

PROPERTY LOCATION

750 PINE ST
BURLINGTON, VT 05401

OWNERSHIP

JAMES EDWARD COMPANY LLC
750 PINE STREET
BURLINGTON, VT 05401-0000

Occ C Type

PREVIOUS OWNER

JAMES EDWARD COMPANY LLC
-0000

NARRATIVE DESCRIPTION

This parcel contains 90000.00000 SF of land mainly classified as Commercial It has 1 building(s) first built in 1959 with a total of 25,110 square feet. There are 1commercial unit(s), 4 Half Baths.

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	RTL - RETAIL/SHOWR	1,758	82.80	36,390	2,911	8	2,678		8	670	30,131		10		301,310
1	OFC - OFFICE	6,026	69.00	103,949	8,316	8	7,651		8	1,913	86,069		10		860,690
1	MFG - MANUFACTURIN	17,326	52.20	226,104	22,610	10	26,454		13	4,070	172,970		10		1,729,700
Building Totals		25,110		366,443	33,837		36,783			6,653	289,170				2,891,700
Othr Inc	0	Rate Adj	Vac Adj	0.26	Exp Adj	0.26	Surp	0	Deduc	0	C/I Ratio	1.06	Val/SF		115.16
Parcel Totals		25,110		366,443	33,837		36,783			6,653	289,170				2,891,700
Othr Inc	0	Rate Adj	Vac Adj	0.26	Exp Adj	0.26	Surp	0	Deduc	0	C/I Ratio	1.06	Val/SF		115.16

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	90,000		SF	SITE	1		35	7	590	1								630,000			0		1	756,000	COMBINE 05
Total AC/HA			2.07		Total SF/SM		90,000.00		Parcel LUCC - Commercial		P. NBC Desc	SO.END		Tot	630,000		Tot	0		Tot			0		Tot	756,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Val	Yard Items	Land Size	Land Val	Total Val
C	2,204,000	57,700	90,000.00	630,000	2,891,700
Building Total	2,204,000	57,700	90,000.00	630,000	2,891,700
Parcel Total	2,204,000	57,700	90,000.00	630,000	2,891,700
Source	2 - Inc (appr)	Tot Val SF/Bld	115.16	Tot Val SF/Prc	115.16

PREVIOUS ASSESSMENTS

Tx Yr	Cat	Use	Bld Value	Yard Items	Land Size	Land Val	Total Appr	Assessed	Notes	Date
2024	FV	C	2,204,000	57,700	90,000	630,000	2,891,700	3,470,040	2024/LDS 06/14/24 11:54:51	06/14/2024
2023	FV	C	2,204,000	57,700	90,000	630,000	2,891,700	3,470,040	2023/LDS 07/07/23 9:47:36 A	07/07/2023
2022	FV	C	2,204,000	57,700	90,000	630,000	2,891,700	3,470,040	2022/LDS 08/25/22 10:15:25	08/25/2022
2021	FV	C	2,204,000	57,700	90,000	630,000	2,891,700	3,470,040	DS Patriot Support	01/11/2022
2020	FV	C	1,399,500	12,400	37,500	355,200	1,767,100	2,120,520	post BOA	06/23/2020

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Price	TSF	Verif.	NAL	Notes
JAMES EDWARD COMPANY LLC	596-128	WD	07/08/1998	10,000	No			
SEVEN FIFTY PINE LTD	520-164	WD	01/13/1995	300,000	No			

BUILDING PERMITS

Date	Number	Desc	Amount	Closed	Status	Fed. ID	Notes	Last Visit
06/13/2024	CEP-24-697	Electrical	2,000		A		Power supply for ext	
03/07/2024	CEP-24-267	Electrical	1,000	05/28/2024	CLOSED		Replace head end F	
02/22/2024	CEP-24-207	Electrical	4,500	04/11/2024	CLOSED		Fourbital Factory spa	
02/01/2024	ZP-24-31	Zoning	7,500		A		<div>Proposed Mast	
09/12/2023	CMP-23-426	Mechanical	1		A		Replacement of exist	

ACTIVITIES

Date	Result	By
10/28/2019	REVL	

LEGAL DESCRIPTION	
Lot Size	
Total Land	90,000.00
Land Unit Type	SF



Patriot
PROPERTIES INC.

User Account
19705
GIS Coord 1
313458714690.00000000
GIS Coord 1
Insp Date

Print Date / Time
8/20/2024 10:11 pm
Last Date / Time
12/2/20 12:09 pm
BURLINGTON\TylerSupport

USER DEFINED

RAD:
380
OLD PID:
192495
State District:
3-05
CAD:
590
SPAN:
114-035-19705
Accessory Dwl
PriorID1c
00
PriorID2c
00
PriorID3c
00
Assessor Map

Exterior Information

Type	442 - LT MFG		
Stry Hght	1 - One Stry		
(Liv) Units	0	Tot	1
Found	S - SLAB		
Frame	C - FireResistAV		
P. Wall	MT - STEEL/METAL		
Sec Wall	0		
Roof Str	FL - FLAT		
Roof Cvr	RM - RUBBER MEMB		
Color			
View			
Shape			
Bld Name			

Grade	G+ - GOOD PLUS		
Year Blt	1959	Eff Yr	
Alt LUC			
Juris			
Con Mod			

Avg Ht / FI	15.00		
P. Int Wall	DW - DRYWALL		
Sec Int Wall			
Partition	T - TYPICAL		
P. Floor	CON - CONCRETE		
Sec Floor	AT - ASPHL TILE	50%	
Bmt Floors			
Sub Floors			
Bmt Garage	0		
Electric	T - TYPICAL		
Insulation	T - TYPICAL		
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	
PAVB	PAVING BT	D	Y	1	32000.00	C	AV	1995	2.50	T	52%		1		1.44		1	45,800	54,960	
COOL	REEFER COOLE	D	Y	1	100.00	C	AV	1995	21.00	T	36.4%		1		1.44		1	2,400	2,880	
LDLV	LOADLVLR	D	Y	1	1.00	C	AV	1995	950.00	T	36.4%		1		1.44		1	900	1,080	
OHD	OVERHEADDOOR	D	Y	2	2.00				1,100.00	T	10%		1		1.44		1	8,600	10,320	
Building Totals		Yard Item Appr								57,700	Special Feature Appr								57,700	69,240
Parcel Totals		Yard Item Appr								57,700	Special Feature Appr								57,700	69,240

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	4	Rtng	
Add. 1/2	0	Rtng	
Other Fix	5	Rtng	

Kitchens	1	Rtng	
Add Kit.	0	Rtng	
Fireplaces	0	Rtng	
WS Flues	0	Rtng	

Phys Con	VG	20.1
Functional	L	25
Economic		
Special		
Override		
Total		40.08%

Rtnng	Parcel ID	Type	Sale Date	Price
Avg Rtnng			Ind Val	

No mention of COVID by Owner, Rents at \$11 ABSOLUTE NET- no expenses reported - submitted GPI=NOI. ECO NOI slightly below ACT NOI
LAKE CHAMPLAIN CHOCOLATES

METAL SANDWICH PANEL SIDING

Floor	No. Unit	Rooms	Bdrms
Bld Total			
Prcd Total			

Base Rate	37.60	Depr	1,589,987
Size Adj	1.00000	Depr'd Total	2,377,046
Con Adj	1.15788	Juris Ft.	1.0000
Adj Prc	\$43.54	Spec. Features	\$0
Grade Ft.	1.38000	Lump Sum	
Other Feat	\$257,360	Final Total	\$2,377,000
NBH Mod	1.0000	Override Val	
NBC Infl	1.6700	Assmnt Ft.	1.2000
LUC Ft.	1.0000	Assessed Val	\$2,852,400
Adj Tot (RCN)	3,967,033	Total \$/SF	\$113.60
Depr %	40.08%	Undepr \$/SF	60.08520

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val
FFL	1ST FLOOR	25,110	25,110	25,110	25,110	56.43	1,416,957
SLAB	SLAB FNDTN	25,110	25,110	0	0	4.35	109,229
CNP	CANOPY	134	134	0	0	18.98	2,543
EFP	ENCL PORCH	72	72	0	0	85.93	6,187
Building Totals		50,426	50,426	25,110	25,110		1,534,916
Parcel Totals		50,426	50,426	25,110	25,110		1,534,916

FFL Yr=2007
SLAB Yr=2007
(1200)

FFL
SLAB
(1280)

FFL
SLAB
(14600)

FFL
SLAB
(8030)

34 32 30 12 26

100 146 55

18
EFF

72

84
20 14 CNP
32(4) (134)

Make	Model	Serial	Year	Color
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S. Area	Alt Type	% Alt	Tenants	Qual	% U
FFL	RTL	7		AV	100
FFL	OFC	24		AV	100
FFL	RTL	7		AV	100
FFL	OFC	24		AV	100
FFL	RTL	7		AV	100
FFL	OFC	24		AV	100
FFL	OFC	24		AV	100
FFL	RTL	7		AV	100