

053 1 015 100
 Sheet Lot Unit# Bldg#

053-1-015-100 400-388 PINE ST
 Parcel ID Building Location

BURLINGTON, VT

Card: 1 of 5 Total Card Total Parcel
 APPRAISED 2,264,100 / 7,375,300
 USE + IMP 2,264,100 / 7,375,300
 USE LAND 0 / 0
 ASSESSED 2,716,920 / 8,850,360

PROPERTY LOCATION

400-388 PINE ST
 BURLINGTON, VT 05401

OWNERSHIP

HOWARD SPACE PARTNERSHIP LLP
 28 HOWARD STREET, Unit 302
 BURLINGTON, VT 05401-0000

PREVIOUS OWNER

HOWARD SPACE PARTNERSHIP LLP,
 -0000

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Val	Yard Items	Land Size	Land Val	Total Val	
C	1,591,400	42,700	177,522.00	630,000	2,264,100	
Building Total 1,591,400 42,700 177,522.00 630,000 2,264,100						
Parcel Total 6,585,900 159,400 177,522.00 630,000 7,375,300						
Source	2 - Inc (appr)		Tot Val SF/Bld	53.45	Tot Val SF/Prcl	46.76

PREVIOUS ASSESSMENTS

Tx Yr	Cat	Use	Bld Value	Yard Items	Land Size	Land Val	Total Appr	Assessed	Notes	Date
2023	ABST	C	6,585,900	159,400	177,522	630,000	7,375,300	8,850,360	2023/LDS 05/01/23 3:4	05/01/2023
2022	FV	C	6,585,900	159,400	177,522	630,000	7,375,300	8,850,360	2022/LDS 08/25/22 10:	08/25/2022
2021	FV	C	6,585,900	159,400	177,522	630,000	7,375,300	8,850,360	DS Patriot Support	01/11/2022
2020	FV	C	3,373,600	0	177,522	1,251,300	4,624,900	5,549,880	post BOA	06/23/2020
2019	FV	C	3,281,900	91,700	177,522	1,251,300	4,624,900	5,549,880	9.23.2019	09/23/2019

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Price	TSF	Verif.	NAL	Notes
HOWARD SPACE PARTNERSHIP	838-116	QC	09/26/2003	0	No		1	Stephen Unsworth qc all his interest to h
HOWARD SPACE PARTNERSHIP	616-547	QC	01/01/1999	1	No			From MS ACCESS DB table SalesData
UNSWORTH FAMILY LTD PART	519-460	QC	12/30/1994	1	No			From MS ACCESS DB table SalesData

NARRATIVE DESCRIPTION

This parcel contains 177522.00000 SF of land mainly classified as Commercial It has 5 building(s) first built in 1902 with a total of 42,356 square feet. There are 2 living unit(s) and 10 commercial unit(s), 2 Baths, 40

BUILDING PERMITS

Date	Number	Desc	Amount	Closed	Status	Fed. ID	Notes	Last Visit
03/16/2023	ZPS-23-6	ing Permit - Sit	5,000		A		Replace existing	
02/14/2023	CBP-23-105	Building	2,300	02/27/2023	LOSE		Replacing floorin	12/06/2019
01/10/2023	CEP-23-43	Electrical	750	01/19/2023	LOSE		Install 120vac br	
03/15/2022	ZP-22-154	Zoning	100,000	05/01/2023	LOSE		Reconstruction o	
03/11/2022	WIN-22-25	ng Permit - Wir	15,134	12/20/2022	LOSE		4 windows and 2	

ACTIVITIES

Date	Result	By
08/27/2020	15	
12/06/2019	REVL	

PROPERTY FACTORS

Item	Code	%
Dis 1	B	100
Dis 2	035	100
Dis 3	04	100
Zone 1	ELM	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	RTL - RETAIL/SHOWR	4,625	137.70	70,763	5,661	8	6,510		10	1,302	57,290		12.5		458,320
1	MFG - MANUFACTUR	26,202	48.60	141,491	14,149	10	20,693		16	2,547	104,102		12.5		832,816
1	OFC - OFFICE	11,530	51.00	147,008	14,701	10	24,808		19	2,646	104,853		13.125		798,880
Building Totals		42,357		359,262	34,511		52,011			6,495	266,245				2,090,016
Othr Inc		0	Rate Adj	Vac Adj	0.28	Exp Adj	0.41	Surp	0	Deduc	0	C/I Ratio	1.35	Val/SF	53.45
Parcel Totals		150,189		1,326,040	125,603		234,856			24,008	941,573				7,375,436
Othr Inc		0	Rate Adj	Vac Adj	0.84	Exp Adj	1.75	Surp	0	Deduc	0	C/I Ratio	1.43	Val/SF	55.63

LAND SECTION

LUC	LUC Desc	Ft.	# Units	Depth	U. Type	L. Type	Ft.	Base V.	Unit Prc	Adi Prc	NBC	Ft.	Mod.	Inf 1	%	Inf 2	%	Inf 3	%	Appr	Alt LUC	%	Spec L.V.	Juris	L. Ft.	Assessed	Notes		
C	Commercial	1	177,522		SF	SITE	1		35	3.55	590	1								630,000			0		1	756,000	2 parcels m		
C	Commercial	1	0		SF	SITE	1		35	0	590	1								0			0		1	0			
C	Commercial	1	0		SF	SITE	1		35	0	590	1								0			0		1	0			
C	Commercial	1	0		SF	SITE	1		35	0	590	1								0			0		1	0			
C	Commercial	1	0		SF	SITE	1		35	0	590	1								0			0		1	0			
Total AC/HA		4.08		Total SF/SM		177,522.00		Parcel LUC			C - Commercial			P. NBC Desc		SO.END		Tot		630,000		Tot		0		Tot		756,000	

LEGAL DESCRIPTION

Lot Size	
Total Land	177,522.00
Land Unit Type	SF



Patriot
 PROPERTIES INC.

User Account	18323
GIS Coord 1	313297
GIS Coord 1	718059
Insp Date	

Print Date / Time
 5/3/2023 10:37 am

Last Date / Time
 3/16/23 4:07 am
 OpenGov

USER DEFINED

RAD:	
320	
OLD PID:	
088183	
State District:	
3-05	
CAD:	
590	
SPAN:	
114-035-18323	
Accessory Dwl	
PriorID1c	00
PriorID2c	00
PriorID3c	00
Assessor Map	

Parcel ID 053-1-015-100

Exterior Information

Table with exterior details: Type 442 - LT MFG, Strv Hght 3 - Three Stv, (Liv) Units 0 Tot 6, Found, Frame W - Wood, P. Wall BR - BRICK, Sec Wall MT - STEEL/ME20, Roof Str FL - FLAT, Roof Cvr RM - RUBBER MEMB, Color, View, Shade, Bld Name

General Information

Table with general details: Grade A - AVERAGE, Year Blt 1917, Eff Yr, Alt LUC, Juris, Con Mod

Interior Information

Table with interior details: Avg Ht / Ft 14.00, P. Int Wall M - MINIMUM, Sec Int Wall DW - DRYWALL 25%, Partition T - TYPICAL, P. Floor HW - HARDWOOD, Sec Floor C - CONCRETE 50%, Bmt Floors C - CONCRETE BMT, Sub Floors, Bmt Garage 0, Electric T - TYPICAL, Insulation M - MINIMAL, Int Vs Ext, Heat Fuel G - GAS, Heat SH - SPACE HEAT, # Heat Sys 8, Heated % 100, AC % 25, Sol HW %, Ctrl Vac %, Com Wall %, Sprink %

Special Features / Yard Items

Table with special features and yard items: 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 totals for Building and Parcel.

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 Rtnng, Add Full 0 Rtnng, 3/4 Bath 0 Rtnng, Add. 3/4 0 Rtnng, 1/2 Bath 10 Rtnng, Add. 1/2 0 Rtnng, Other Fix 0 Rtnng

Other Features

Table with other features: Kitchens 0 Rtnng, Add Kit. 0 Rtnng, Fireplaces 0 Rtnng, WS Flues 0 Rtnng

Depreciation

Table with depreciation: Phys Con FR 39.9, Functional, Economic, Special, Override, Total 39.9%

Comparable Sales

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

Comments

Multiple tenants, given tenant list during inspection but no income submitted on I and E form. Formerly parcel ID known as 053-1-015-000. Still labeled as such on GIS mapping.

GREAT HARVEST, Battery ST Jeans, Deadelus Wine, Green State Gardening.

Res Breakdown

Table with res breakdown: Floor, No. Unit, Rooms, Bdrms, Bld Total, Prcl Total 2 5 2

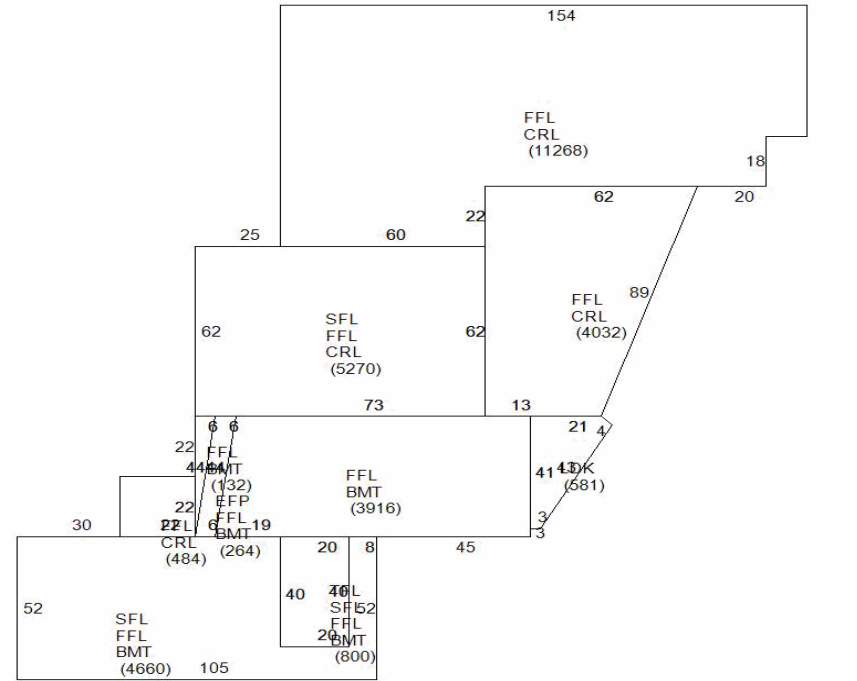
Calc Ladder

Table with calc ladder: Base Rate 37.60, Depr 1,582,448, Size Adj 1.00000, Depr'd Total 2,383,587, Con Adj 1.02335, Juris Ft. 1.0000, Adj Prc \$38.48, Spec. Features \$0, Grade Ft. 1.00000, Lump Sum, Other Feat \$65,003, Final Total \$2,383,600, NBH Mod 1.0000, Override Val, NBC Infl 1.6700, Assmnt Ft. 1.2000, LUC Ft. 1.0000, Assessed Val \$2,860,320, Adj Tot (RCN) 3,966,035, Total \$/SF \$67.53, Depr % 39.9%, Undepr \$/SF 38.48000

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 (9 of 13)

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

Image



053 1 015 100
 Sheet Lot Unit# Bldg#

053-1-015-100 400 PINE ST
 Parcel ID Building Location

BURLINGTON, VT

Card: 2 of 5 Total Card Total Parcel
 APPRAISED 552,300 / 7,375,300
 USE + IMP 552,300 / 7,375,300
 USE LAND 0 / 0
 ASSESSED 662,760 / 8,850,360

PROPERTY LOCATION

400-388 PINE ST
 BURLINGTON, VT 05401

OWNERSHIP

HOWARD SPACE PARTNERSHIP LLP
 28 HOWARD STREET, Unit 302
 BURLINGTON, VT 05401-0000

PREVIOUS OWNER

HOWARD SPACE PARTNERSHIP LLP,
 -0000

NARRATIVE DESCRIPTION

This parcel contains 177522.00000 SF of land mainly classified as Commercial It has 5 building(s) first built in 1902 with a total of 10,505 square feet. There are 2 living unit(s) and 10 commercial unit(s), 2 Baths, 40

PROPERTY FACTORS

Item	Code	%
Dis 1	B	100
Dis 2	035	100
Dis 3	04	100
Zone 1	ELM	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
2	RTL - RETAIL/SHOWR	10,505	15.30	160,727	12,858	8	14,787		10	2,957	130,125		12.5		1,041,000
Building Totals		10,505		160,727	12,858		14,787			2,957	130,125				1,041,000
Othr Inc		0	Rate Adj	Vac Adj	0.08	Exp Adj	0.09	Surp	0	Deduc	0	C/I Ratio	1.49	Val/SF	52.57
Parcel Totals		150,189		1,326,040	125,603		234,856			24,008	941,573				7,375,436
Othr Inc		0	Rate Adj	Vac Adj	0.84	Exp Adj	1.75	Surp	0	Deduc	0	C/I Ratio	1.43	Val/SF	55.63

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	177,522		SF	SITE	1		35	3.55	590	1								630,000			0		1	756,000	2 parcels m
C	Commercial	1	0		SF	SITE	1		35	0	590	1								0			0		1	0	
C	Commercial	1	0		SF	SITE	1		35	0	590	1								0			0		1	0	
C	Commercial	1	0		SF	SITE	1		35	0	590	1								0			0		1	0	
C	Commercial	1	0		SF	SITE	1		35	0	590	1								0			0		1	0	
Total AC/HA		4.08		Total SF/SM		177,522.00		Parcel LUC		C - Commercial		P. NBC Desc		SO.END		Tot		630,000		Tot		0		Tot		756,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Val	Yard Items	Land Size	Land Val	Total Val
C	546,800	5,500	0.00	0	552,300
Building Total		546,800	5,500	0.00	0
Parcel Total		6,585,900	159,400	177,522.00	630,000
Source		2 - Inc (appr)	Tot Val SF/Bld	52.57	Tot Val SF/Prcl
					46.76

PREVIOUS ASSESSMENTS

Tx Yr	Cat	Use	Bld Value	Yard Items	Land Size	Land Val	Total Appr	Assessed	Notes	Date
2023	ABST	C	6,585,900	159,400	177,522	630,000	7,375,300	8,850,360	2023/LDS 05/01/23 3:4	05/01/2023
2022	FV	C	6,585,900	159,400	177,522	630,000	7,375,300	8,850,360	2022/LDS 08/25/22 10:	08/25/2022
2021	FV	C	6,585,900	159,400	177,522	630,000	7,375,300	8,850,360	DS Patriot Support	01/11/2022
2020	FV	C	3,373,600	0	177,522	1,251,300	4,624,900	5,549,880	post BOA	06/23/2020
2019	FV	C	3,281,900	91,700	177,522	1,251,300	4,624,900	5,549,880	9.23.2019	09/23/2019

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Price	TSF	Verif.	NAL	Notes
HOWARD SPACE PARTNERSHI	838-116	QC	09/26/2003	0	No		1	Stephen Unsworth qc all his interest to h
HOWARD SPACE PARTNERSHI	616-547	QC	01/01/1999	1	No			From MS ACCESS DB table SalesData
UNSWORTH FAMILY LTD PART	519-460	QC	12/30/1994	1	No			From MS ACCESS DB table SalesData

BUILDING PERMITS

Date	Number	Desc	Amount	Closed	Status	Fed. ID	Notes	Last Visit

ACTIVITIES

Date	Result	By
08/27/2020	15	
12/06/2019	REVL	



Patriot
 PROPERTIES INC.

User Account
18323
GIS Coord 1
313297
GIS Coord 1
718059
Insp Date

Print Date / Time
 5/3/2023 10:37 am

Last Date / Time
 3/16/23 4:07 am
 OpenGov

USER DEFINED

RAD:
320
OLD PID:
088183
State District:
3-05
CAD:
590
SPAN:
114-035-18323
Accessory Dwl
PriorID1c
00
PriorID2c
00
PriorID3c
00
Assessor Map

Parcel ID 053-1-015-100

Exterior Information

Table with exterior details: Type 200 - RETAIL GEN, Strv Hght 1 - One Stv, Found S - SLAB, Frame W - Wood, P. Wall BR - BRICK, Roof Str GB - GABLE, Roof Cvr AS - ASPHALT SH.

General Information

Table with general details: Grade A - AVERAGE, Year Blt 1920, Alt LUC, Juris, Con Mod.

Interior Information

Table with interior details: Avg Ht / Ft 12.00, P. Int Wall M - MINIMUM, Partition L - LIGHT, Heat Fuel G - GAS, # Heat Sys 1, Sprink % 100.

Special Features / Yard Items

Table with special features and yard items: COOL REEFER COOLE, FRZ REEFER FREEZ, Building Totals, Parcel Totals.

Condo Information

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

Bath Features

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

Other Features

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

Depreciation

Table with depreciation: Phys Con AV 30, Functional, Economic, Special, Override, Total 30%.

Comparable Sales

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

Comments

Empty table for comments.

Res Breakdown

Table with res breakdown: Floor, No. Unit, Rooms, Bdrms, Bld Total, Prcl Total 2, 5, 2.

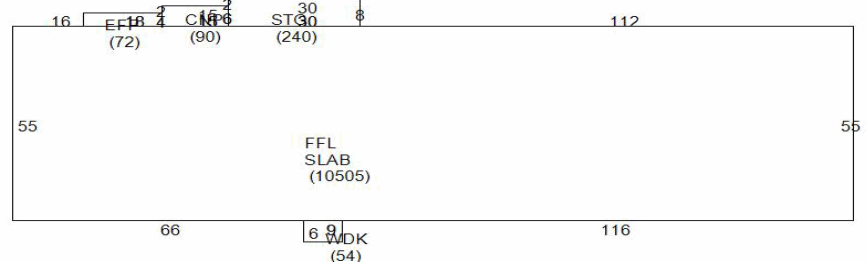
Calc Ladder

Table with calc ladder: Base Rate 59.10, Depr 350,980, Size Adj 1.00000, Depr'd Total 818,953, Con Adj 0.93027, Juris Ft. 1.0000, Adj Prc \$54.98, Spec. Features \$0, Grade Ft. 1.00000, Lump Sum, Other Feat \$54,586, Final Total \$819,000, NBH Mod 1.0000, Override Val, NBC Infl 1.6700, Assmnt Ft. 1.2000, LUC Ft. 1.0000, Assessed Val \$982,800, Adj Tot (RCN) 1,169,933, Total \$/SF \$93.56, Depr % 30%, Undepr \$/SF 54.98000.

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

Alt Areas

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

Image



053 1 015 100
Sheet Lot Unit# Bldg#

053-1-015-100 400 PINE ST
Parcel ID Building Location

BURLINGTON, VT

Card: 3 of 5 **Total Card** 1,514,700 / 7,375,300
APPRAISED 1,514,700 / 7,375,300
USE + IMP 1,514,700 / 7,375,300
USE LAND 0 / 0
ASSESSED 1,817,640 / 8,850,360

PROPERTY LOCATION

400-388 PINE ST
 BURLINGTON, VT 05401

OWNERSHIP

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 28 HOWARD STREET, Unit 302
 BURLINGTON, VT 05401-0000

PREVIOUS OWNER

HOWARD SPACE PARTNERSHIP LLP,
 -0000

NARRATIVE DESCRIPTION

This parcel contains 177522.00000 SF of land mainly classified as Commercial It has 5 building(s) first built in 1902 with a total of 51,180 square feet. There are 2 living unit(s) and 10 commercial unit(s), 2 Baths, 40

PROPERTY FACTORS

Item	Code	%
Dis 1	B	100
Dis 2	035	100
Dis 3	04	100
Zone 1	ELM	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
3	MFG - MANUFACTUR	51,180	107.10	391,527	39,153	10	57,261		16	7,047	288,066		12.5		2,304,528
Building Totals		51,180		391,527	39,153		57,261			7,047	288,066				2,304,528
Othr Inc		0	Rate Adj	Vac Adj	0.10	Exp Adj	0.15	Surp	0	Deduc	0	C/I Ratio	1.50	Val/SF	29.60
Parcel Totals		150,189		1,326,040	125,603		234,856			24,008	941,573				7,375,436
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C	Commercial	1	0		SF	SITE	1		35	0	590	1								0			0	1	0				
C	Commercial	1	0		SF	SITE	1		35	0	590	1								0			0	1	0				
C	Commercial	1	0		SF	SITE	1		35	0	590	1								0			0	1	0				
C	Commercial	1	0		SF	SITE	1		35	0	590	1								0			0	1	0				
Total AC/HA		4.08		Total SF/SM		177,522.00		Parcel LUC			C - Commercial			P. NBC Desc		SO.END		Tot		630,000		Tot		0		Tot		756,000	

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C	1,514,700	0	0.00	0	1,514,700
Building Total		0	0.00	0	1,514,700
Parcel Total		159,400	177,522.00	630,000	7,375,300
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HOWARD SPACE PARTNERSHI	616-547	QC	01/01/1999	1	No			From MS ACCESS DB table SalesData
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Date	Number	Desc	Amount	Closed	Status	Fed. ID	Notes	Last Visit

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12/06/2019	REVL	



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User Account	18323
GIS Coord 1	313297
GIS Coord 1	718059
Insp Date	

Print Date / Time
 5/3/2023 10:37 am

Last Date / Time
 3/16/23 4:07 am
 OpenGov

USER DEFINED

RAD:	
320	
OLD PID:	
088183	
State District:	3-05
CAD:	590
SPAN:	114-035-18323
Accessory Dwl	
PriorID1c	00
PriorID2c	00
PriorID3c	00
Assessor Map	

Parcel ID 053-1-015-100

Exterior Information

Table with exterior details: Type 442 - LT MFG, Strv Hght 3 - Three Stv, Found BS - BRICK/STONE, Frame W - Wood, P. Wall BR - BRICK, Sec Wall MT - STEEL/ME50, Roof Str FL - FLAT, Roof Cvr RM - RUBBER MEMB.

General Information

Table with general info: Grade A - AVERAGE, Year Blt 1902, Eff Yr, Alt LUC, Juris, Con Mod.

Interior Information

Table with interior details: Avg Ht / FI 14.00, P. Int Wall N - NONE, Sec Int Wall, Partition E - EXTNSIVE, P. Floor HW - HARDWOOD, Sec Floor, Bmt Floors, Sub Floors, Bmt Garage 0, Electric M - MINIMAL, Insulation M - MINIMAL, Int Vs Ext, Heat Fuel G - GAS, Heat SH - SPACE HEAT, # Heat Sys 60, Heated % 100, Sol HW %, Com Wall %, Sprink % 100.

Special Features / Yard Items

Table with special features: Code OHD, Desc OVERHEADDOC, Qty 1, Size 1.00, Qual D, Con FR, Year 1940, Unit Prc 1,100.00, D/S T, Depr % 87.5%, LUC Ft. 1, NBC Ft. 1.44, Juris Ft. 1, Appr Val 300, Assessed 360.

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 Rtnng, Add Full 0 Rtnng, 3/4 Bath 0 Rtnng, Add. 3/4 0 Rtnng, 1/2 Bath 12 Rtnng, Add. 1/2 0 Rtnng, Other Fix 0 Rtnng.

Other Features

Table with other features: Kitchens 0 Rtnng, Add Kit. 0 Rtnng, Fireplaces 0 Rtnng, WS Flues 0 Rtnng.

Depreciation

Table with depreciation: Phys Con FR 39.9, Functional, Economic, Special, Override, Total 39.9%.

Comparable Sales

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

Comments

Empty table for comments.

Res Breakdown

Table with res breakdown: Floor, No. Unit, Rooms, Bdrms, Bld Total, Prcl Total 2, 5, 2.

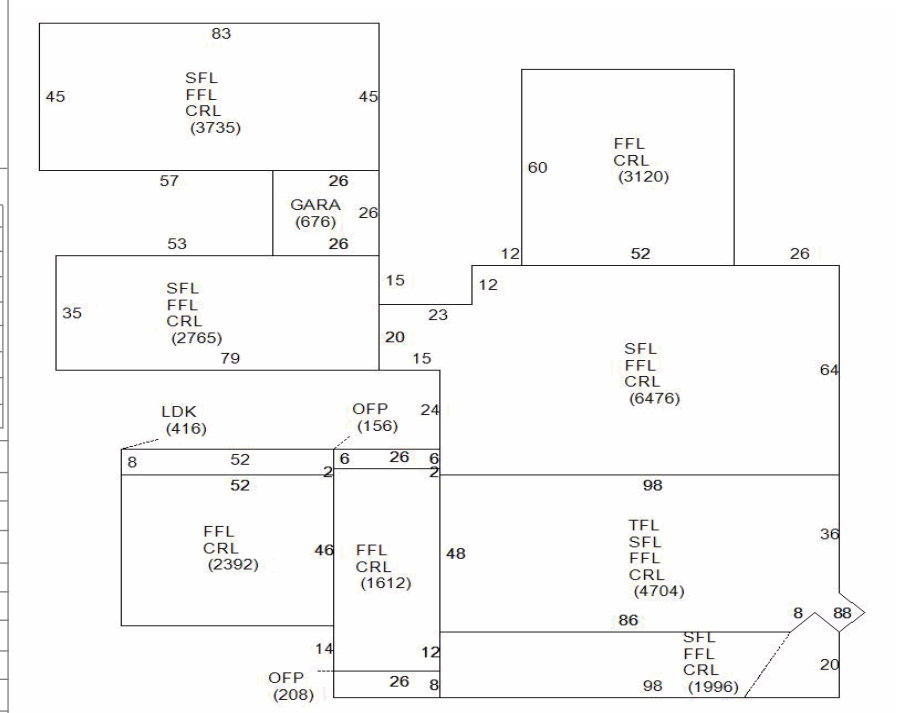
Calc Ladder

Table with calc ladder: Base Rate 37.60, Depr 1,505,880, Size Adj 1.00000, Depr'd Total 2,268,255, Con Adj 1.07552, Juris Ft. 1.0000, Adj Prc \$40.44, Spec. Features \$300, Grade Ft. 1.00000, Lump Sum, Other Feat \$151,950, Final Total \$2,268,600, NBH Mod 1.0000, Override Val, NBC Infl 1.6700, Assmnt Ft. 1.2000, LUC Ft. 1.0000, Assessed Val \$2,722,320, Adj Tot (RCN) 3,774,135, Total \$/SF \$53.19, Depr % 39.9%, Undepr \$/SF 40.44000.

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



053 1 015 100
 Sheet Lot Unit# Bldg#

053-1-015-100 30 HOWARD ST
 Parcel ID Building Location

BURLINGTON, VT

Card: 4 of 5 Total Card Total Parcel
 APPRAISED 2,670,300 / 7,375,300
 USE + IMP 2,670,300 / 7,375,300
 USE LAND 0 / 0
 ASSESSED 3,204,360 / 8,850,360

PROPERTY LOCATION

400-388 PINE ST
 BURLINGTON, VT 05401

OWNERSHIP

HOWARD SPACE PARTNERSHIP LLP
 28 HOWARD STREET, Unit 302
 BURLINGTON, VT 05401-0000

PREVIOUS OWNER

HOWARD SPACE PARTNERSHIP LLP,
 -0000

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Val	Yard Items	Land Size	Land Val	Total Val
C	2,560,100	110,200	0.00	0	2,670,300
Building Total 2,560,100 110,200 0.00 0 2,670,300					
Parcel Total 6,585,900 159,400 177,522.00 630,000 7,375,300					
Source	2 - Inc (appr)		Tot Val SF/Bld	79.09	Tot Val SF/Prcl 46.76

PREVIOUS ASSESSMENTS

Tx Yr	Cat	Use	Bld Value	Yard Items	Land Size	Land Val	Total Appr	Assessed	Notes	Date
2023	ABST	C	6,585,900	159,400	177,522	630,000	7,375,300	8,850,360	2023/LDS 05/01/23 3:4	05/01/2023
2022	FV	C	6,585,900	159,400	177,522	630,000	7,375,300	8,850,360	2022/LDS 08/25/22 10:	08/25/2022
2021	FV	C	6,585,900	159,400	177,522	630,000	7,375,300	8,850,360	DS Patriot Support	01/11/2022
2020	FV	C	3,373,600	0	177,522	1,251,300	4,624,900	5,549,880	post BOA	06/23/2020
2019	FV	C	3,281,900	91,700	177,522	1,251,300	4,624,900	5,549,880	9.23.2019	09/23/2019

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Price	TSF	Verif.	NAL	Notes
HOWARD SPACE PARTNERSHIP	838-116	QC	09/26/2003	0	No		1	Stephen Unsworth qc all his interest to h
HOWARD SPACE PARTNERSHIP	616-547	QC	01/01/1999	1	No			From MS ACCESS DB table SalesData
UNSWORTH FAMILY LTD PART	519-460	QC	12/30/1994	1	No			From MS ACCESS DB table SalesData

NARRATIVE DESCRIPTION

This parcel contains 177522.00000 SF of land mainly classified as Commercial It has 5 building(s) first built in 1902 with a total of 33,762 square feet. There are 2 living unit(s) and 10 commercial unit(s), 2 Baths, 40

BUILDING PERMITS

Date	Number	Desc	Amount	Closed	Status	Fed. ID	Notes	Last Visit

ACTIVITIES

Date	Result	By
08/27/2020	15	
12/06/2019	REVL	

PROPERTY FACTORS

Item	Code	%
Dis 1	B	100
Dis 2	035	100
Dis 3	04	100
Zone 1	ELM	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
4	APT3 - APT 2015	2	705.50	33,864	3,386	10	11,429		38	610	18,439		13.75		134,102
4	PRK - PARKING	8,494	17.00	36,100	3,610	10	12,184		38	650	19,656		13.75		142,953
4	OFC - OFFICE	17,726	140.25	226,007	22,601	10	76,277		38	4,068	123,061		13.75		894,989
Building Totals		26,222		295,971	29,597		99,890			5,328	161,156				1,172,044
Othr Inc		0	Rate Adj	Vac Adj	0.30	Exp Adj	1.01	Surp	0	Deduc	0	C/I Ratio	1.48	Val/SF	79.09
Parcel Totals		150,189		1,326,040	125,603		234,856			24,008	941,573				7,375,436
Othr Inc		0	Rate Adj	Vac Adj	0.84	Exp Adj	1.75	Surp	0	Deduc	0	C/I Ratio	1.43	Val/SF	55.63

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	177,522		SF	SITE	1	35	3.55	590	1	Mod.								630,000			0	1	756,000	2 parcels m			
C	Commercial	1	0		SF	SITE	1	35	0	590	1									0			0	1	0				
C	Commercial	1	0		SF	SITE	1	35	0	590	1									0			0	1	0				
C	Commercial	1	0		SF	SITE	1	35	0	590	1									0			0	1	0				
C	Commercial	1	0		SF	SITE	1	35	0	590	1									0			0	1	0				
Total AC/HA		4.08		Total SF/SM		177,522.00		Parcel LUC			C - Commercial			P. NBC Desc		SO.END		Tot		630,000		Tot		0		Tot		756,000	

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

Property: 8323 | Bld: 8714 | Seq: 4 | Year: 2023 | Data As Of Date: 05/02/2023 | User: sa | DB: Assess50Burlington



Patriot
 PROPERTIES INC.

User Account	18323
GIS Coord 1	313297
GIS Coord 1	718059
Insp Date	

Print Date / Time
 5/3/2023 10:37 am

Last Date / Time
 3/16/23 4:07 am
 OpenGov

USER DEFINED

RAD:	
320	
OLD PID:	
088183	
State District:	3-05
CAD:	
590	
SPAN:	
114-035-18323	
Accessory Dwl	
PriorID1c	00
PriorID2c	00
PriorID3c	00
Assessor Map	

Parcel ID 053-1-015-100

Exterior Information

Table with exterior details: Type 311 - OFFICE W/APT, Strv Hght 3 - Three Stv, (Liv) Units 2, Found C - CONCRETE, Frame B - FireResistGD, P. Wall CC - CLAPBRD,CMN, Sec Wall BV - BRICK VE 20, Roof Str FL - FLAT, Roof Cvr RM - RUBBER MEMB, Color, View, Shape, Bld Name

General Information

Table with general info: Grade A - AVERAGE, Year Bld 2019, Eff Yr, Alt LUC, Juris, Con Mod

Interior Information

Table with interior details: Avg Ht / Ft 14.00, P. Int Wall DW - DRYWALL, Sec Int Wall, Partition T - TYPICAL, P. Floor CA - CARPET, Sec Floor TL - TILE 20%, Bmt Floors, Sub Floors, Bmt Garage 0, Electric T - TYPICAL, Insulation T - TYPICAL, Int Vs Ext, Heat Fuel G - GAS, Heat HVAC, # Heat Sys 0, Heated % 100, AC % 100, Sol HW %, Ctrl Vac %, Com Wall %, Sprink % 100

Special Features / Yard Items

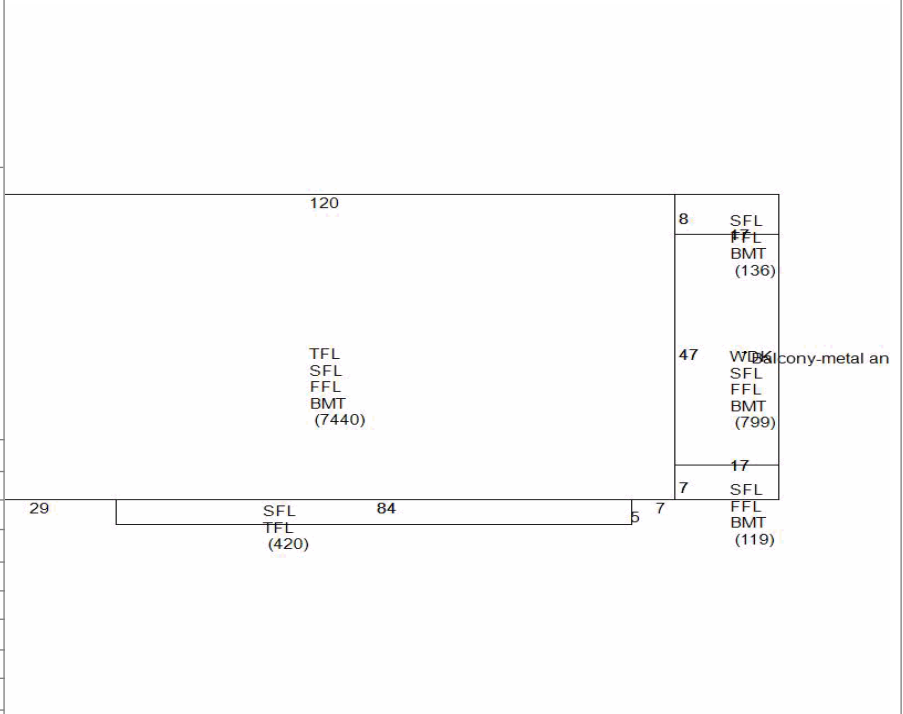
Table with special features: Code, Desc, A, Y/S, Qty, Size, Qual, Con, Year, Unit Prc, D/S, Depr %, LUC, Ft, NBC, Ft, Juris, Ft, Appr Val, Assessed. Includes rows for ELVP ELEV.PASS. and summary rows for Building and Parcel Totals.

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

Comments

office building IS 28 HOWARD ST with two 2-bed apts on second flr are 30 and 32 HOWARD ST

Sketch



Condo Information

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

Bath Features

Table with bath features: Full Bath 2, Add Full 0, 3/4 Bath 0, Add. 3/4 0, 1/2 Bath 11, Add. 1/2 0, Other Fix 0

Other Features

Table with other features: Kitchens 2, Add Kit. 0, Fireplaces 0, WS Flues 0

Depreciation

Table with depreciation: Phys Con GD, Functional, Economic, Special, Override, Total 1%

Comparable Sales

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

Res Breakdown

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

Calc Ladder

Table with calc ladder: Base Rate 63.60, Depr 38,732, Size Adj 1.00000, Depr'd Total 3,834,443, Con Adj 1.18859, Juris Ft. 1.0000, Adj Prc \$75.59, Spec. Features \$0, Grade Ft. 1.00000, Lump Sum, Other Feat \$263,394, Final Total \$3,834,400, NBH Mod 1.0000, Override Val, NBC Infl 1.6700, Assmnt Ft. 1.2000, LUC Ft. 1.0000, Assessed Val \$4,601,280, Adj Tot (RCN) 3,873,175, Total \$/SF \$136.29, Depr % 1%, Undepr \$/SF 75.59000

Remodeling

Table with remodeling: Exterior, Interior, Add., Kitchen, Bath, Plumb, Electric, Heating, General

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

Mobile Home

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

Alt Areas (9 of 15)

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

Image



053 1 015 100
Sheet Lot Unit# Bldg#

053-1-015-100 400 PINE ST
Parcel ID Building Location

BURLINGTON, VT

Card: 5 of 5 **Total Card** **Total Parcel**
APPRAISED 373,900 / 7,375,300
USE + IMP 373,900 / 7,375,300
USE LAND 0 / 0
ASSESSED 448,680 / 8,850,360

PROPERTY LOCATION

400-388 PINE ST
 BURLINGTON, VT 05401

OWNERSHIP

HOWARD SPACE PARTNERSHIP LLP
 28 HOWARD STREET, Unit 302
 BURLINGTON, VT 05401-0000

PREVIOUS OWNER

HOWARD SPACE PARTNERSHIP LLP,
 -0000

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Val	Yard Items	Land Size	Land Val	Total Val
C	372,900	1,000	0.00	0	373,900
Building Total 372,900 1,000 0.00 0 373,900					
Parcel Total 6,585,900 159,400 177,522.00 630,000 7,375,300					
Source 2 - Inc (appr) Tot Val SF/Bld 18.77 Tot Val SF/Prcl 46.76					

PREVIOUS ASSESSMENTS

Tx Yr	Cat	Use	Bld Value	Yard Items	Land Size	Land Val	Total Appr	Assessed	Notes	Date
2023	ABST	C	6,585,900	159,400	177,522	630,000	7,375,300	8,850,360	2023/LDS 05/01/23 3:4	05/01/2023
2022	FV	C	6,585,900	159,400	177,522	630,000	7,375,300	8,850,360	2022/LDS 08/25/22 10:	08/25/2022
2021	FV	C	6,585,900	159,400	177,522	630,000	7,375,300	8,850,360	DS Patriot Support	01/11/2022
2020	FV	C	3,373,600	0	177,522	1,251,300	4,624,900	5,549,880	post BOA	06/23/2020
2019	FV	C	3,281,900	91,700	177,522	1,251,300	4,624,900	5,549,880	9.23.2019	09/23/2019

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Price	TSF	Verif.	NAL	Notes
HOWARD SPACE PARTNERSHIP	838-116	QC	09/26/2003	0	No		1	Stephen Unsworth qc all his interest to h
HOWARD SPACE PARTNERSHIP	616-547	QC	01/01/1999	1	No			From MS ACCESS DB table SalesData
UNSWORTH FAMILY LTD PART	519-460	QC	12/30/1994	1	No			From MS ACCESS DB table SalesData

NARRATIVE DESCRIPTION

This parcel contains 177522.00000 SF of land mainly classified as Commercial It has 5 building(s) first built in 1902 with a total of 19,925 square feet. There are 2 living unit(s) and 10 commercial unit(s), 2 Baths, 40

PROPERTY FACTORS

Item	Code	%
Dis 1	B	100
Dis 2	035	100
Dis 3	04	100
Zone 1	ELM	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
5	WHS - WAREHOUSE	19,925	17.85	118,553	9,484	8	10,907		10	2,181	95,981		12.5		767,848
Building Totals		19,925		118,553	9,484		10,907			2,181	95,981				767,848
Othr Inc		0	Rate Adj	Vac Adj	0.08	Exp Adj	0.09	Surp	0	Deduc	0	C/I Ratio	1.50	Val/SF	18.77
Parcel Totals		150,189		1,326,040	125,603		234,856			24,008	941,573				7,375,436
Othr Inc		0	Rate Adj	Vac Adj	0.84	Exp Adj	1.75	Surp	0	Deduc	0	C/I Ratio	1.43	Val/SF	55.63

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	177,522		SF	SITE	1	35	3.55	590	1	Mod.								630,000			0	1	756,000	2 parcels m			
C	Commercial	1	0		SF	SITE	1	35	0	590	1									0			0	1	0				
C	Commercial	1	0		SF	SITE	1	35	0	590	1									0			0	1	0				
C	Commercial	1	0		SF	SITE	1	35	0	590	1									0			0	1	0				
C	Commercial	1	0		SF	SITE	1	35	0	590	1									0			0	1	0				
Total AC/HA		4.08		Total SF/SM		177,522.00		Parcel LUC			C - Commercial			P. NBC Desc		SO.END		Tot		630,000		Tot		0		Tot		756,000	

LEGAL DESCRIPTION

Lot Size	
Total Land	177,522.00
Land Unit Type	SF



Patriot PROPERTIES INC.

User Account	18323
GIS Coord 1	313297
GIS Coord 1	718059
Insp Date	

Print Date / Time
 5/3/2023 10:37 am

Last Date / Time
 3/16/23 4:07 am
 OpenGov

USER DEFINED

RAD:	320
OLD PID:	088183
State District:	3-05
CAD:	590
SPAN:	114-035-18323
Accessory Dwl	
PriorID1c	00
PriorID2c	00
PriorID3c	00
Assessor Map	

Parcel ID 053-1-015-100

Exterior Information

Table with exterior details: Type 430 - WAREHSE GE, Strv Hght 1 - One Stv, Found S - SLAB, P. Wall MT - STEEL/METAL, Sec Wall BR - BRICK 25, Roof Str GB - GABLE, Roof Cvr MT - METAL, Color, View, Shape, Bld Name

General Information

Table with general details: Grade F - FAIR, Year Blt 1924, Alt LUC, Juris, Con Mod

Interior Information

Table with interior details: Avg Ht / Ft 14.00, P. Int Wall N - NONE, Sec Int Wall, Partition T - TYPICAL, P. Floor C - CONCRETE BM, Sec Floor, Bmt Floors, Sub Floors, Bmt Garage 0, Electric M - MINIMAL, Insulation M - MINIMAL, Int Vs Ext, Heat Fuel G - GAS, Heat SH - SPACE HEAT, # Heat Sys 7, 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 OHD OVERHEADDOC 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 0 Rtnng, Add Full 0 Rtnng, 3/4 Bath 0 Rtnng, Add. 3/4 0 Rtnng, 1/2 Bath 4 Rtnng, Add. 1/2 0 Rtnng, Other Fix 0 Rtnng

Other Features

Table with other features: Kitchens 0 Rtnng, Add Kit. 0 Rtnng, Fireplaces 0 Rtnng, WS Flues 0 Rtnng

Depreciation

Table with depreciation: Phys Con FR 39.9, Functional, Economic, Special, Override, Total 39.9%

Comparable Sales

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

Comments

habu=demo for most bldgs.

Res Breakdown

Table with res breakdown: Columns include Floor, No. Unit, Rooms, Bdrms, Bld Total, Prcl Total (2, 5, 2)

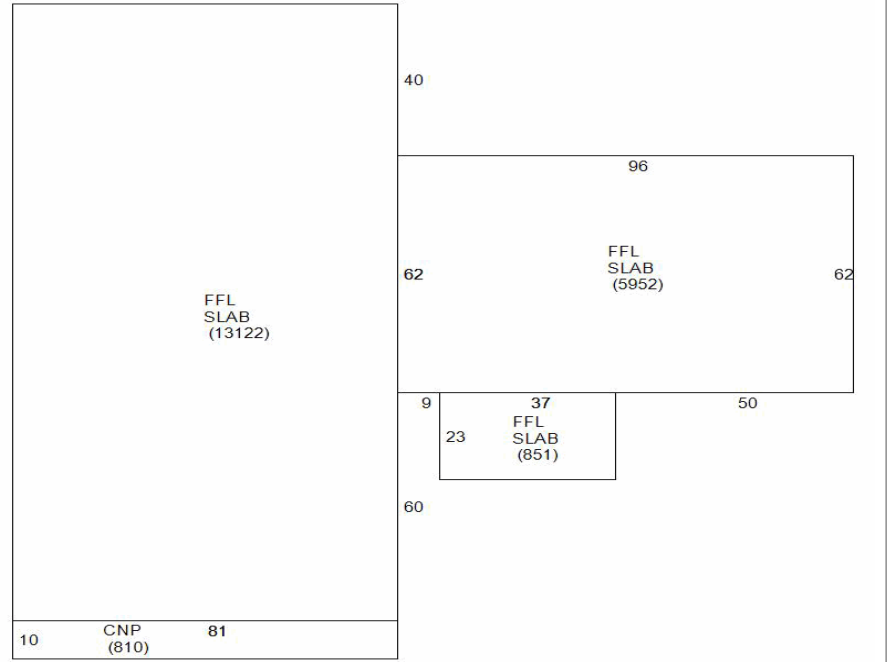
Calc Ladder

Table with calc ladder: Base Rate 31.30, Depr 370,813, Size Adj 1.00000, Depr'd Total 558,543, Con Adj 0.94935, Juris Ft. 1.0000, Adj Prc \$29.71, Spec. Features \$0, Grade Ft. 0.77500, Lump Sum, Other Feat \$44,805, Final Total \$558,500, NBH Mod 1.0000, Override Val, NBC Infl 1.6700, Assmnt Ft. 1.2000, LUC Ft. 1.0000, Assessed Val \$670,200, Adj Tot (RCN) 929,356, Total \$/SF \$33.64, Depr % 39.9%, Undepr \$/SF 23.02525

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

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

Image

