

PROPERTY LOCATION

81-93 CHURCH ST
BURLINGTON, VT 05401

OWNERSHIP

HOWARD OPERA HOUSE ASSOC LLC
76 PEARL ST SUITE 202
ESSEX JUNCTION, VT 05452-0000

Occ C Type DID DISTRICT

PREVIOUS OWNER

HOWARD OPERA HOUSE ASSOCIATES
-0000

NARRATIVE DESCRIPTION

This parcel contains 22181.00000 SF of land mainly classified as Commercial It has 1 building(s) first built in 1899 with a total of 76,122 square feet. There are 11commercial unit(s), 15 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	UNF - UNFINISHED-N	5,731	0.00	0	0		0			0	0		8.925		0
1	RST - RESTAURANT	5,731	20.00	114,620	9,170	8	8,436	8	8	2,109	94,905		8.5		1,116,529
1	RTL - RETAIL/SHOWR	19,797	130.50	516,702	41,336	8	38,029	8	8	9,507	427,830		8.5		5,033,294
1	OFC - OFFICE	50,594	414.00	872,751	69,820	8	64,234	8	8	16,059	722,638		8.5		8,501,624
Building Totals		81,853		1,504,073	120,326		110,699			27,675	1,245,373				14,651,447
Othr Inc	0	Rate Adj	Vac Adj	0.24	Exp Adj	0.22	Surp	0	Deduc	0	C/I Ratio	1.02	Val/SF		192.47
Parcel Totals		81,853		1,504,073	120,326		110,699			27,675	1,245,373				14,651,447
Othr Inc	0	Rate Adj	Vac Adj	0.24	Exp Adj	0.22	Surp	0	Deduc	0	C/I Ratio	1.02	Val/SF		192.47

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	22,181		SF	SITE	1		136	55.18	500	1								1,224,000			0		1	1,468,800	
Total AC/HA		0.51		Total SF/SM		22,181.00		Parcel LUCC - Commercial		P. NBC Desc		CHURCH ST MK		Tot		1,224,000		Tot		0		Tot		1,468,800			

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Val	Yard Items	Land Size	Land Val	Total Val
C	13,427,400	0	22,181.00	1,224,000	14,651,400
Building Total	13,427,400	0	22,181.00	1,224,000	14,651,400
Parcel Total	13,427,400	0	22,181.00	1,224,000	14,651,400
Source	2 - Inc (appr)	Tot Val SF/Bld	192.47	Tot Val SF/Prc	192.47

PREVIOUS ASSESSMENTS

Tx Yr	Cat	Use	Bld Value	Yard Items	Land Size	Land Val	Total Appr	Assessed	Notes	Date
2024	FV	C	13,427,400	0	22,181	1,224,000	14,651,400	17,581,680	2024/LDS 06/14/24 11:54:51	06/14/2024
2023	FV	C	13,427,400	0	22,181	1,224,000	14,651,400	17,581,680	2023/LDS 07/07/23 9:47:36	07/07/2023
2022	FV	C	13,427,400	0	22,181	1,224,000	14,651,400	17,581,680	2022/LDS 08/25/22 10:15:25	08/25/2022
2021	FV	C	13,427,400	0	22,181	1,224,000	14,651,400	17,581,680	DS Patriot Support	01/11/2022
2020	FV	C	8,178,400	0	22,181	822,900	9,001,300	10,801,560	post BOA	06/23/2020

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Price	TSF	Verif.	NAL	Notes
HOWARD OPERA HOUSE ASSOCIATES	688-267	WD	06/26/2001	0	No		9	
HOWARD OPERA HOUSE ASSOCIATES	417-192	WD	06/01/1990	205,000	No			

BUILDING PERMITS

Date	Number	Desc	Amount	Closed	Status	Fed. ID	Notes	Last Visit
06/27/2024	CMP-24-259	Mechanical	23,810		A		Replacement of two	
06/06/2024	CBP-24-379	Building	146,843		A		Interior alteration, ne	
04/04/2024	CBP-24-201	Building	63,400		A		Demo petitions on 1s	
05/16/2023	CEP-23-717	Electrical	8,497	06/26/2023	CLOSED		stair/basement led lig	
05/09/2023	CEP-23-689	Electrical	4,999	06/26/2023	CLOSED		Lobby lighting upgrad	

ACTIVITIES

Date	Result	By
11/14/2019	REVL	

LEGAL DESCRIPTION

Lot Size	
Total Land	22,181.00
Land Unit Type	SF



Patriot
PROPERTIES INC.

User Account
17422
GIS Coord 1
313804721763.00000000
GIS Coord 1
Insp Date

Print Date / Time
8/20/2024 9:43 pm
Last Date / Time
12/2/20 12:09 pm
BURLINGTON\TylerSupport

USER DEFINED

RAD:
270
OLD PID:
088147
State District:
3-03
CAD:
500
SPAN:
114-035-17422
Accessory Dwl
PriorID1c
00
PriorID2c
00
PriorID3c
00
Assessor Map

Exterior Information

Type	312 - OFFICE ELVTR		
Stry Hght	4 - 4 story		
(Liv) Units	0	Tot	11
Found	BS - BRICK/STONE		
Frame	C - FireResistAV		
P. Wall	BR - BRICK		
Sec Wall			
Roof Str	FL - FLAT		
Roof Cvr	RM - RUBBER MEMB		
Color			
View			
Shape			
Bld Name			

Grade	VG - VERY GOOD		
Year Blt	1899	Eff Yr	
Alt LUC			
Juris			
Con Mod			

Avg Ht / Ft	13.00		
P. Int Wall	DW - DRYWALL		
Sec Int Wall			
Partition	A - ABV AVG		
P. Floor	CA - CARPET		
Sec Floor			
Bmt Floors	C - CONCRETE BMT		
Sub Floors			
Bmt Garage	0		
Electric	G - GOOD		
Insulation	F - FAIR		
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

Code	Desc	A	Y/S	Qty	Size	Qual	Con	Year	Unit Prc	D/S	Depr %	LUC	Ft.	NBC	Ft.	Juris	Ft.	Appr Val	Assessed	
ELVF	ELEV.FREIGHT	D	S	1	5.00	C	FR	1920	4,000.00	T	87.5%		1		1.44		1	10,400	12,480	
ELVP	ELEV.PASS.	D	S	1	5.00	C	AV	1995	5,000.00	T	36.4%		1		1.44		1	82,400	98,880	
LDLV	LOADVLVR	D	S	1	1.00	C	AV	1995	950.00	T	36.4%		1		1.44		1	900	1,080	
COOL	REEFER COOLE	D	S	1	144.00	C	AV	1995	21.00	T	36.4%		1		1.44		1	3,000	3,600	
Building Totals		Yard Item Appr								Special Feature Appr								96,700	96,700	116,040
Parcel Totals		Yard Item Appr								Special Feature Appr								96,700	96,700	116,040

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	15	Rtng	
Add. 1/2	0	Rtng	
Other Fix	0	Rtng	

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

Phys Con	VG	20.1
Functional	L	20
Economic		
Special		
Override		
Total		36.08%

Rtnng	Parcel ID	Type	Sale Date	Price
Avg Rtnng		Ind Val		

DBA- "HOWARD OPERA HOUSE"

1- ECCO, SECOND TIME AROUND, BRUEGGERS
THREE TOMATOES REST .(IN BMT)
FROG HOLLOW
APRIL CORNELL

Floor	No. Unit	Rooms	Bdrms
Bld Total			
Prc'l Total			

Base Rate	84.10	Depr	7,668,951
Size Adj	1.00000	Depr'd Total	13,586,456
Con Adj	1.17119	Juris Ft.	1.0000
Adj Prc	\$98.50	Spec. Features	\$96,700
Grade Ft.	1.51000	Lump Sum	
Other Feat	\$821,168	Final Total	\$13,683,200
NBH Mod	1.0000	Override Val	
NBC Infl	1.6700	Assmnt Ft.	1.2000
LUC Ft.	1.0000	Assessed Val	\$16,419,840
Adj Tot (RCN)	21,255,407	Total \$/SF	\$215.71
Depr %	36.08%	Undepr \$/SF	148.73500

Date	Price	Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepd V
		FFL	1ST FLOOR	19,797	19,797	19,797	19,797	98.50	1,950,0
		SFL	2ND FLOOR	19,522	19,522	19,522	19,522	98.49	1,922,9
		TFL	3RD FLOOR	19,522	19,522	19,522	19,522	98.49	1,922,9
		UFL	UPPR FLOOR	11,550	11,550	11,550	11,550	98.49	1,137,6
		LFL	LOWER FL FIN	11,461	11,461	5,731	5,731	66.98	767,6
		OFP	OPEN PORCH	89	89	0	0	45.73	4,0
		SLAB	SLAB FNDTN	364	364	0	0	9.85	3,5
		Building Totals		91,494	91,494	76,122	76,122		7,885,2
		Parcel Totals		91,494	91,494	76,122	76,122		7,885,2

		FFL	1ST FLOOR	19,797	19,797	19,797	19,797	98.50	1,950,000
		SFL	2ND FLOOR	19,522	19,522	19,522	19,522	98.49	1,922,900
		TFL	3RD FLOOR	19,522	19,522	19,522	19,522	98.49	1,922,900
		UFL	UPPR FLOOR	11,550	11,550	11,550	11,550	98.49	1,137,600
		LFL	LOWER FL FIN	11,461	11,461	5,731	5,731	66.98	767,600
		OFP	OPEN PORCH	89	89	0	0	45.73	4,000
		SLAB	SLAB FNDTN	364	364	0	0	9.85	3,500
		Building Totals		91,494	91,494	76,122	76,122		7,885,200
		Parcel Totals		91,494	91,494	76,122	76,122		7,885,200

Make		Model		Serial		Year		Color	
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Cross A.	F. Area	Sz Adj A.	Rate AV	Undepr V
19,797	19,797	19,797	98.50	1,950,000
19,522	19,522	19,522	98.49	1,922,900
19,522	19,522	19,522	98.49	1,922,900
11,550	11,550	11,550	98.49	1,137,600
11,461	5,731	5,731	66.98	767,600
89	0	0	45.73	4,000
364	0	0	9.85	3,500
91,494	76,122	76,122		7,885,200
91,494	76,122	76,122		7,885,200

19,797	19,797	19,797	98.50	1,950,000
19,522	19,522	19,522	98.49	1,922,900
19,522	19,522	19,522	98.49	1,922,900
11,550	11,550	11,550	98.49	1,137,600
11,461	5,731	5,731	66.98	767,600
89	0	0	45.73	4,000
364	0	0	9.85	3,500
91,494	76,122	76,122		7,885,200
91,494	76,122	76,122		7,885,200

S. Area	Alt Type	% Alt	Tenants	Qual	% U
SFL	OFC	100			100
TFL	OFC	100			100
TFL	OFC	100			100
SFL	OFC	100			100
FFL	RTL	100			100
FFL	RTL	100			100
TFL	OFC	100			100
SFL	OFC	100			100
FFL	RTL	100			100

Flow	Net type	Flow	Penalty	Cost	Flow
SFL	OFC	100			100
TFL	OFC	100			100
TFL	OFC	100			100
SFL	OFC	100			100
FFL	RTL	100			100
FFL	RTL	100			100
TFL	OFC	100			100
SFL	OFC	100			100
FFL	RTL	100			100