

024 3 111 000
 Sheet Lot Unit# Bldg#

024-3-111-000
 Parcel ID Building Location 251 GAZO AVE

BURLINGTON, VT

Card: 1 of 1 Total Card Total Parcel

PROPERTY LOCATION

251 GAZO AVE
 BURLINGTON, VT 05401

OWNERSHIP

CASTINE ROBIN
 251 GAZO AVENUE
 BURLINGTON, VT 05408

Occ	T	Type	LAND TRUST HOMES

PREVIOUS OWNER

CHAMPLAIN HOUSING TRUST INC
 88 KING STREET
 BURLINGTON, VT 05401
 US

NARRATIVE DESCRIPTION

This parcel contains 8050.00000 SF of land mainly classified as Single Fam It has 1 building(s) first built in 1970 with a total of 1,152 square feet. There are 1 living unit(s), 1 Bath, 1 Half Bath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Desc	Amt	Comm Int Amt

PROPERTY FACTORS

Item	Code	Item	Code	%
Util 1	G - GAS	Dis 1	B	.00000
Util 2		Dis 2	SH	.00000
Util 3		Dis 3	SN	.00000
Census		Zone 1	RL	100
F. Haz		Zone 2		
Topo	3 - SUITABLE	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
R1	Single Fam	1	8,050		SF	SITE	1		12	7.91	NNE-4	1		PL	-30					63,700			0		1	63,700	
Total AC/HA		0.18		Total SF/SM		8,050.00		Parcel LUCR1 - Single Fam			P. NBC Desc		new north end 4		Tot		63,700		Tot		0		Tot		63,700		

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Val	Yard Items	Land Size	Land Val	Total Val
R1	138,000	0	8,050.00	63,700	201,700
Building Total	138,000	0	8,050.00	63,700	201,700
Parcel Total	138,000	0	8,050.00	63,700	201,700
Source	0 - Mkt Adj Cost	Tot Val SF/Bld	175.09	Tot Val SF/Prc	175.09

PREVIOUS ASSESSMENTS

Tx Yr	Cat	Use	Bld Value	Yard Items	Land Size	Land Val	Total Appr	Assessed	Notes	Date
2026	ABST	R1	138,000	0	8,050	63,700	201,700	201,700		05/01/2026
2025	FV	R1	138,000	0	8,050	63,700	201,700	201,700	2025/LDS 06/19/25 1:12:19 P	06/19/2025
2024	FV	R1	138,000	0	8,050	63,700	201,700	201,700	2024/LDS 06/14/24 11:54:51	06/14/2024
2023	FV	R1	132,600	0	8,050	63,700	196,300	196,300	2023/LDS 07/07/23 9:47:36 A	07/07/2023
2022	FV	R1	132,600	0	8,050	63,700	196,300	196,300	2022/LDS 08/25/22 10:15:25	08/25/2022
2021	FV	R1	132,600	0	8,050	72,700	205,300	205,300	DS Patriot Support	01/11/2022
2020	FV	R1	67,300	0	8,050	57,500	124,800	124,800	post BOA	06/23/2020
2019	FV	R1	67,300	0	8,050	57,500	124,800	124,800	9.23.2019	09/23/2019

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Price	TSF	Verif.	NAL	Notes
CHAMPLAIN HOUSING TRUST INC	1744-76	WD	06/06/2024	402,000	No		13	
WEINSTOCK AMELIA	1744-74	WD	06/06/2024	320,250	No		13	
HAMMOND JOSE	1440-70	QC	01/24/2019	0	No		8	divorce
CUPP ANNE N	1124-84	WD	12/17/2010	206,000	No		21	Updated from AMANDA on 01/03/2011. Into Land
CUPP ANNE N	509-283	QC	06/14/1994		1	No		From MS ACCESS DB table SalesData

BUILDING PERMITS

Date	Number	Desc	Amount	Closed	Status	Fed. ID	Notes	Last Visit
02/06/2024	CEP-24-143	Electrical	50	04/30/2024	CLOSED		Adding 6 outlets to in	
01/23/2024	CPP-24-32	Plumbing	200	01/30/2024	CLOSED		Installation of backwa	
01/04/2024	ZP-24-5	Zoning	2,000	05/13/2024	CLOSED		<div>(After-the-Fact)	
01/02/2024	CBP-24-3	Building	2,500	05/01/2024	CLOSED		sheetrock, tile, and h	
12/07/2017	2017 255412 0000	Mechanical	1,600		A		Install new Rinnai EX	
11/30/2010	2010 127679 0000	Mechanical	5,905		A		Install new Weil/McC	
06/29/2005	2005 115712 0000	Plumbing	700	12/01/2005	I		Install 50 Gal HWH w	
06/05/1996	96-29052		2,200	09/24/1996	I			

ACTIVITIES

Date	Result	By
03/14/2024	11	

LEGAL DESCRIPTION

Lot Size	Total Land	Land Unit Type
	8,050.00	SF

Property ID: 1043



Patriot
 PROPERTIES INC.

User Account
11043
GIS Coord 1
304348737277.00000000
GIS Coord 1
Insp Date
03/14/2024
Print Date / Time
5/7/2026 10:19 pm
Last Date / Time
6/15/23 8:20 am
BURLINGTON\jturner

USER DEFINED

RAD:
40
OLD PID:
039686
State District:
3-02
CAD:
610
SPAN:
114-035-11043
Accessory Dwl
PriorID1c
0
PriorID2c
0
PriorID3c
03112008
Assessor Map
024-3-111-000

