053	3	085	000	053-3-085-000	BURLINGTON, VT
Sheet	Lot	Unit#	Bldg#	Parcel ID	Building Location 44-46 HOWARD ST

Card: 1 of 1

	Total Card	Total Parcel
APPR	492,900 /	492,900
USE + IMP	492,900 /	492,900
USE LAND	492,900 /	492,900
ASSESSED	492,900 /	492,900

PROPERTY LOCATION

44-46 HOWARD ST
BURLINGTON, VT 05401

OWNERSHIP

GUTH KAREN
44-46 HOWARD ST
BURLINGTON, VT 05401-0000

Occ	T	Type	

PREVIOUS OWNER

FITTS ANGELA
46 HOWARD STREET
BURLINGTON, VT 05401-0000

NARRATIVE DESCRIPTION

This parcel contains 4336.00000 SF of land mainly classified as Single Fam It has 1 building(s) first built in 1923 with a total of 1,778 square feet. There are 1 living unit(s), 2 Baths, 1 Half Bath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Desc	Amt	Comm Int Amt

PROPERTY FACTORS

Item	Code	Item	Code	%
Util 1	A - ALL UTILITYS	Dis 1	B	.00000
Util 2		Dis 2	SH	.00000
Util 3		Dis 3	SN	000000
Census		Zone 1	RM	100
F. Haz		Zone 2		
Topo	3 - SUITABLE	Zone 3		
Street				
Traffic				
Exempt				

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Val	Yard Items	Land Size	Land Val	Total Val
R1	347,400	0	4,336.00	145,500	492,900
Building Total	347,400	0	4,336.00	145,500	492,900
Parcel Total	347,400	0	4,336.00	145,500	492,900
Source	0 - Mkt Adj Cost	Tot Val SF/Bld	277.22	Tot Val SF/Prcl	277.22

LEGAL DESCRIPTION

Lot Size	
Total Land	4,336.00
Land Unit Type	SF

PREVIOUS ASSESSMENTS

Property ID: 8452

Tx Yr	Cat	Use	Bld Value	Yard Items	Land Size	Land Val	Total Appr	Assessed	Notes	Date
2026	ABST	R1	347,400	0	4,336	145,500	492,900	492,900		05/01/2026
2025	FV	R1	347,400	0	4,336	145,500	492,900	492,900	2025/LDS 06/19/25 1:12:19 F	06/19/2025
2024	FV	R1	347,400	0	4,336	145,500	492,900	492,900	2024/LDS 06/14/24 11:54:51 /	06/14/2024
2023	FV	R1	347,400	0	4,336	145,500	492,900	492,900	2023/LDS 07/07/23 9:47:36 A	07/07/2023
2022	FV	R1	347,400	0	4,336	145,500	492,900	492,900	2022/LDS 08/25/22 10:15:25 /	08/25/2022
2021	FV	R1	347,400	0	4,336	145,500	492,900	492,900	DS Patriot Support	01/11/2022
2020	FV	R1	200,300	0	4,336	130,300	330,600	330,600	post BOA	06/23/2020
2019	FV	R1	200,300	0	4,336	130,300	330,600	330,600	9.23.2019	09/23/2019

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Price	TSF	Verif.	NAL	Notes
FITTS ANGELA	1212-11	WD	03/28/2013	345,000	No	M	2	MLS LISTED FOR $359,900
FITTS ANGELA	670-133	WD	02/05/2001	149,000	No			From MS ACCESS DB table SalesData

BUILDING PERMITS

Date	Number	Desc	Amount	Closed	Status	Fed. ID	Notes	Last Visit
12/04/2025	CPP-25-540	Plumbing	125	12/04/2025	CLOSED		Extending plumbing v	
05/01/2025	CEP-25-536	Electrical	1,000	08/29/2025	CLOSED		Install disconnect for	
04/10/2025	CPP-25-166	Plumbing	1,660	08/12/2025	CLOSED		Installation of a wate	
08/26/2020	2020 290230 0000	Electrical	1,800		CLRC		Respective to State c	
07/16/2020	2020 290229 0000	Building	47,185		CLRC		Specific to VT Fire &	
01/09/2020	20-0595CA	Zoning II	150,000		CLRC			
11/25/2013	2013 178020 0000	Mechanical	600		A		Installation of a humi	
09/24/2013	2013 175314 0000	Building	7,900		A		Remove asphalt shin	
05/15/2013	2013 169110 0000	Electrical	2,500		A		Install new wiring for	
03/15/2013	2013 166629 0000	Mechanical	2,800		A		Install new MAKE/MC	
03/15/2013	2013 166626 0000	Plumbing	1,500		A		Install Bradford White	

ACTIVITIES

Date	Result	By
01/21/2021	15	

Patriot PROPERTIES INC.

User Account
18452
GIS Coord 1
313672717880.00000000
GIS Coord 1
Insp Date
01/21/2021
Print Date / Time
5/8/2026 9:42 pm
Last Date / Time
6/15/23 8:25 am
BURLINGTON\jturner

USER DEFINED

RAD:
320
OLD PID:
023997
State District:
3-05
CAD:
590
SPAN:
114-035-18452
Accessory Dwl
PriorID1c
0
PriorID2c
0
PriorID3c
02252008
Assessor Map
053-3-085-000

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	4,336		SF	SITE	1	0	22.5	33.56	SE-5	1								145,500			0		1	145,500	
Total AC/HA			0.10	Total SF/SM			4,336.00	Parcel LUC	R1 - Single Fam			P. NBC Desc	SOUTH END 5		Tot	145,500		Tot	0		Tot	145,500					

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

Parcel ID 053-3-085-000

Exterior Information

Type	CL - COLONIAL		
Stry Hght	2.5		
(Liv) Units	1	Tot	1
Found	C - CONCRETE		
Frame	W - Wood		
P. Wall	V - VINYL CLAPBR		
Sec Wall			0
Roof Str	HP - HIP		
Roof Cvr	AS - ASPHALT SH		
Color			
View			
Shape			
Bld Name			

General Information

Grade	A+ - AVERAGE PLUS		
Year Blt	1923	Eff Yr	
Alt LUC			
Juris			
Con Mod			

Interior Information

Avg Ht / Fl			
P. Int Wall	PL - PLASTER		
Sec Int Wall	DW - DRYWALL		35%
Partition			
P. Floor	SW - SOFTWOOD		
Sec Floor			
Bmt Floors	C - CONCRETE BMT		
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 %		AC %	
Sol HW %		Ctrl Vac %	
Com Wall %		Sprink %	

Condo Information

Location	
Tot Units	
Floor	
% Own	
Name	

Bath Features

Full Bath	2	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	

Other Features

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

Depreciation

Phys Con	GD	22
Functional		
Economic		
Special		
Override		
	Total	22%

Comments

LAND SIZE FROM GIS 2/9/94

Res Breakdown

Floor	No. Unit	Rooms	Bdrms
U	1	8	4
Bld Total	1	8	4
Prcl Total	1	8	4

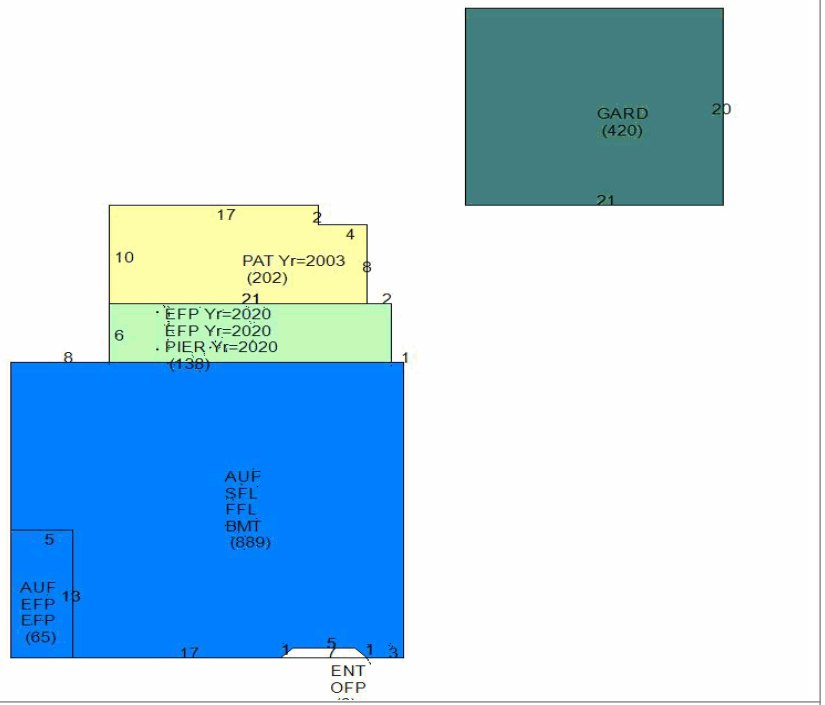
Remodeling

Exterior	
Interior	
Add.	
Kitchen	
Bath	
Plumb	
Electric	
Heating	
General	

Calc Ladder

Base Rate	63.65	Depr	97,990
Size Adj	1.04228	Depr'd Total	347,417
Con Adj	1.01000	Juris Ft.	1.0000
Adj Prc	$67.00	Spec. Features	$0
Grade Ft.	1.07000	Lump Sum	
Other Feat	$12,840	Final Total	$347,400
NBH Mod	1.0000	Override Val	
NBC Infl	2.3300	Assmnt Ft.	1.0000
LUC Ft.	1.0000	Assessed Val	$347,400
Adj Tot (RCN)	445,407	Total $/SF	$195.39
Depr %	22%	Undepr $/SF	71.69000

Sketch



Mobile Home

Make		Model		Serial		Year		Color	

Comparable Sales (7 of 10)

Rtng	Parcel ID	Type	Sale Date	Price
73	054-1-008-000	Default Mode	12/15/2022	785,000
73	053-3-253-000	Default Mode	07/13/2023	935,000
74	053-3-200-000	Default Mode	03/22/2022	600,000
73	044-3-124-000	Default Mode	09/06/2022	610,000
72	046-1-052-000	Default Mode	01/24/2023	549,000
72	057-4-209-000	Default Mode	06/29/2022	780,500
Avg Rtng	72.60	Ind Val		6,294,268

Sub Areas (7 of 10)

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val
FFL	1ST FLOOR	889	889	889	889	67.00	59,563
SFL	2ND FLOOR	889	889	889	889	60.30	53,607
GARD	GARAGE DET	420	420	0	0	23.45	9,849
OFP	OPEN PORCH	6	6	0	0	39.41	236
PAT	PATIO	202	202	0	0	6.42	1,297
PIER	PIER FNDTN	138	138	0	0	3.35	462
AUF	ATTIC UNFIN	477	954	0	477	13.40	6,392
Building Totals		4,322	4,799	1,778	2,261		166,657
Parcel Totals		4,322	4,799	1,778	2,261		166,657

Alt Areas

S. Area	Alt Type	% Alt	Tenants	Qual	% U

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
Building Totals					Yard Item Appr						Special Feature Appr								
Parcel Totals					Yard Item Appr						Special Feature Appr								

Image

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