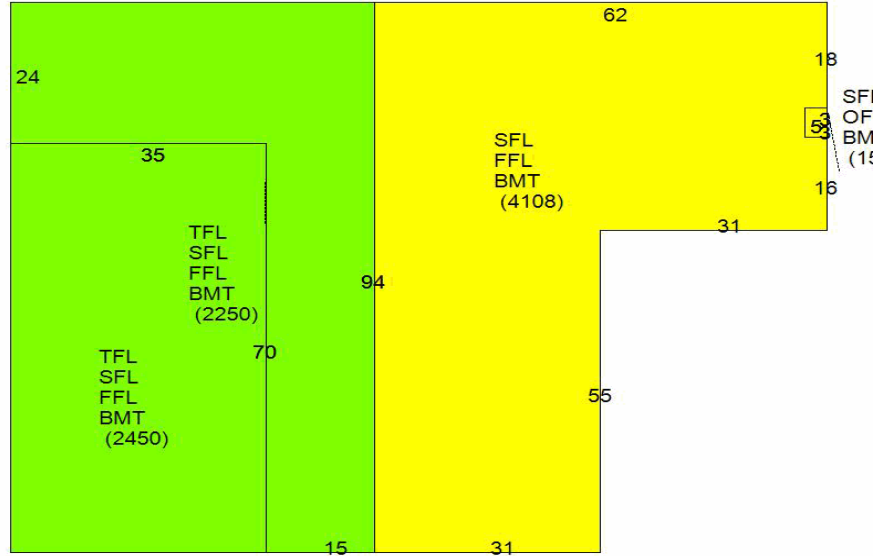
Calc Ladder

Table with calc ladder: Base Rate (64.90), Depr (865,022), Size Adj (1.00000), Depr'd Total (3,438,571), Con Adj (1.14780), Juris Ft. (1.0000), Adj Prc (\$74.49), Spec. Features (\$91,400), Grade Ft. (1.51000), Lump Sum, Other Feat (\$309,037), Final Total (\$3,530,000), NBH Mod (1.0000), Override Val, NBC Infl (1.6700), Assmnt Ft. (1.2000), LUC Ft. (1.0000), Assessed Val (\$4,236,000), Adj Tot (RCN) (4,303,593), Total \$/SF (\$160.04), Depr % (20.1%), Undepr \$/SF (112.47990).

Sub Areas

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

Sketch



Mobile Home

Table with mobile home details: Make, Model, Serial, Year, Color.

Alt Areas (9 of 12)

Table with alt areas: Columns include S. Area, Alt Type, % Alt, Tenants, Qual, % U. Includes rows for TFL, SFL, FFL, BMT, SFL, FFL, BMT, SFL, TFL.

Image

