

049 Sheet 1 Lot 004 Unit# 000 Bldg#

049-1-004-000 Parcel ID Building Location 157-159 SOUTH CHAMPLAIN ST

BURLINGTON, VT

Card: 1 of 1 Total Card 8,669,900 / Total Parcel 8,669,900

PROPERTY LOCATION

157-159 SOUTH CHAMPLAIN ST BURLINGTON, VT 05401

OWNERSHIP

157 SOUTH CHAMPLAIN STREET, LLC 355 MAIN STREET, Unit 500 WINOOSKI, VT 05404

PREVIOUS OWNER

157 SOUTH CHAMPLAIN STREET, LLC 106 EAST ALLEN STREET, Unit 506 WINOOSKI, VT 05404 US

NARRATIVE DESCRIPTION

This parcel contains 13316.00000 SF of land mainly classified as Apartments It has 1 building(s) first built in 2023 with a total of 35,040 square feet. There are 48 living unit(s), 56 Baths, 1 Half Bath, 131 Rooms, and 35 Bd rms.

OTHER ASSESSMENTS

Table with columns: Code, Desc, Amt, Comm Int Amt

PROPERTY FACTORS

Table with columns: Item, Code, Item, Code, %

LAND SECTION

Table with columns: 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

IN PROCESS APPRAISAL SUMMARY

Table with columns: Use Code, Building Val, Yard Items, Land Size, Land Val, Total Val

PREVIOUS ASSESSMENTS

Table with columns: Tx Yr, Cat, Use, Bld Value, Yard Items, Land Size, Land Val, Total Appr, Assessed, Notes, Date

SALES INFORMATION

Table with columns: Grantor, Legal Ref, Type, Date, Sale Price, TSF, Verif., NAL, Notes

BUILDING PERMITS

Table with columns: Date, Number, Desc, Amount, Closed, Status, Fed. ID, Notes, Last Visit

ACTIVITIES

Table with columns: Date, Result, By

LEGAL DESCRIPTION

Table with columns: Lot Size, Total Land, Land Unit Type

Property ID: 6910



Patriot PROPERTIES INC.

Table with columns: User Account, GIS Coord 1, Insp Date, Print Date / Time, Last Date / Time

USER DEFINED

Table with columns: RAD, OLD PID, State District, CAD, SPAN, Accessory Dwl, PriorID1c, PriorID2c, PriorID3c, Assessor Map

Parcel ID 049-1-004-000

Exterior Information

Table with exterior details: Type (111 - APARTMENTS), Stry Hght (5 - 5 Stories), (Liv) Units (48), Found (C - CONCRETE), Frame (W - Wood), P. Wall (WP - WOOD PANEL), Sec Wall (SV - STONE VEN), Roof Str (FL - FLAT), Roof Cvr (RM - RUBBER MEMB), Color, View, Shape, Bld Name.

General Information

Table with general details: Grade (VG - VERY GOOD), Year Blt (2023), Eff Yr, Alt LUC, Juris, Con Mod.

Interior Information

Table with interior details: Avg Ht / Fl, P. Int Wall (DW - DRYWALL), Sec Int Wall, Partition, P. Floor (WL - WOODLAMINATE), Sec Floor, Bmt Floors, Sub Floors, Bmt Garage (0), Electric (T - TYPICAL), Insulation (T - TYPICAL), Int Vs Ext, Heat Fuel (G - GAS), Heat (HA - HOT AIR), # Heat Sys (0), Heated %, AC %, 100, Sol HW %, Ctrl Vac %, Com Wall %, Sprink %, 100.

Special Features / Yard Items

Table for special features and yard items with columns: Code, Desc, A, Y/S, Qty, Size, Qual, Con, Year, Unit Prc, D/S, Depr %, LUC, Ft, NBC, Ft, Juris, Ft, Appr Val, Assessed.

Condo Information

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

Bath Features

Table with bath features: Full Bath (56 Rtnng), Add Full (0 Rtnng), 3/4 Bath (0 Rtnng), Add. 3/4 (0 Rtnng), 1/2 Bath (1 Rtnng), Add. 1/2 (0 Rtnng), Other Fix (0 Rtnng).

Other Features

Table with other features: Kitchens (48 Rtnng), Add Kit. (0 Rtnng), Fireplaces (0 Rtnng), WS Flues (0 Rtnng).

Depreciation

Table with depreciation: Phys Con (GD), Functional, Economic, Special, Override, Total (0%).

Comparable Sales

Table for comparable sales with columns: Rtnng, Parcel ID, Type, Sale Date, Price, Avg Rtnng, Ind Val.

Comments

BUILDING DEMOLISHED, CONCRETE SLAB REMAINS SO AS NO TO DISTURB SOIL ON THIS SUPERFUND SITE. KN 10/03/2013 STRUCTURE HAS NO VALUE 05/2022 - NEW 48 UNIT APARTMENT BUILDING 2023 - JAN 24 - CITY WEST COMPLETED

Res Breakdown (4 of 14)

Table with room breakdown: Floor, No. Unit, Rooms, Bdrms, Bld Total (48, 131, 35), Prcl Total (48, 131, 35).

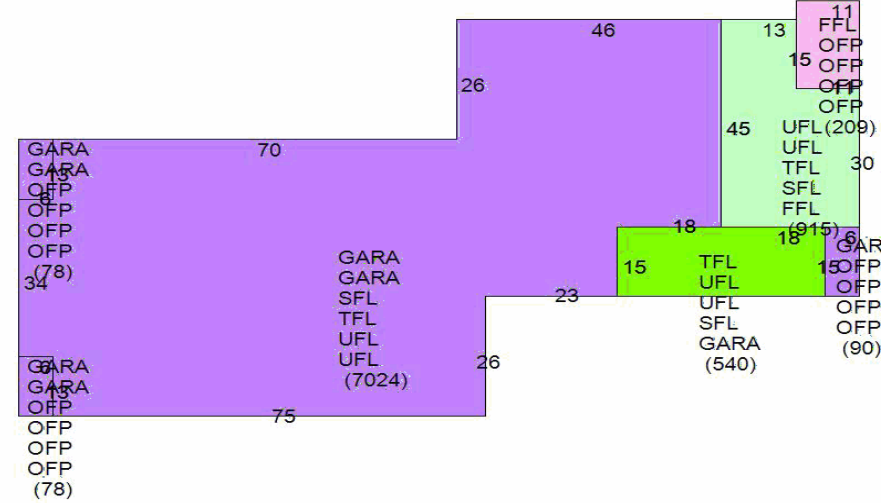
Calc Ladder

Table with calculation ladder: Base Rate (59.20), Depr (0), Size Adj (1.0000), Depr'd Total (7,765,594), Con Adj (1.03217), Juris Ft. (1.0000), Adj Prc (\$61.10), Spec. Features (\$0), Grade Ft. (1.51000), Lump Sum, Other Feat (\$868,280), Final Total (\$7,765,600), NBH Mod (1.0000), Override Val, NBC Infl (1.6700), Assmnt Ft. (1.0000), LUC Ft. (1.0000), Assessed Val (\$7,765,600), Adj Tot (RCN) (7,765,594), Total \$/SF (\$221.62), Depr % (0%), Undepr \$/SF (92.26100).

Sub Areas

Table with sub areas: Code, Desc, Net Area, Gross A., F. Area, Sz Adj A., Rate AV, Undepr Val, Building Totals, Parcel Totals.

Sketch



Mobile Home

Table for mobile home details: Make, Model, Serial, Year, Color.

Alt Areas

Table for alternative areas with columns: S. Area, Alt Type, % Alt, Tenants, Qual, % U.

Image

