

049 3 158 000  
 Sheet Lot Unit# Bldg#

049-3-158-000 Parcel ID Building Location 185-187 BANK ST

BURLINGTON, VT

Card: 1 of 1 Total Card Total Parcel  
 APPR 1,044,200 / 1,044,200  
 USE + IMP 1,044,200 / 1,044,200  
 USE LAND 1,044,200 / 1,044,200  
 ASSESSED 1,198,728 / 1,198,728

**PROPERTY LOCATION**

185-187 BANK ST  
 BURLINGTON, VT 05401

**OWNERSHIP**

TICK TOCK REAL ESTATE LLC  
 CO TICK TOCK SHOP  
 185 BANK STREET  
 BURLINGTON, VT 05401-0000

Occ C Type DID DISTRICT

**PREVIOUS OWNER**

GARBO LOUIS  
 GARBO DOROTHY  
 185 BANK STREET  
 CO TICK TOCK SHOP  
 BURLINGTON, VT 05401-0000

**NARRATIVE DESCRIPTION**

This parcel contains 1774.00000 SF of land mainly classified as Com/Resident It has 1 building(s) first built in 1899 with a total of 5,022 square feet. There are 2 living unit(s), 2 Baths, 1 Half Bath, 10 Rooms, and 3 Bdms.

**OTHER ASSESSMENTS**

| Code | Desc | Amt | Comm Int Amt |
|------|------|-----|--------------|
|      |      |     |              |

**PROPERTY FACTORS**

| Item    | Code | Item       | Code | %      |
|---------|------|------------|------|--------|
| Util 1  |      | Dis 1 B    |      | .00000 |
| Util 2  |      | Dis 2      |      |        |
| Util 3  |      | Dis 3      |      |        |
| Census  |      | Zone 1 FD6 |      | 100    |
| F. Haz  |      | Zone 2     |      |        |
| Topo    |      | Zone 3     |      |        |
| Street  |      |            |      |        |
| Traffic |      |            |      |        |
| Exempt  |      |            |      |        |

**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    | 1,774   |             | SF      | SITE     | 1   |                              | 100      | 175.31  | 510              | 1   |      |       |         |       |     |       |   | 311,000 |         |   | 0         |       | 1      | 357,028  |       |
| Total AC/HA |            | 0.04 |         | Total SF/SM |         | 1,774.00 |     | Parcel LUC CR - Com/Resident |          |         | P. NBC Desc: CBD |     | Tot  |       | 311,000 |       | Tot |       | 0 |         | Tot     |   | 357,028   |       |        |          |       |

**IN PROCESS APPRAISAL SUMMARY**

| Use Code       | Building Val   | Yard Items     | Land Size | Land Val       | Total Val |
|----------------|----------------|----------------|-----------|----------------|-----------|
| CR             | 542,500        | 0              | 1,312.76  | 230,140        | 772,640   |
| RA             | 190,700        | 0              | 461.24    | 80,860         | 271,560   |
|                |                |                |           |                |           |
|                |                |                |           |                |           |
| Building Total | 733,200        | 0              | 1,774.00  | 311,000        | 1,044,200 |
| Parcel Total   | 733,200        | 0              | 1,774.00  | 311,000        | 1,044,200 |
| Source         | 2 - Inc (appr) | Tot Val SF/Bld | 207.93    | Tot Val SF/Prc | 207.93    |

**PREVIOUS ASSESSMENTS**

| Tx Yr | Cat | Use | Bld Value | Yard Items | Land Size | Land Val | Total Appr | Assessed  | Notes                      | Date       |
|-------|-----|-----|-----------|------------|-----------|----------|------------|-----------|----------------------------|------------|
| 2024  | FV  | CR  | 733,200   | 0          | 1,774     | 311,000  | 1,044,200  | 1,198,728 | 2024/LDS 06/14/24 11:54:51 | 06/14/2024 |
| 2023  | FV  | CR  | 733,200   | 0          | 1,774     | 311,000  | 1,044,200  | 1,198,728 | 2023/LDS 07/07/23 9:47:36  | 07/07/2023 |
| 2022  | FV  | CR  | 733,200   | 0          | 1,774     | 311,000  | 1,044,200  | 1,198,728 | 2022/LDS 08/25/22 10:15:25 | 08/25/2022 |
| 2021  | FV  | CR  | 599,800   | 0          | 1,774     | 311,000  | 910,800    | 1,045,588 | DS Patriot Support         | 01/11/2022 |
| 2020  | FV  | CR  | 386,400   | 0          | 1,774     | 171,000  | 557,400    | 639,888   | post BOA                   | 06/23/2020 |
| 2019  | FV  | CR  | 386,400   | 0          | 1,774     | 171,000  | 557,400    | 639,887   | 9.23.2019                  | 09/23/2019 |

**SALES INFORMATION**

| Grantor     | Legal Ref | Type | Date       | Sale Price | TSF | Verif. | NAL | Notes |
|-------------|-----------|------|------------|------------|-----|--------|-----|-------|
| GARBO LOUIS | 983-581   | WD   | 12/14/2006 | 0          | No  |        | 9   |       |

**BUILDING PERMITS**

| Date       | Number          | Desc       | Amount | Closed | Status | Fed. ID | Notes                    | Last Visit |
|------------|-----------------|------------|--------|--------|--------|---------|--------------------------|------------|
| 10/28/2022 | CMP-22-505      | Mechanical | 7,500  |        | A      |         | Emergency boiler ch      |            |
| 11/30/2020 | 2020 294431 000 | Building   | 5,000  |        | A      |         | Install street screenin  |            |
| 11/13/2020 | 21-0514CA       | Zoning I   | 5,000  |        | A      |         | Install street screen 8  |            |
| 05/11/2015 | 2015 208801 000 | Electrical | 5,000  |        | A      |         | Tick Tock shop: insta    |            |
| 10/18/2013 | 2013 176358 000 | Building   | 10,700 |        | A      |         | Remove old membra        |            |
| 01/26/2010 | 2010 114646 000 | Plumbing   | 890    |        | A      |         | Install 40 Gal HE M4     |            |
| 09/02/2008 | 2008 139158 000 | Building   | 13,800 |        | A      |         | Remove old membra        |            |
| 10/02/2006 | 2006 112050 000 | Building   | 50,000 |        | A      |         | repair brick in side all |            |
| 09/29/2006 | 07-195CA        | Zoning I   | 6,000  |        | A      |         | Replace six windows      |            |
| 09/13/2006 | 07-194CA        | Zoning II  | 50,000 |        | A      |         | Repair brick in side a   |            |
| 04/29/2005 | 2005 113794 000 | Electrical | 2,000  |        | A      |         | Install new wiring for   |            |

**ACTIVITIES**

| Date       | Result | By |
|------------|--------|----|
| 03/18/2022 | COR    |    |
| 11/14/2019 | REVL   |    |

**LEGAL DESCRIPTION**

| Lot Size | Total Land | Land Unit Type | SF |
|----------|------------|----------------|----|
|          | 1,774.00   |                |    |
|          |            |                |    |

Property ID: 7464



**Patriot PROPERTIES INC.**

|                    |                       |
|--------------------|-----------------------|
| User Account       | 17464                 |
| GIS Coord 1        | 314022721768.00000000 |
| GIS Coord 1        |                       |
| Insp Date          | 03/18/2022            |
| Print Date / Time  | 5/14/2025 10:44 pm    |
| Last Date / Time   | 6/14/23 3:49 pm       |
| BURLINGTON\jturner |                       |

**USER DEFINED**

|                 |               |
|-----------------|---------------|
| RAD:            | 270           |
| OLD PID:        | 071224        |
| State District: | 3-03          |
| CAD:            | 510           |
| SPAN:           | 114-035-17464 |
| Accessory Dwl   |               |
| PriorID1c       | 00            |
| PriorID2c       | 00            |
| PriorID3c       | 00            |
| Assessor Map    | 049-3-158-000 |

