

PROPERTY LOCATION

360-362 MAIN ST
BURLINGTON, VT 05401

OWNERSHIP

GATHER BURLINGTON LLC
360 MAIN STREET
BURLINGTON, VT 05401

Occ C Type

PREVIOUS OWNER

BORSAVAGE HOSPITALITY LLC
360 MAIN ST
BURLINGTON, VT 05401-0000

NARRATIVE DESCRIPTION

This parcel contains 25326.00000 SF of land mainly classified as Commercial It has 2 building(s) first built in 1881 with a total of 4,864 square feet. There are 11 living unit(s) and 1 commercial unit(s), 12 Baths, 2 Half Baths, 9 Rooms, and 9 Bdrms.

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	BED - BED & BREAKF	9	657.00	847,530	30	0	433,088		51	23,731	136,452		8.8		1,550,591
Building Totals		9		847,530	30		433,088			23,731	136,452				1,550,591
Othr Inc	0	Rate Adj	Vac Adj	0.00	Exp Adj	0.51	Surp	0	Deduc	0	C/I Ratio	0.86	Val/SF		325.48
Parcel Totals		12		1,097,190	99,894		542,439			29,723	170,905				1,919,072
Othr Inc	0	Rate Adj	Vac Adj	0.40	Exp Adj	0.95	Surp	0	Deduc	0	C/I Ratio	0.85	Val/SF		287.21

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
CR	Com/Resident	1	12,828		SF	SITE	1		35	20.19	570	1		S	-40					259,000			0		1	310,800	
C	Commercial	1	12,494		SF	SITE	1		35	20.51	570	1		S	-40					256,200			0		1	307,440	
Total AC/HA		0.58		Total SF/SM		25,322.00		Parcel LUCC - Commercial		P. NBC Desc		SO HILL SECT		Tot		515,200		Tot		0		Tot		618,240			

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Val	Yard Items	Land Size	Land Val	Total Val
C	1,235,432	0	25,322.00	453,376	1,688,808
Building Total	1,235,432	0	25,322.00	453,376	1,688,808
Parcel Total	1,403,900	0	25,322.00	515,200	1,919,100
Source	6 - Override	Tot Val SF/Bld	347.21	Tot Val SF/Prc	287.21

PREVIOUS ASSESSMENTS

Tx Yr	Cat	Use	Bld Value	Yard Items	Land Size	Land Val	Total Appr	Assessed	Notes	Date
2024	FV	C	1,403,900	0	25,322	515,200	1,919,100	2,302,920	2024/LDS 06/14/24 11:54:51	06/14/2024
2023	FV	C	1,403,900	0	25,322	515,200	1,919,100	2,302,920	2023/LDS 07/07/23 9:47:36 A	07/07/2023
2022	FV	C	1,403,900	0	25,322	515,200	1,919,100	2,302,920	2022/LDS 08/25/22 10:15:25	08/25/2022
2021	FV	C	802,500	8,800	25,322	1,800,000	2,611,300	3,133,560	DS Patriot Support	01/11/2022
2020	FV	C	600,500	0	25,326	609,200	1,209,700	1,451,640	post BOA	06/23/2020

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Price	TSF	Verif.	NAL	Notes
BORSAVAGE HOSPITALITY LLC	1733-311	WD	02/01/2024	2,781,000	No		3	
THE LANG HOUSE ON MAIN STREET	848-576	WD	11/25/2003	1,220,000	No	B	2	SOLD WITH 050-1-007-000
THE LANG HOUSE ON MAIN STREET	646-239	WD	03/21/2000	650,000	No			

BUILDING PERMITS

Date	Number	Desc	Amount	Closed	Status	Fed. ID	Notes	Last Visit
01/04/2024	CEP-24-22	Electrical	400	01/11/2024	CLOSED		Replace GFCI and A	
10/02/2023	CEP-23-1387	Electrical	2,000		A		Install 3 WP GFCI Af	
09/11/2023	CEP-23-1265	Electrical	1,800	01/11/2024	CLOSED		Update kitchen devic	
08/04/2023	CBP-23-591	Building	35,000	01/12/2024	CLOSED		Innkeeper's Ap	
03/23/2023	CBP-23-209	Building	45,000	01/04/2024	CLOSED		Repair/ replace in kin	

ACTIVITIES

Date	Result	By
06/29/2022	BOA	
12/03/2019	REVL	

LEGAL DESCRIPTION

Lot Size	
Total Land	25,326.00
Land Unit Type	SF



Patriot
PROPERTIES INC.

User Account
17814
GIS Coord 1
315941721202.00000000
GIS Coord 1

Insp Date

Print Date / Time
8/20/2024 9:54 pm

Last Date / Time
12/2/20 12:09 pm
BURLINGTON\TylerSupport

USER DEFINED

RAD:
260
OLD PID:
122057
State District:
3-04
CAD:
550
SPAN:
114-035-17814
Accessory Dwl
PriorID1c
90
PriorID2c
10
PriorID3c
04092008
Assessor Map

Exterior Information

Type	135 - BED&BREAKFAST		
Story Height	2.5		
(Liv) Units	9	Tot	9
Found	BS - BRICK/STONE		
Frame	W - Wood		
P. Wall	WD - WOOD		
Sec Wall			
Roof Str	GB - GABLE		
Roof Cvr	SL - SLATE		
Color			
View			
Shape			
Bld Name			

Grade	E - EXCELLENT		
Year Blt	1881	Eff Yr	
Alt LUC	CR		12%
Juris			
Con Mod			

Avg Ht / FI			
P. Int Wall	DW - DRYWALL		
Sec Int Wall	PL - PLASTER	50%	
Partition			
P. Floor	HW - HARDWOOD		
Sec Floor			
Bmt Floors			
Sub Floors			
Bmt Garage	0		
Electric	T - TYPICAL		
Insulation	T - TYPICAL		
Int Vs Ext			
Heat Fuel	G - GAS		
Heat	HWR - H WATER/RADI		
# Heat Sys	1		
Heated %		AC %	
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	
PAVB	PAVING BT	D	Y	1	3000.00	C	AV	1990	2.50	T	60%	CR	1		1.44		1	6,000	7,200	
SHD	SHED/FR	D	Y	1	88.00	C	AV	2000	13.21	T	29.4%	CR	1		1.44		1	1,200	1,440	
CNPY	CANOPY	D	Y	1	77.00	C	AV	2000	14.59	T	29.4%	CR	1		1.44		1	1,600	1,920	
Building Totals		Yard Item Appr								8,800	Special Feature Appr								8,800	10,560
Parcel Totals		Yard Item Appr								8,800	Special Feature Appr								8,800	10,560

Location	
Tot Units	
Floor	
% Own	
Name	

Full Bath	9	Rtng
Add Full	0	Rtng
3/4 Bath	0	Rtng
Add. 3/4	0	Rtng
1/2 Bath	1	Rtng
Add. 1/2	0	Rtng
Other Fix	0	Rtng

Kitchens	1	Rtnng	G - GOOD
Add Kit.	0	Rtnng	
Fireplaces	2	Rtnng	F - FAIR
WS Flues	0	Rtnng	

Phys Con	VG	20.1
Functional		
Economic		
Special		
Override		
Total		20.1%

Rtng	Parcel ID	Type	Sale Date	Price
Avg Rtng			Ind Val	

2 Apts available. Apt 1: 650 Sq Ft | Apt 2: 2,175 Sq Ft -apartments.com,
Listed for 2.7 million 9/2020, Used Cost Approach - unique property HBU may
not be as Bed and Breakfast, Income limited, Excellent Condition B and B

Floor	No. Unit	Rooms	Bdrms
1	1	1	1
2	4	1	1
3	3	1	1
B	1	1	1
Bld Total	9	4	4
Prc'l Total	12	9	7

Base Rate	59.80	Depr	211,030
Size Adj	1.00000	Depr'd Total	838,870
Con Adj	1.02990	Juris Ft.	1.0000
Adj Prc	\$61.59	Spec. Features	\$0
Grade Ft.	1.86000	Lump Sum	
Other Feat	\$85,059	Final Total	\$838,900
NBH Mod	1.0000	Override Val	
NBC Infl	1.6700	Assmnt Ft.	1.2000
LUC Ft.	1.0000	Assessed Val	\$1,006,680
Adj Tot (RCN)	1,049,900	Total \$/SF	\$206.97
Depr %	20.1%	Undepr \$/SF	114.55740

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val
FFL	1ST FLOOR	1,908	1,908	1,908	1,908	61.59	117,514
SFL	2ND FLOOR	1,584	1,584	1,584	1,584	55.43	87,801
ATC	ATTIC W FINI	792	1,584	792	792	61.59	48,779
LLV	LOWR LEVEL	1,611	1,611	580	0	17.58	28,321
OFP	OPEN PORCH	147	147	0	0	40.23	5,914
BMT	BASEMENT	96	96	0	0	12.32	1,183
SLAB	SLAB FNDTN	201	201	0	0	6.16	1,238
Building Totals		6,359	7,151	4,864	4,284		292,279
Parcel Totals		9,335	10,361	6,682	6,102		405,852

2.50	T	60%	CR	1	1.44	1	6,000	7,200
3.21	T	29.4%	CR	1	1.44	1	1,200	1,440
1.59	T	29.4%	CR	1	1.44	1	1,600	1,920
800	Special Feature Appr						8,800	10,560
800	Special Feature Appr						8,800	10,560

Make		Model		Serial		Year		Color	
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ross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val
1,908	1,908	1,908	61.59	117,514
1,584	1,584	1,584	55.43	87,801
1,584	792	792	61.59	48,779
1,611	580	0	17.58	28,321
147	0	0	40.23	5,914
96	0	0	12.32	1,183
201	0	0	6.16	1,238
7,151	4,864	4,284		292,279
10,361	6,682	6,102		405,852

[illegible]

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Occ	C	Type
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PREVIOUS OWNER

BORSAVAGE HOSPITALITY LLC
360 MAIN ST
BURLINGTON, VT 05401-0000

NARRATIVE DESCRIPTION

This parcel contains 25326.00000 SF of land mainly classified as Commercial It has 2 building(s) first built in 1881 with a total of 1,818 square feet. There are 11 living unit(s) and 1 commercial unit(s), 12 Baths, 2 Half Baths, 6 Rooms, and 4 Bdrms.

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
2	BED - BED & BREAKF	3	306.00	249,660	99,864	40	109,351		73	5,992	34,453		9.35		368,481
														</	

Exterior Information

Type	135 - BED&BREAKFAST		
Story Hght	1.5		
(Liv) Units	2	Tot	3
Found	BS - BRICK/STONE		
Frame	W - Wood		
P. Wall	V - VINYL CLAPBR		
Sec Wall			
Roof Str	GB - GABLE		
Roof Cvr	AS - ASPHALT SH		
Color			
View			
Shape			
Bld Name			

Grade	VG - VERY GOOD		
Year Blt	1900	Eff Yr	
Alt LUC			
Juris			
Con Mod			

Avg Ht / FI	8.00		
P. Int Wall	DW - DRYWALL		
Sec Int Wall			
Partition	T - TYPICAL		
P. Floor	CA - CARPET		
Sec Floor			
Bmt Floors	E - EARTH		
Sub Floors			
Bmt Garage	0		
Electric	T - TYPICAL		
Insulation	T - TYPICAL		
Int Vs Ext			
Heat Fuel	G - GAS		
Heat	HW - HOT WATER		
# Heat Sys	1		
Heated %		AC %	
Sol HW %		Ctrl Vac %	
Com Wall %		Sprink %	

Code	Desc	A	Y/S	Qty	Size	Qual	Con	Year	Unit Prc	D/S	Depr %	LUC	Ft.	NBC	Ft.	Juris	Ft.	Appr Val	Assessed
Building Totals		Yard Item Appr								Special Feature Appr									
Parcel Totals		Yard Item Appr								8,800	Special Feature Appr							8,800	10,560

Location	
Tot Units	
Floor	
% Own	
Name	

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

Kitchens	2	Rtng	
Add Kit.	0	Rtng	
Fireplaces	0	Rtng	
WS Flues	0	Rtng	

Phys Con	VG	20.1
Functional		
Economic		
Special		
Override		
Total		20.1%

Rtng	Parcel ID	Type	Sale Date	Price
Avg Rtng		Ind Val		

carrage hse 2guest rms and mgr apt

Floor	No. Unit	Rooms	Bdrms
1	2	1	1
U	1	4	2
Bld Total	3	5	3
Prcd Total	12	9	7

Base Rate	59.80	Depr	66,943
Size Adj	1.00000	Depr'd Total	266,107
Con Adj	0.95903	Juris Ft.	1.0000
Adj Prc	\$57.35	Spec. Features	\$0
Grade Ft.	1.51000	Lump Sum	
Other Feat	\$27,935	Final Total	\$266,100
NBH Mod	1.0000	Override Val	
NBC Infl	1.6700	Assmnt Ft.	1.2000
LUC Ft.	1.0000	Assessed Val	\$319,320
Adj Tot (RCN)	333,050	Total \$/SF	\$175.64
Depr %	20.1%	Undepr \$/SF	86.59850

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val
FFL	1ST FLOOR	1,116	1,116	1,116	1,116	57.35	64,003
HST	HALF STORY	702	936	702	702	51.61	36,230
OFP	OPEN PORCH	42	42	0	0	37.46	1,573
BMT	BASEMENT	936	936	0	0	11.47	10,736
CRL	CRAWL SPACE	180	180	0	0	5.73	1,031
Building Totals		2,976	3,210	1,818	1,818		113,573
Parcel Totals		9,335	10,361	6,682	6,102		405,852

The treemap displays the distribution of 1,400 respondents across three main categories:

- FFL CRL (180)**: Represented by a pink rectangle on the left.
- HST FFL BMT (936)**: Represented by a large maroon rectangle in the center.
- OFP (42)**: Represented by a cyan rectangle on the bottom right.

The maroon rectangle is further subdivided into smaller areas with numerical labels: 39, 15, 12, 8, 27, 7, 5, and 6.

Make		Model		Serial		Year		Color	
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[illegible]

A photograph of a white, single-story house with a small dormer, partially obscured by large, bare trees. The house has a red door and blue shutters. The roof is covered in snow. A car's hood is visible in the foreground.