

049 3 162 000  
Sheet Lot Unit# Bldg#

049-3-162-000  
Parcel ID

108 SOUTH WINOOSKI AVE  
Building Location

BURLINGTON, VT

Card: 1 of 1  
Total Card 1,562,300 / 1,562,300  
Total Parcel 1,562,300 / 1,562,300  
APPRaised 1,562,300 / 1,562,300  
USE + IMP 0 / 0  
USE LAND 1,874,760 / 1,874,760  
ASSESSed

PROPERTY LOCATION

108 SOUTH WINOOSKI AVE  
BURLINGTON, VT 05401

OWNERSHIP

L & M PROPERTIES LLC  
17 LILAC LANE  
SOUTH BURLINGTON, VT 05403-0000

Occ C Type DID DISTRICT

PREVIOUS OWNER

PIZZAGALLI REALTY CO  
P O BOX 2009  
SO BURLINGTON, VT 05403-0000

NARRATIVE DESCRIPTION

This parcel contains 9409.00000 SF of land mainly classified as Commercial It has 1 building(s) first built in 1981 with a total of 12,444 square feet. There are 1commercial unit(s), 4 Half Baths.

PROPERTY FACTORS

Table with columns: Item, Code, %

INCOME APPROACH

Table with columns: 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

LAND SECTION

Table with columns: 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

IN PROCESS APPRAISAL SUMMARY

Table with columns: Use Code, Building Val, Yard Items, Land Size, Land Val, Total Val

PREVIOUS ASSESSMENTS

Table with columns: Tx Yr, Cat, Use, Bld Value, Yard Items, Land Size, Land Val, Total Appr, Assessed, Notes, Date

SALES INFORMATION

Table with columns: Grantor, Legal Ref, Type, Date, Sale Price, TSF, Verif, NAL, Notes

BUILDING PERMITS

Table with columns: Date, Number, Desc, Amount, Closed, Status, Fed. ID, Notes, Last Visit

ACTIVITIES

Table with columns: Date, Result, By

LEGAL DESCRIPTION

Table with columns: Lot Size, Total Land, Land Unit Type



Patriot PROPERTIES INC.

User Account 17468  
GIS Coord 1 314358721520.00000000  
GIS Coord 1

Insp Date

Print Date / Time 8/20/2024 9:50 pm

Last Date / Time 12/2/20 12:09 pm

BURLINGTON\TylerSupport

USER DEFINED

RAD: 270  
OLD PID: 165445  
State District: 3-03  
CAD: 510  
SPAN: 114-035-17468  
Accessory Dwl  
PriorID1c 00  
PriorID2c 00  
PriorID3c 00  
Assessor Map

Parcel ID 049-3-162-000

Exterior Information

Table with exterior details: Type (381 - MOVIE CINEMA), Stry Hght (1 - One Sty), (Liv) Units (0 Tot 1), Found (S - SLAB), Frame (C - FireResistAV), P. Wall (BV - BRICK VENEER), Sec Wall (0), Roof Str (FL - FLAT), Roof Cvr (RM - RUBBER MEMB), Color, View, Shape, Bld Name.

General Information

Table with general details: Grade (F - FAIR), Year Blt (1981), Eff Yr, Alt LUC, Juris, Con Mod.

Interior Information

Table with interior details: Avg Ht / Fl (24.00), P. Int Wall (DW - DRYWALL), Sec Int Wall, Partition (T - TYPICAL), P. Floor (C - CONCRETE BMT), Sec Floor (CA - CARPET 50%), Bmt Floors, Sub Floors, Bmt Garage (0), Electric (G - GOOD), Insulation (2 - TYPICAL), Int Vs Ext, Heat Fuel (G - GAS), Heat (HA - HOT AIR), # Heat Sys (1), Heated % (AC % 100), Sol HW % (Ctrl Vac %), Com Wall % (Sprink % 100).

Special Features / Yard Items

Table with special features: 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 SEAT THEATER SEAT and summary rows for Building and Parcel Totals.

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

Condo Information

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

Bath Features

Table with bath features: Full Bath (0 Rtn), Add Full (0 Rtn), 3/4 Bath (0 Rtn), Add. 3/4 (0 Rtn), 1/2 Bath (4 Rtn), Add. 1/2 (0 Rtn), Other Fix (0 Rtn).

Other Features

Table with other features: Kitchens (0 Rtn), Add Kit. (0 Rtn), Fireplaces (0 Rtn), WS Flues (0 Rtn).

Depreciation

Table with depreciation: Phys Con (AV 24), Functional (D 75), Economic, Special, Override, Total (81%).

Comparable Sales

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

Comments

L & B (MOVIE THEATRE)
ROXY THEATER

Res Breakdown

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

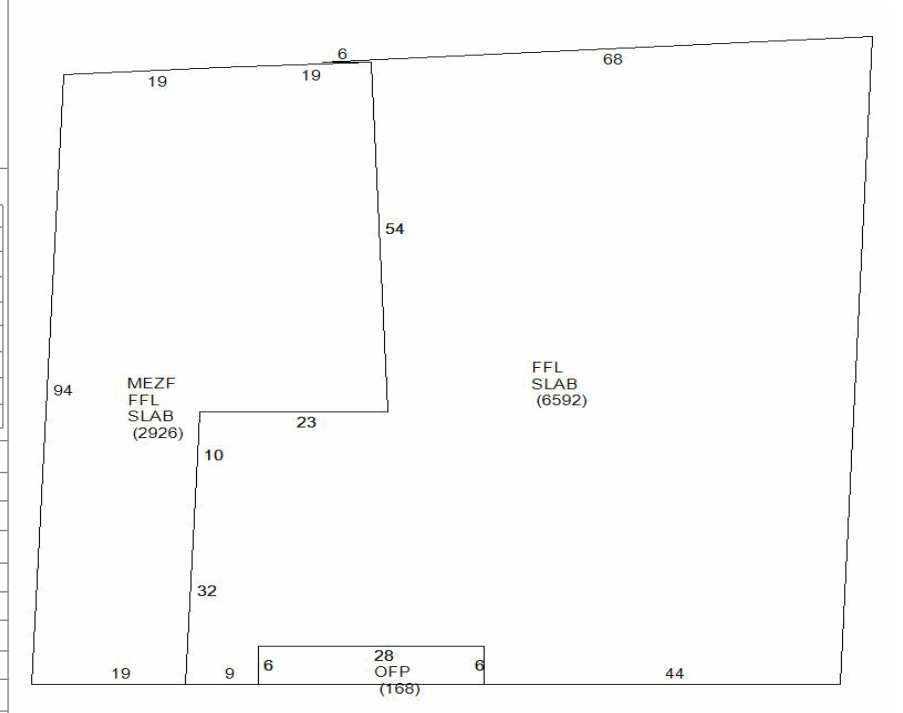
Calc Ladder

Table with calc ladder: Base Rate (75.10), Depr (1,386,989), Size Adj (1.0000), Depr'd Total (325,343), Con Adj (1.25661), Juris Ft. (1.0000), Adj Prc (\$94.37), Spec. Features (\$0), Grade Ft. (0.77500), Lump Sum, Other Feat (\$71,298), Final Total (\$325,300), NBH Mod (1.0000), Override Val, NBC Infl (1.6700), Assmnt Ft. (1.2000), LUC Ft. (1.0000), Assessed Val (\$390,360), Adj Tot (RCN) (1,712,332), Total \$/SF (\$31.37), Depr % (81%), Undepr \$/SF (73.13675).

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

Alt Areas

Table with alt areas: S. Area, Alt Type, % Alt, Tenants, Qual, % U.

Image

