

Card: 1 of 1	Total Card	Total Parcel
APPR	2,891,700 /	2,891,700
USE + IMP	2,891,700 /	2,891,700
USE LAND	2,891,700 /	2,891,700
ASSESSED	3,470,040 /	3,470,040

Patriot
PROPERTIES INC.

Patriot
PROPERTIES INC.

User Account
19705
GIS Coord 1
313458714690.00000000
GIS Coord 1

	Insp Date
	10/28/2019

Print Date / Time
5/9/2026 1:30 am
Last Date / Time

Last Date / Time
6/14/23 3:49 pm
BURLINGTON\jturner

USER DEFINED	
RAD:	
380	
OLD PID:	

CELESTINE	192495
State District:	2-25

Trvne	L. Tvne	Ft.	Base V.	Unit Prc	Adi Prc	NBC	Ft.	Mod.	Inf 1	%	Inf 2	%	Inf 3	%	Appr	Alt LUC	%	Spec L V.	Juris	L. Ft.	Assessed	Notes
SF	SITE	1		35	7	590	1								630,000			0		1	756,000	COMBINE 05
SF/SM	90,000.00		Parcel LUC C - Commercial						P. NBC Desc	SO.END				Tot	630,000		Tot	0		Tot	756,000	

3-05
CAD:
590

SPAN:
114-035-19705
Accessory Dwl

PriorID1c
00
PriorID2c

00
PriorID3c
00
Assessor Map
057-3-032-000

Property: 9705 | Bld: 10150 | Seq: 1 | Year: | Data As Of Date: 05/09/2026 | User: www extranet | DB: Assess50Burlington

Exterior Information

Type	442 - LT MFG		
Sty Hght	1 - One Sty		
(Liv) Units	0	Tot	1
Found	S - SLAB		
Frame	C - FireResistAV		
P. Wall	MT - STEEL/METAL		
Sec Wall			0
Roof Str	FL - FLAT		
Roof Cvr	RM - RUBBER MEMB		
Color			
View			
Shape			
Bld Name			

General Information

Grade	G+ - GOOD PLUS		
Year BIt	1959	Eff Yr	
Alt LUC			
Juris			
Con Mod			

Interior Information

Avg Ht / FI	15.00		
P. Int Wall	DW - DRYWALL		
Sec Int Wall			
Partition	T - TYPICAL		
P. Floor	CON - CONCRETE		
Sec Floor	AT - ASPHL TILE	50%	
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	1		
Heated %	100	AC %	100
Sol HW %		Ctrl Vac %	
Com Wall %		Sprink %	100

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
PAVB	PAVING BT	D	Y	1	32000.00	C	AV	1995	2.50	T	52%		1		1.44		1	45,800	54,960
COOL	REEFER COOLE	D	Y	1	100.00	C	AV	1995	21.00	T	36.4%		1		1.44		1	2,400	2,880
LDLV	LOADVLVR	D	Y	1	1.00	C	AV	1995	950.00	T	36.4%		1		1.44		1	900	1,080
OHD	OVERHEADDOOR	D	Y	2	2.00				1,100.00	T	10%		1		1.44		1	8,600	10,320
Building Totals		Yard Item Appr				57,700				Special Feature Appr				57,700				69,240	
Parcel Totals		Yard Item Appr				57,700				Special Feature Appr				57,700				69,240	

Condo Information

Location	
Tot Units	
Floor	
% Own	
Name	

Bath Features

Full Bath	0	Rtnq	
Add Full	0	Rtnq	
3/4 Bath	0	Rtnq	
Add. 3/4	0	Rtnq	
1/2 Bath	4	Rtnq	
Add. 1/2	0	Rtnq	
Other Fix	5	Rtnq	

Other Features

Kitchens	1	Rtng	
Add Kit.	0	Rtng	
Fireplaces	0	Rtng	
WS Flues	0	Rtng	

Depreciation

Phys Con	VG	20.1
Functional	L	25
Economic		
Special		
Override		
Total		40.08%

Comparable Sales

Rtnng	Parcel ID	Type	Sale Date	Price
Avg Rtnng			Ind Val	

Comments

No mention of COVID by Owner, Rents at \$11 ABSOLUTE
NET- no expenses reported - submitted GPI=NOI. ECO NOI
slightly below ACT NOI LAKE CHAMPLAIN CHOCOLATES
METAL SANDWICH PANEL SIDING

Res Breakdown

Floor	No. Unit	Rooms	Bdrms
Bld Total			
Prcd Total			

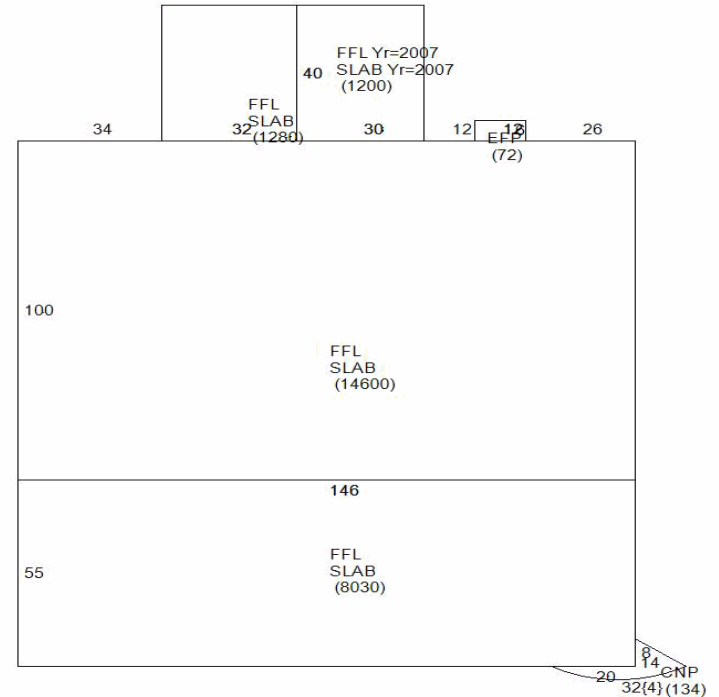
Calc Ladder

Base Rate	37.60	Depr	1,589,987
Size Adj	1.00000	Depr'd Total	2,377,046
Con Adj	1.15788	Juris Ft.	1.0000
Adj Prc	\$43.54	Spec. Features	\$0
Grade Ft.	1.38000	Lump Sum	
Other Feat	\$257,360	Final Total	\$2,377,000
NBH Mod	1.0000	Override Val	
NBC Infl	1.6700	Assmnt Ft.	1.2000
LUC Ft.	1.0000	Assessed Val	\$2,852,400
Adj Tot (RCN)	3,967,033	Total \$/SF	\$113.60
Depr %	40.08%	Undepr \$/SF	60.08520

Sub Areas

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val
FFL	1ST FLOOR	25,110	25,110	25,110	25,110	56.43	1,416,957
SLAB	SLAB FNDTN	25,110	25,110	0	0	4.35	109,229
CNP	CANOPY	134	134	0	0	18.98	2,543
EFP	ENCL PORCH	72	72	0	0	85.93	6,187
Building Totals		50,426	50,426	25,110	25,110		1,534,916
Parcel Totals		50,426	50,426	25,110	25,110		1,534,916

Sketch



Mobile Home

Make	Model	Serial	Year	Color
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Alt Areas

S. Area	Alt Type	% Alt	Tenants	Qual	% U
FFL	OFC	24		AV	100
FFL	RTL	7		AV	100
FFL	OFC	24		AV	100
FFL	RTL	7		AV	100
FFL	OFC	24		AV	100
FFL	RTL	7		AV	100
FFL	OFC	24		AV	100
FFL	RTL	7		AV	100

Image

