044	1	163	000	044-1-163-000	BURLINGTON, VT
Sheet	Lot	Unit#	Bldg#	Parcel ID	Building Location 55-57 ROSE ST

Card: 1 of 1

	Total Card	Total Parcel
APPR	702,200 /	702,200
USE + IMP	702,200 /	702,200
USE LAND	702,200 /	702,200
ASSESSED	702,200 /	702,200

PROPERTY LOCATION

55-57 ROSE ST
BURLINGTON, VT 05401

OWNERSHIP

PBGC, LLC
100 NORTH ST
BURLINGTON, VT 05401-0000

Occ	C	Type	

PREVIOUS OWNER

ROONEY ENTERPRISES INC
7 LAKEWOOD PARKWAY
BURLINGTON, VT 05408
US

NARRATIVE DESCRIPTION

This parcel contains 8009.00000 SF of land mainly classified as Apartments It has 1 building(s) first built in 1899 with a total of 4,723 square feet. There are 7 living unit(s), 7 Baths, 25 Rooms, and 11 Bdrms.

OTHER ASSESSMENTS

Code	Desc	Amt	Comm Int Amt

PROPERTY FACTORS

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

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Val	Yard Items	Land Size	Land Val	Total Val
RA	430,100	0	8,009.00	272,100	702,200
Building Total	430,100	0	8,009.00	272,100	702,200
Parcel Total	430,100	0	8,009.00	272,100	702,200
Source	2 - Inc (appr)	Tot Val SF/Bld	148.68	Tot Val SF/Prcl	148.68

LEGAL DESCRIPTION

Lot Size	
Total Land	8,009.00
Land Unit Type	SF

PREVIOUS ASSESSMENTS

Property ID: 4623

Tx Yr	Cat	Use	Bld Value	Yard Items	Land Size	Land Val	Total Appr	Assessed	Notes	Date
2026	ABST	RA	430,100	0	8,009	272,100	702,200	702,200		05/01/2026
2025	FV	RA	430,100	0	8,009	272,100	702,200	702,200	2025/LDS 06/19/25 1:12:19 F	06/19/2025
2024	FV	RA	430,100	0	8,009	272,100	702,200	702,200	2024/LDS 06/14/24 11:54:51 /	06/14/2024
2023	FV	RA	430,100	0	8,009	272,100	702,200	702,200	2023/LDS 07/07/23 9:47:36 A	07/07/2023
2022	FV	RA	430,100	0	8,009	272,100	702,200	702,200	2022/LDS 08/25/22 10:15:25 /	08/25/2022
2021	FV	RA	430,100	0	8,009	272,100	702,200	702,200		05/03/2022
2020	FV	RA	379,400	0	8,009	176,900	556,300	556,300	post BOA	06/23/2020
2019	FV	RA	379,400	0	8,009	176,900	556,300	556,300	9.23.2019	09/23/2019

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Price	TSF	Verif.	NAL	Notes
ROONEY ENTERPRISES INC	1488-158	WD	01/10/2020	580,000	No		19	
ROONEY RICHARD	1488-156	QC	01/10/2020	0	No		9	
ROONEY RICHARD	470-63	WD	12/16/1992	120,000	No			From MS ACCESS DB table SalesData
CHITTENDEN BANK	462-723	FD	09/18/1992	1	No			From MS ACCESS DB table SalesData
CHITTENDEN BANK	454-296	FD	06/05/1992	1	No			From MS ACCESS DB table SalesData
WYLIE NICHOLAS J H	432-509	QC	06/14/1991	1	No			From MS ACCESS DB table SalesData

BUILDING PERMITS

Date	Number	Desc	Amount	Closed	Status	Fed. ID	Notes	Last Visit
04/15/2026	CEP-26-427	Electrical	2,500		A		Wire for new kitchen	
02/19/2026	CBP-26-125	Building	5,500		A		Replace the kirtchen	
10/06/2025	RS-25-193	ng Permit - Roof/S	8,000		A		We are replacing the	
06/12/2025	CBP-25-408	Building	6,253		A		Replace flooring thro	
11/16/2023	ZP-23-531	Zoning	1,200		A		Proposed instal	
11/07/2023	CEP-23-1574	Electrical	250		A		Adding a flood light ir	
08/23/2023	CEP-23-1182	Electrical	850		A		Instll light for back pa	
06/13/2023	CBP-23-465	Building	2,750		A		Replace Kitchen Cab	
12/14/2022	CEP-22-1809	Electrical	4,000		A		Wire kitchen and batl	
12/14/2022	CEP-22-1810	Electrical	4,000		A		Wire new kitchen and	
11/08/2022	CBP-22-905	Building	2,850		A		Kitchen & bath r	

ACTIVITIES

Date	Result	By
05/03/2022	COR	
06/29/2021	BOA	

Patriot PROPERTIES INC.

User Account
14623
GIS Coord 1
312789724779.00000000
GIS Coord 1
Insp Date
05/03/2022
Print Date / Time
5/8/2026 11:09 am
Last Date / Time
6/14/23 3:52 pm
BURLINGTON\jturner

USER DEFINED

RAD:
210
OLD PID:
187037
State District:
3-03
CAD:
530
SPAN:
114-035-14623
Accessory Dwl
PriorID1c
00
PriorID2c
00
PriorID3c
00
Assessor Map
044-1-163-000

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
RA	Apartments	1	8,009		SF	SITE	1		40	33.97	530	1		R	-15					272,100			0		1	272,100	
Total AC/HA		0.18		Total SF/SM		8,009.00		Parcel LUC	RA - Apartments				P. NBC Desc	OLD NO END		Tot	272,100		Tot	0		Tot	272,100				

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

Parcel ID 044-1-163-000

Exterior Information

Type	111 - APARTMENTS		
Stry Hght	3 - Three Sty		
(Liv) Units	7	Tot	7
Found	BS - BRICK/STONE		
Frame	W - Wood		
P. Wall	V - VINYL CLAPBR		
Sec Wall			0
Roof Str	FL - FLAT		
Roof Cvr	TG - TAR/GRAVEL		
Color			
View			
Shape			
Bld Name			

General Information

Grade	A+ - AVERAGE PLUS		
Year Blt	1899	Eff Yr	
Alt LUC			
Juris			
Con Mod			

Interior Information

Avg Ht / Fl	10.00		
P. Int Wall	DW - DRYWALL		
Sec Int Wall			
Partition	T - TYPICAL		
P. Floor	CA - CARPET		
Sec Floor			
Bmt Floors	E - EARTH		
Sub Floors			
Bmt Garage	0		
Electric	T - TYPICAL		
Insulation	T - TYPICAL		
Int Vs Ext			
Heat Fuel	G - GAS		
Heat	SH - SPACE HEAT		
# Heat Sys	7		
Heated %	100	AC %	
Sol HW %		Ctrl Vac %	
Com Wall %		Sprink %	

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

Other Features

Kitchens	7	Rtng	
Add Kit.	0	Rtng	
Fireplaces	0	Rtng	
WS Flues	0	Rtng	

Depreciation

Phys Con	AV	30
Functional		
Economic		
Special		
Override		
	Total	30%

Comments

Fair condition PBGC - direct sale? Sale appears invalid 83k/unit, sold slightly above old assmt, no income data submitted , no sales at this low level Possible direct sale L & B 7U

Res Breakdown

Floor	No. Unit	Rooms	Bdrms
U	3	3	1
U	4	4	2
Bld Total	7	25	11
Prcl Total	7	25	11

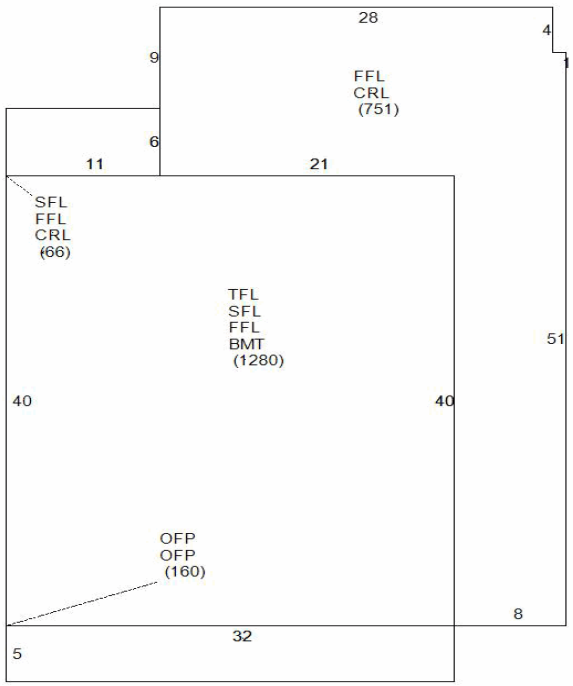
Remodeling

Exterior	
Interior	
Add.	
Kitchen	
Bath	
Plumb	
Electric	
Heating	2003
General	1984

Calc Ladder

Base Rate	59.20	Depr	181,388
Size Adj	1.00000	Depr'd Total	423,239
Con Adj	0.93735	Juris Ft.	1.0000
Adj Prc	$55.49	Spec. Features	$0
Grade Ft.	1.07000	Lump Sum	
Other Feat	$51,360	Final Total	$423,200
NBH Mod	1.0000	Override Val	
NBC Infl	1.6700	Assmnt Ft.	1.0000
LUC Ft.	1.0000	Assessed Val	$423,200
Adj Tot (RCN)	604,627	Total $/SF	$89.60
Depr %	30%	Undepr $/SF	59.37430

Sketch



Mobile Home

Make		Model		Serial		Year	Color

Comparable Sales

Rtng	Parcel ID	Type	Sale Date	Price
Avg Rtng		Ind Val		

Sub Areas

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val
FFL	1ST FLOOR	2,097	2,097	2,097	2,097	55.49	116,363
SFL	2ND FLOOR	1,346	1,346	1,346	1,346	55.49	74,690
TFL	3RD FLOOR	1,280	1,280	1,280	1,280	55.49	71,027
OFP	OPEN PORCH	320	320	0	0	29.82	9,542
BMT	BASEMENT	1,280	1,280	0	0	11.10	14,208
CRL	CRAWL SPACE	817	817	0	0	5.55	4,534
	Building Totals	7,140	7,140	4,723	4,723		290,364
	Parcel Totals	7,140	7,140	4,723	4,723		290,364

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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