006	1	001	001	006-1-001-001	BURLINGTON, VT
Sheet	Lot	Unit#	Bldg#	Parcel ID	Building Location 570 SOUTH PROSPECT ST

Card: 1 of 1	Total Card	Total Parcel
APPR	5,200,000 /	5,200,000
USE + IMP	5,200,000 /	5,200,000
USE LAND	5,200,000 /	5,200,000
ASSESSED	5,200,000 /	5,200,000

PROPERTY LOCATION

570 SOUTH PROSPECT ST
BURLINGTON, VT 05401

OWNERSHIP

AMY E. TARRANT LIVING TRUST
570 SOUTH PROSPECT ST
BURLINGTON, VT 05401-0000

Occ	T	Type	

PREVIOUS OWNER

TARRANT AMY E
570 SOUTH PROSPECT STREET
BURLINGTON, VT 05401-0000

NARRATIVE DESCRIPTION

This parcel contains 766656.00000 SF of land mainly classified as Single Fam It has 1 building(s) first built in 1904 with a total of 12,600 square feet. There are 1 living unit(s), 7 Baths, 4 Half Baths, 16 Rooms, and 7 Bdrms.

OTHER ASSESSMENTS

Code	Desc	Amt	Comm Int Amt

PROPERTY FACTORS

Item	Code	Item	Code	%
Util 1	G - GAS	Dis 1	B	.00000
Util 2		Dis 2	SH	000000
Util 3		Dis 3	SN	.00000
Census		Zone 1	RCO-RG	100
F. Haz		Zone 2		
Topo	4 - ENHANCING	Zone 3		
Street				
Traffic				
Exempt				

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Val	Yard Items	Land Size	Land Val	Total Val
R1	3,415,800	0	766,656.00	1,784,200	5,200,000
Building Total	3,415,800	0	766,656.00	1,784,200	5,200,000
Parcel Total	3,415,800	0	766,656.00	1,784,200	5,200,000
Source	6 - Override	Tot Val SF/Bld	412.70	Tot Val SF/Prcl	412.70

LEGAL DESCRIPTION

Lot Size	
Total Land	766,656.00
Land Unit Type	SF

PREVIOUS ASSESSMENTS

Property ID: 10

Tx Yr	Cat	Use	Bld Value	Yard Items	Land Size	Land Val	Total Appr	Assessed	Notes	Date
2025	ABST	R1	3,415,800	0	766,656	1,784,200	5,200,000	5,200,000	2025 Abstract	04/23/2025
2024	FV	R1	3,415,800	0	766,656	1,784,200	5,200,000	5,200,000	2024/LDS 06/14/24 11:54:51	06/14/2024
2023	FV	R1	3,415,800	0	766,656	1,784,200	5,200,000	5,200,000	2023/LDS 07/07/23 9:47:36 A	07/07/2023
2022	FV	R1	3,415,800	0	766,656	1,784,200	5,200,000	5,200,000	2022/LDS 08/25/22 10:15:25	08/25/2022
2021	FV	R1	3,415,800	0	766,656	1,784,200	5,200,000	5,200,000	DS Patriot Support	01/11/2022
2020	FV	R1	1,945,800	54,100	766,656	1,517,000	3,516,900	3,516,900	post BOA	06/23/2020
2019	FV	R1	1,945,800	54,100	766,656	1,517,000	3,516,900	3,516,900	9.23.2019	09/23/2019

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Price	TSF	Verif.	NAL	Notes
TARRANT AMY E	1318-190	TD	07/27/2016	0	No		11	
	617-509	WD	03/10/1999	0	No			

BUILDING PERMITS

Date	Number	Desc	Amount	Closed	Status	Fed. ID	Notes	Last Visit
01/26/2022	ZP-22-55	Zoning	0	08/03/2022	CLOSED		Resubmittal of expire	
12/08/2021	ZP-21-815	Zoning	0		A		Prelim and final 2-lot	
03/16/2021	21-0752LL	Zoning III	0		A		Lot Line Adjustment	
09/03/2015	16-0262LL	Zoning III	0		A		Lot line adjustment w	

ACTIVITIES

Date	Result	By
12/27/2021	16	
09/24/2021	BOA	
06/28/2021	BOA	

Patriot PROPERTIES INC.

User Account
10010
GIS Coord 1
318689714872.00000000
GIS Coord 1
Insp Date
12/27/2021
Print Date / Time
5/2/2025 3:23 pm
Last Date / Time
6/15/23 8:57 am
BURLINGTON\jturner

USER DEFINED

RAD:
350
OLD PID:
200752
State District:
3-05
CAD:
550
SPAN:
114-035-10010
Accessory Dwl
PriorID1c
0
PriorID2c
0
PriorID3c
04142005
Assessor Map
006-1-001-001

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
R1	Single Fam	1	766,656		SF	SITE	1	0	20.4	2.35	UVM-6	1		Z	-45					1,800,300			0		1	1,800,300	
Total AC/HA			17.60	Total SF/SM		766,656.00	Parcel LUC	R1 - Single Fam				P. NBC Desc	UVM HILL 6		Tot	1,800,300		Tot	0		Tot	1,800,300				

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

Parcel ID 006-1-001-001

Exterior Information

Type	CL - COLONIAL		
Stry Hght	3 - Three Sty		
(Liv) Units	1	Tot	1
Found	BS - BRICK/STONE		
Frame	W - Wood		
P. Wall	BR - BRICK		
Sec Wall	CL - CLAPBRD.W		50
Roof Str	GB - GABLE		
Roof Cvr	MT - METAL		
Color			
View			
Shape			
Bld Name			

General Information

Grade	X - CUSTOM		
Year Blt	1904	Eff Yr	
Alt LUC			
Juris			
Con Mod			

Interior Information

Avg Ht / Fl			
P. Int Wall	PL - PLASTER		
Sec Int Wall	DW - DRYWALL		40%
Partition			
P. Floor	HW - HARDWOOD		
Sec Floor	TL - TILE		25%
Bmt Floors	C - CONCRETE BMT		
Sub Floors			
Bmt Garage	0		
Electric	T - TYPICAL		
Insulation	T - TYPICAL		
Int Vs Ext			
Heat Fuel	G - GAS		
Heat	HW - HOT WATER		
# Heat Sys	3		
Heated %	100	AC %	100
Sol HW %		Ctrl Vac %	
Com Wall %		Sprink %	50

Condo Information

Location	
Tot Units	
Floor	
% Own	
Name	

Bath Features

Full Bath	7	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	0	Rtng	

Other Features

Kitchens	1	Rtng	
Add Kit.	0	Rtng	
Fireplaces	4	Rtng	
WS Flues	0	Rtng	

Depreciation

Phys Con	GD	22
Functional		
Economic		
Special		
Override		
	Total	22%

Comments

17.6 ac DWL

Res Breakdown

Floor	No. Unit	Rooms	Bdrms
U	1	16	7
Bld Total	1	16	7
Prcl Total	1	16	7

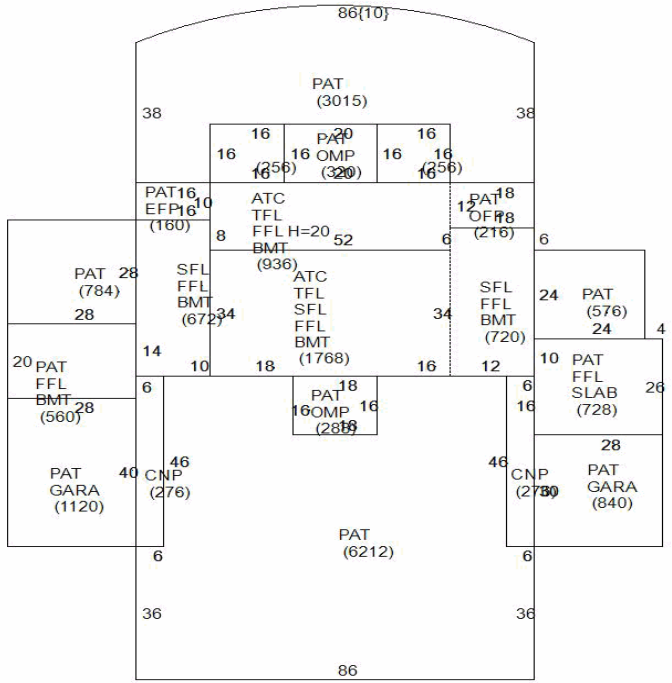
Remodeling

Exterior	
Interior	
Add.	
Kitchen	1996
Bath	1996
Plumb	1996
Electric	1996
Heating	1996
General	

Calc Ladder

Base Rate	63.65	Depr	941,439
Size Adj	0.67937	Depr'd Total	3,337,831
Con Adj	0.99706	Juris Ft.	1.0000
Adj Prc	$43.11	Spec. Features	$0
Grade Ft.	2.28000	Lump Sum	
Other Feat	$126,380	Final Total	$3,337,800
NBH Mod	1.0000	Override Val	
NBC Infl	2.5688	Assmnt Ft.	1.0000
LUC Ft.	1.0000	Assessed Val	$3,337,800
Adj Tot (RCN)	4,279,270	Total $/SF	$264.90
Depr %	22%	Undepr $/SF	98.29080

Sketch



Mobile Home

Make		Model		Serial		Year		Color	

Comparable Sales (7 of 14)

Rtng	Parcel ID	Type	Sale Date	Price
85	046-2-072-000	Default Mode	08/24/2020	410,000
84	029-1-127-000	Default Mode	08/20/2020	324,420
83	049-4-167-000	Default Mode	10/25/2019	430,000
81	057-4-009-000	Default Mode	04/22/2021	365,806
78	054-2-054-000	Default Mode	07/25/2019	555,000
77	043-3-189-003	Default Mode	02/19/2021	450,000
Avg Rtng	80.64	Ind Val		71,857,243

Sub Areas (7 of 12)

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val
FFL	1ST FLOOR	5,384	5,384	5,384	5,384	43.11	232,104
SFL	2ND FLOOR	3,160	3,160	3,160	3,160	38.80	122,608
TFL	3RD FLOOR	2,704	2,704	2,704	2,704	38.80	104,915
ATC	ATTIC W FINI	1,352	2,704	1,352	1,352	43.11	58,285
BMT	BASEMENT	4,656	4,656	0	0	9.85	45,862
CNP	CANOPY	552	552	0	0	12.22	6,745
EFP	ENCL PORCH	160	160	0	0	73.99	11,838
	Building Totals	35,904	37,651	12,600	12,600		675,218
	Parcel Totals	35,904	37,651	12,600	12,600		675,218

Alt Areas

S. Area	Alt Type	% Alt	Tenants	Qual	% U
BMT	REC	75		FR	100
BMT	REC	75		FR	100
BMT	REC	75		FR	100
BMT	REC	75		FR	100
BMT	REC	75		FR	100

Special Features / 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
ELVP	ELEV.PASS.	D	Y	1	4.00	C-	AV	1960	5,000.00	T	70%		1		1		1	21,700	21,700
SHD	SHED/FR	D	Y	1	80.00	B	AV	2000	13.21	T	29.4%		1		1		1	1,100	1,100
SPC	POOL I-C	D	Y	1	800.00	B	AV	1996	52.09	T	50%		1		1		1	25,500	25,500
TNCT	TENNIS CT	D	Y	1	5400.00	C-	FR	1996	4.47	T	43.8%		1		1		1	29,700	29,700
Building Totals					Yard Item Appr				78,000		Special Feature Appr							78,000	78,000
Parcel Totals					Yard Item Appr				78,000		Special Feature Appr							78,000	78,000

Image

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