

049 3 148 007
 Sheet Lot Unit# Bldg#

049-3-148-007 Parcel ID Building Location 127 SOUTH WINOOSKI AVE, Unit 13

BURLINGTON, VT

Card: 1 of 1 Total Card Total Parcel

PROPERTY LOCATION
 127 SOUTH WINOOSKI AVE, Unit 137
 BURLINGTON, VT 05401

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Val	Yard Items	Land Size	Land Val	Total Val
C	1,014,600	0	23,323.00	900,000	1,914,600
Building Total	1,014,600	0	23,323.00	900,000	1,914,600
Parcel Total	1,014,600	0	23,323.00	900,000	1,914,600
Source	2 - Inc (appr)	Tot Val SF/Bld	61.63	Tot Val SF/Prcf	61.63

LEGAL DESCRIPTION

Lot Size	
Total Land	23,323.00
Land Unit Type	SF



Patriot
 PROPERTIES INC.

OWNERSHIP
 THE GREAT CEDARS, LLC
 75 SOUTH WINOOSKI AVENUE
 BURLINGTON, VT 05401

PREVIOUS ASSESSMENTS

Property ID: 7454

Tx Yr	Cat	Use	Bld Value	Yard Items	Land Size	Land Val	Total Aoor	Assessed	Notes	Date
2026	ABST	C	1,014,600	0	23,323	900,000	1,914,600	2,297,520		05/01/2026
2025	FV	C	1,014,600	0	23,323	900,000	1,914,600	2,297,520	2025/LDS 06/19/25 1:12:19 F	06/19/2025
2024	FV	C	1,014,600	0	23,323	900,000	1,914,600	2,297,520	2024/LDS 06/14/24 11:54:51	06/14/2024
2023	FV	C	1,014,600	0	23,323	900,000	1,914,600	2,297,520	2023/LDS 07/07/23 9:47:36 A	07/07/2023
2022	FV	C	1,014,600	0	23,323	900,000	1,914,600	2,297,520	2022/LDS 08/25/22 10:15:25	08/25/2022
2021	FV	C	1,014,600	0	23,323	900,000	1,914,600	2,297,520	DS Patriot Support	01/11/2022
2020	FV	C	856,100	0	23,323	645,100	1,501,200	1,801,440	post BOA	06/23/2020
2019	FV	C	856,100	0	23,323	645,100	1,501,200	1,801,440	9.23.2019	09/23/2019

PREVIOUS OWNER
 FREE PRESS ASSN INC
 ATTN: GANNETT TAX DEPARTMENT
 7950 JONES BRANCH DR
 McLean, VA 22102-0000

User Account	
17454	
GIS Coord 1	
314214721240.00000000	
GIS Coord 1	
Insp Date	07/02/2021
Print Date / Time	5/8/2026 6:56 pm
Last Date / Time	6/14/23 3:49 pm
BURLINGTON\jturner	

NARRATIVE DESCRIPTION
 This parcel contains 23323.00000 SF of land mainly classified as Commercial It has 1 building(s) first built in 1967 with a total of 31,064 square feet. There are 1commercial unit(s), 2 Half Baths.

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Price	TSF	Verif.	NAL	Notes
FREE PRESS ASSN INC	1561-261	WD	12/15/2020	1,950,000	No		3	
GREAT CEDARS, LLC	1237-102	ED	09/27/2013	0	No		9	EASEMENT GRANTED TO FREE PRESS ASSN

OTHER ASSESSMENTS

Code	Desc	Amt	Comm Int Amt

BUILDING PERMITS

Date	Number	Desc	Amount	Closed	Status	Fed. ID	Notes	Last Visit
06/13/2019	2019 281626 0000	Mechanical	34,000		A		Install new NTI LX 80	
06/13/2019	2019 281618 0000	Electrical	400		A		Respective to the Sta	
02/26/2016	2016 224878 0000	Fire Sprink	6,500		A		Final inspections will	
09/30/2015	2015 214753 0000	Electrical	1,000		A		Install (2) twist-lock re	
08/10/2015	2015 212677 0000	Electrical	1,500		A		Install wll pak light to	
11/19/2014	2014 196131 0000	Electrical	10,000		A		Connect AHU / Instal	
10/22/2014	2014 195117 0000	Mechanical	17,000		A		Replace existing mai	
06/05/2014	2014 186582 0000	Electrical	2,800		A		Install new wiring for	
04/09/2014	2014 186581 0000	Mechanical	138,000		A		Install McQuay Mod.	
04/07/2014	2014 186412 0000	Electrical	2,500		A		I. Install new wiring fc	
04/04/2014	2014 186411 0000	Building	22,000		A		Production break roo	

ACTIVITIES

Date	Result	Bv
07/02/2021	BOA	
11/19/2019	REVL	

PROPERTY FACTORS

Item	Code	Item	Code	%
Util 1		Dis 1	B	.00000
Util 2		Dis 2	SH	.00000
Util 3		Dis 3	SN	.00000
Census		Zone 1	FD6	100
F. Haz		Zone 2		
Tono		Zone 3		
Street				
Traffic				
Exemot				

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	%	Aoor	Alt LUC	%	Spec I. V.	Juris	L. Ft.	Assessed	Notes
C	Commercial	1	23,323		SF	SITE	1		100	38.59	510	1								900,000			0		1	1,080,000	
Total AC/HA		0.54		Total SF/SM		23,323.00		Parcel LUC C - Commercial			P. NBC Desc		CBD		Tot		900,000		Tot		0		Tot		1,080,000		

Parcel ID 049-3-148-007

Exterior Information

Table with exterior details: Type (442 - LT MFG), Stry Hght (1 - One Sty), (Liv) Units (0), Found (C - CONCRETE), Frame (C - FireResistAV), P. Wall (BR - BRICK), Sec Wall (BV - BRICK VEN), Roof Str (FL - FLAT), Roof Cvr (RM - RUBBER MEMB), Color, View, Shape, Bld Name.

General Information

Table with general details: Grade (G - GOOD), Year Blt (1967), Eff Yr, Alt LUC, Juris, Con Mod.

Interior Information

Table with interior details: Avg Ht / Ft (24.00), P. Int Wall (CB - CON BLOCK), Sec Int Wall, Partition (L - LIGHT), P. Floor (C - CONCRETE BMT), 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 (HW - HOT WATER), # Heat Sys (1), 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 OVERHEADDOOR and LDLV LOADLVR, and summary rows for Building and Parcel Totals.

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

Condo Information

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

Bath Features

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

Other Features

Table with other features: Kitchens, Add Kit., Fireplaces, WS Flues, each with 0 units and Rtnq.

Depreciation

Table with depreciation: Phys Con (AV, 30), Functional (P, 35), Economic, Special, Override, Total (54.5%).

Comparable Sales

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

Comments

L & B (PRINTING PLANT+STORAGE) MORE THAN TYPICAL FINISH

Res Breakdown

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

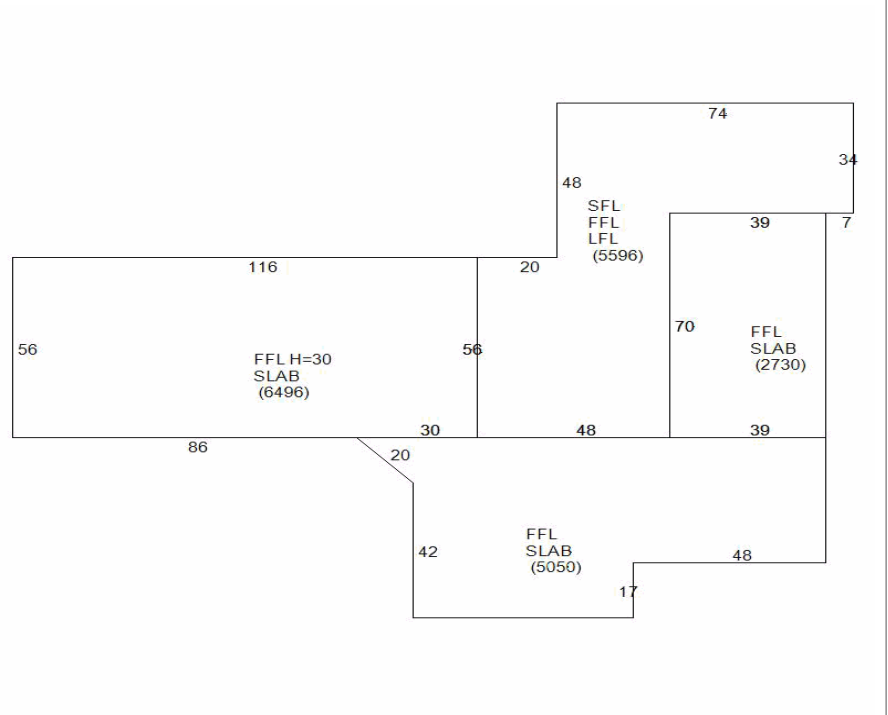
Calc Ladder

Table with calc ladder: Base Rate (37.60), Depr (1,821,391), Size Adj (1.00000), Depr'd Total (1,520,611), Con Adj (1.32183), Juris Ft. (1.0000), Adj Prc (\$49.70), Spec. Features (\$7,500), Grade Ft. (1.23000), Lump Sum, Other Feat (\$100,442), Final Total (\$1,528,100), NBH Mod (1.0000), Override Val (1.2000), NBC Infl (1.6700), Assmnt Ft. (1.2000), LUC Ft. (1.0000), Assessed Val (\$1,833,720), Adj Tot (RCN) (3,342,002), Total \$/SF (\$59.03), Depr % (54.5%), Undepr \$/SF (61.13100).

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



Property: 7454 | Bld: 7770 | Seq: 1 | Year: | Data As Of Date: 05/08/2026 | User: www extranet | DB: Assess50Burlington