

Card: 1 of 1	Total Card	Total Parcel
APPR	6,379,200 /	6,379,200
USE + IMP	6,379,200 /	6,379,200
USE LAND	6,379,200 /	6,379,200
ASSESSED	7,655,040 /	7,655,040

Patriot
PROPERTIES INC.

User Account
15303
GIS Coord 1
1.4543e+012
GIS Coord 1

Insp Date
10/06/2024

Print Date / Time	
5/8/2026	1:06 pm

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

USER DEFINED
RAD:
270
OLD PID:
046424
State District:
3-03
CAD:
510
SPAN:
114-035-15303
Accessory Dwl

PriorID1c
00
PriorID2c
00
PriorID3c
00
Assessor Map
044-4-004-001

Property: 5303 | Bld: 5508 | Seq: 1 | Year: | Data As Of Date: 05/08/2026 | User: www extranet | DB: Assess50Burlington

Exterior Information

Type	202 - RETL W OFF		
Story Hght	4 - 4 story		
(Liv) Units	0	Tot	4
Found	C - CONCRETE		
Frame	A - FireSS beams		
P. Wall	MG - METAL/GLASS		
Sec Wall			0
Roof Str	FL - FLAT		
Roof Cvr	RM - RUBBER MEMB		
Color			
View			
Shape			
Bld Name			

General Information

Grade	A - AVERAGE		
Year Blt	1976	Eff Yr	
Alt LUC			
Juris			
Con Mod			

Interior Information

Avg Ht / Ft	14.00		
P. Int Wall	DW - DRYWALL		
Sec Int Wall			
Partition	T - TYPICAL		
P. Floor	TL - TILE		
Sec Floor			
Bmt Floors			
Sub Floors			
Bmt Garage	0		
Electric	T - TYPICAL		
Insulation	T - TYPICAL		
Int Vs Ext			
Heat Fuel	G - GAS		
Heat	HVAC		
# 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
ELVP	ELEV.PASS.	D	S	2	4.00	C	AV	1976	5,000.00	T	63%		1		1.44		1	90,600	108,720
Building Totals		Yard Item Appr								Special Feature Appr								90,600	108,720
Parcel Totals		Yard Item Appr								Special Feature Appr								90,600	108,720

Condo Information

Location	
Tot Units	
Floor	
% Own	
Name	

Bath Features

Full Bath	6	Rtng	
Add Full	0	Rtng	
3/4 Bath	0	Rtng	
Add. 3/4	0	Rtng	
1/2 Bath	0	Rtng	
Add. 1/2	0	Rtng	
Other Fix	0	Rtng	

Other Features

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

Depreciation

Phys Con	GD	22.4
Functional		
Economic		
Special		
Override		
Total		22.4%

Comparable Sales

Rtng	Parcel ID	Type	Sale Date	Price
Avg Rtng			Ind Val	

Comments

OFFICE AND RETAIL. PART OF MALL

Res Breakdown

Floor	No. Unit	Rooms	Bdrms
Bld Total			
Prcd Total			

Remodeling

Exterior	
Interior	
Add.	
Kitchen	
Bath	
Plumb	
Electric	
Heating	
General	

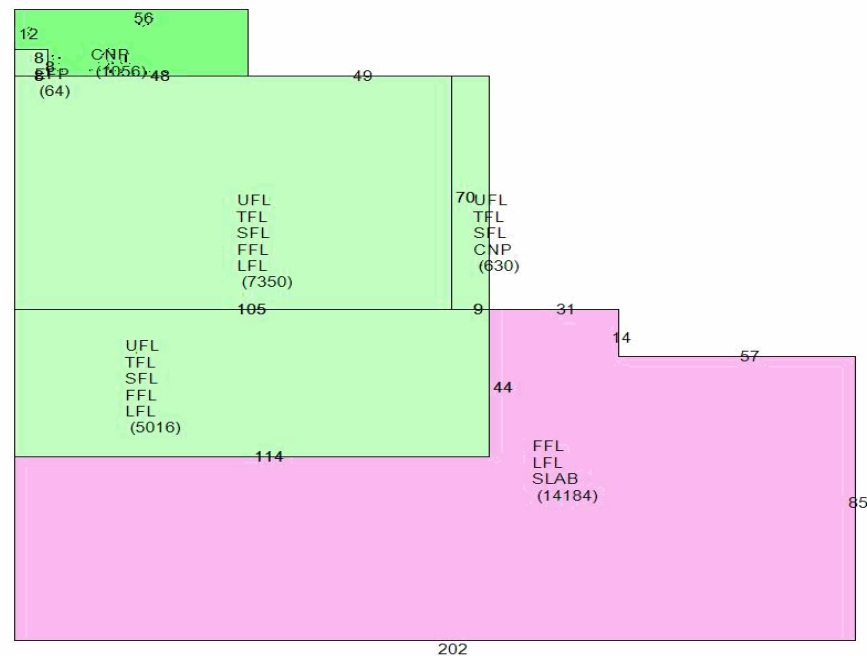
Calc Ladder

Base Rate	64.90	Depr	3,037,631
Size Adj	1.00000	Depr'd Total	10,523,221
Con Adj	1.31137	Juris Ft.	1.0000
Adj Prc	\$85.11	Spec. Features	\$90,600
Grade Ft.	1.00000	Lump Sum	
Other Feat	\$469,607	Final Total	\$10,613,800
NBH Mod	1.0000	Override Val	
NBC Infl	1.6700	Assmnt Ft.	1.2000
LUC Ft.	1.0000	Assessed Val	\$12,736,560
Adj Tot (RCN)	13,560,852	Total \$/SF	\$190.37
Depr %	22.4%	Undepr \$/SF	85.11000

Sub Areas (7 of 8)

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val
FFL	1ST FLOOR	26,550	26,550	19,873	19,873	85.11	2,259,671
LFL	LOWER FL FIN	26,550	26,550	19,873	19,873	72.34	1,920,627
SFL	2ND FLOOR	12,996	12,996	9,053	9,053	85.11	1,106,090
TFL	3RD FLOOR	12,996	12,996	9,053	9,053	85.11	1,106,090
UFL	UPPR FLOOR	12,996	12,996	9,053	9,053	85.11	1,106,090
CNP	CANOPY	1,686	1,686	0	0	14.92	25,155
EFP	ENCL PORCH	64	64	0	0	97.31	6,228
Building Totals		108,022	108,022	66,905	66,905		7,650,655
Parcel Totals		108,022	108,022	66,905	66,905		7,650,655

Sketch



Mobile Home

Make	Model	Serial	Year	Color
------	-------	--------	------	-------

Alt Areas (9 of 30)

S. Area	Alt Type	% Alt	Tenants	Qual	% U
SFL	OFC	80			100
SFL	SUP	20			100
UFL	SUP	20			100
UFL	OFC	80			100
UFL	SUP	20			100
UFL	OFC	80			100
TFL	OFC	80			100
TFL	SUP	20			100
TFL	SUP	20			100

Image

