

PROPERTY LOCATION

349 SOUTH WILLARD ST
BURLINGTON, VT 05401

OWNERSHIP

349 S. WILLARD STREET BURLINGTON HOLDINGS LLC
29 MAIN ST
AMESBURY, MA 01913

Occ	C	Type
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PREVIOUS OWNER

GARDENVIEW ASSOCIATES INC
349 SOUTH WILLARD STREET
BURLINGTON, VT 05401-0000

NARRATIVE DESCRIPTION

This parcel contains 50816.00000 SF of land mainly classified as Com/Resident It has 1 building(s) first built in 1882 with a total of 10,853 square feet. There are 15 living unit(s), 16 Baths, 1 Half Bath, 20 Rooms, and 16 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	15	478.07	1,133,325	453,330	40	496,396		73	27,200	156,399		11		1,421,809
Building Totals		15		1,133,325	453,330		496,396			27,200	156,399				1,421,809
Othr Inc	0	Rate Adj	Vac Adj	0.40	Exp Adj	0.44	Surp	0	Deduc	0	C/I Ratio	1.37	Val/SF		131.01
Parcel Totals		15		1,133,325	453,330		496,396			27,200	156,399				1,421,809
Othr Inc	0	Rate Adj	Vac Adj	0.40	Exp Adj	0.44	Surp	0	Deduc	0	C/I Ratio	1.37	Val/SF		131.01

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			
RA	Apartments	1	50,816		SF	SITE	1		35	9.92	570	1		R	-20					504,000			0		1	590,688				
Total AC/HA			1.17		Total SF/SM		50,816.00		Parcel LUC					CCR - Com/Resident					P. NBC Desc		SO HILL SECT	Tot	504,000		Tot		0		Tot	590,688

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Val	Yard Items	Land Size	Land Val	Total Val
CR	1,232,000	8,800	43,701.76	433,440	1,674,240
RA	200,600	0	7,114.24	70,560	271,160
Building Total	1,432,600	8,800	50,816.00	504,000	1,945,400
Parcel Total	1,432,600	8,800	50,816.00	504,000	1,945,400
Source	0 - Mkt Adj Cost	Tot Val SF/Bld	179.25	Tot Val SF/Prc	179.25

PREVIOUS ASSESSMENTS

Tx Yr	Cat	Use	Bld Value	Yard Items	Land Size	Land Val	Total Appr	Assessed	Notes	Date
2024	FV	CR	1,432,600	8,800	50,816	504,000	1,945,400	2,280,248	2024/LDS 06/14/24 11:54:51	06/14/2024
2023	FV	CR	1,432,600	8,800	50,816	504,000	1,945,400	2,280,248	2023/LDS 07/07/23 9:47:36 A	07/07/2023
2022	FV	CR	1,432,600	8,800	50,816	504,000	1,945,400	2,280,248	2022/LDS 08/25/22 10:15:25	08/25/2022
2021	FV	CR	1,432,600	8,800	65,489	855,300	2,296,700	2,631,548	DS Patriot Support	01/11/2022
2020	FV	CR	1,573,200	0	50,816	613,500	2,186,700	2,562,812	post BOA	06/23/2020

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Price	TSF	Verif.	NAL	Notes
GARDENVIEW ASSOCIATES INC	1676-333	WD	07/11/2022	2,550,000	No	M	2	
LAKEVIEW ASSOCIATES INC	931-283	WD	08/31/2005	2,050,000	No		2	14 ROOM INN
WILLARD HEIGHTS INC	552-729	WD	09/11/1996	718,800	No			

BUILDING PERMITS

Date	Number	Desc	Amount	Closed	Status	Fed. ID	Notes	Last Visit
05/30/2024	CEP-24-637	Electrical	18,000		A		Blind Tiger; Re	
05/29/2024	CEP-24-630	Electrical	1,400	07/17/2024	CLOSED		Installation of two sin	
05/29/2024	CMP-24-234	Mechanical	10,514	07/17/2024	CLOSED		Installation of two sin	
05/16/2023	CPP-23-262	Plumbing	1,400	05/16/2023	CLOSED		Install 3 bay kitchen s	
11/15/2022	CPP-22-521	Plumbing	10,500	05/16/2023	CLOSED		4 new complete bath	

ACTIVITIES

Date	Result	By
02/01/2022	14	
06/17/2021	16	
12/03/2019	REVL	



Patriot
PROPERTIES INC.

User Account
17943
GIS Coord 1
3.15617e+011
GIS Coord 1
Insp Date

Print Date / Time
8/20/2024 9:56 pm
Last Date / Time
12/2/20 12:09 pm
BURLINGTON\TylerSupport

USER DEFINED
RAD:
340
OLD PID:
030003
State District:
3-05
CAD:
570
SPAN:
114-035-17943
Accessory Dwl
PriorID1c
00
PriorID2c
00
PriorID3c
00
Assessor Map

Exterior Information

General Information

Interior Information

Special Features / Yard Items

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

Condo Information

Bath Features

Other Features

Depreciation

Comparable Sales

Rtnng	Parcel ID	Type	Sale Date	Price
Avg Rtnng		Ind Val		

Res Breakdown

Calc Ladder

Sub Areas (7 of 9)

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val
FFL	1ST FLOOR	4,007	4,007	4,007	4,007	126.70	615,685
SFL	2ND FLOOR	3,067	3,067	3,067	3,067	60.59	185,830
HST	HALF STORY	2,132	2,843	2,132	2,132	60.59	129,193
BMT	BASEMENT	3,132	3,132	1,535	0	25.03	78,408
ATC	ATTIC W FINI	112	224	112	112	67.32	7,540
WDK	WOOD DECK	391	391	0	0	24.38	9,533
LLV	LOWR LEVEL	1,118	1,118	0	0	13.46	15,048
Building Totals		14,698	15,521	10,853	9,318		1,048,315
Parcel Totals		14,698	15,521	10,853	9,318		1,048,315

Remodeling

Sketch



Make	Model	Serial	Year	Color
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Alt Areas (9 of 11)

S. Area	Alt Type	% Alt	Tenants	Qual	% U
BMT	FLA	49		VG	100
FFL	AP2	90	1	EX	100
BMT	FLA	49		VG	100
FFL	AP2	90	1	EX	100
BMT	FLA	49		VG	100
FFL	AP2	90	1	EX	100
FFL	AP2	90	1	EX	100
FFL	AP2	90	1	EX	100
BMT	FLA	49		VG	100

Image

