043	3	113	000	043-3-113-000	Building Location 112 NORTH AVE	BURLINGTON, VT
Sheet	Lot	Unit#	Bldg#	Parcel ID		

Card: 1 of 1

	Total Card	Total Parcel
APPR	358,100 /	358,100
USE + IMP	358,100 /	358,100
USE LAND	358,100 /	358,100
ASSESSED	358,100 /	358,100

PROPERTY LOCATION

112 NORTH AVE
BURLINGTON, VT 05401

OWNERSHIP

HEMINGWAY ROBERT E.
HEMINGWAY JUDITH
38 Ridge Top Way
COLCHESTER, VT 05446-0000

Occ	S	Type	

PREVIOUS OWNER

HEMINGWAY NICHOLAS
HEMINGWAY ROBERT
34 DIANE LANE
COLCHESTER, VT 05446-0000

NARRATIVE DESCRIPTION

This parcel contains 5000.00000 SF of land mainly classified as 2 Family It has 1 building(s) first built in 1915 with a total of 1,674 square feet. There are 2 living unit(s), 2 Baths, 8 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Desc	Amt	Comm Int Amt

PROPERTY FACTORS

Item	Code	Item	Code	%
Util 1	A - ALL UTILITYS	Dis 1	B	.00000
Util 2		Dis 2	SH	000000
Util 3		Dis 3	SN	.00000
Census		Zone 1	RC	100
F. Haz		Zone 2		
Topo	3 - SUITABLE	Zone 3		
Street				
Traffic				
Exempt				

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Val	Yard Items	Land Size	Land Val	Total Val
R2	243,800	2,500	5,000.00	111,800	358,100
Building Total	243,800	2,500	5,000.00	111,800	358,100
Parcel Total	243,800	2,500	5,000.00	111,800	358,100
Source	0 - Mkt Adj Cost	Tot Val SF/Bld	213.92	Tot Val SF/Prcl	213.92

LEGAL DESCRIPTION

Lot Size	
Total Land	5,000.00
Land Unit Type	SF

PREVIOUS ASSESSMENTS

Property ID: 4324

Tx Yr	Cat	Use	Bld Value	Yard Items	Land Size	Land Val	Total Appr	Assessed	Notes	Date
2025	ABST	R2	243,800	2,500	5,000	111,800	358,100	358,100	2025 Abstract	04/23/2025
2024	FV	R2	243,800	2,500	5,000	111,800	358,100	358,100	2024/LDS 06/14/24 11:54:51	06/14/2024
2023	FV	R2	243,800	2,500	5,000	111,800	358,100	358,100	2023/LDS 07/07/23 9:47:36 A	07/07/2023
2022	FV	R2	243,800	2,500	5,000	111,800	358,100	358,100	2022/LDS 08/25/22 10:15:25	08/25/2022
2021	FV	R2	243,800	2,500	5,000	111,800	358,100	358,100	DS Patriot Support	01/11/2022
2020	FV	R2	56,500	3,100	5,000	100,000	159,600	159,600	post BOA	06/23/2020
2019	FV	R2	56,500	3,100	5,000	100,000	159,600	159,600	9.23.2019	09/23/2019

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Price	TSF	Verif.	NAL	Notes
HEMINGWAY NICHOLAS	1298-111	QC	01/15/2016	53,200	No		8	SENT QUEST
GJESSING RUTH REID ET AL	892-89	WD	10/14/2004	155,000	No		3	
ESTHER REID FRIEDRICHS	892-86	TD	10/14/2004	0	No		8	ESTHER FRIEDRICHS AS TRUSTEE OF DONAL
	631-609	WD	08/21/1999	1	No			From MS ACCESS DB table SalesData
GJESSING RUTH REID 1/2 &	631-607	WD	08/20/1999	1	No			From MS ACCESS DB table SalesData

BUILDING PERMITS

Date	Number	Desc	Amount	Closed	Status	Fed. ID	Notes	Last Visit
01/25/2005	05-379CA	Zoning I	4,500		A		Remove dilapidated s	
12/01/2004	2004 112833 0000	Electrical	1,000	12/13/2005	I		Install new wiring for	

ACTIVITIES

Date	Result	By

User Account
14324
GIS Coord 1
311312724376.00000000
GIS Coord 1
Insp Date
Print Date / Time
5/3/2025 2:19 am
Last Date / Time
6/15/23 8:25 am
BURLINGTON\jturner

USER DEFINED

RAD:
210
OLD PID:
074320
State District:
3-03
CAD:
610
SPAN:
114-035-14324
Accessory Dwl
PriorID1c
00
PriorID2c
00
PriorID3c
00
Assessor Map
043-3-113-000

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
R2	2 Family	1	5,000		SF	SITE	1	0	24.5	22.36	ONE-3	1								111,800			0		1	111,800	
Total AC/HA			0.11	Total SF/SM			5,000.00	Parcel LUC	R2 - 2 Family				P. NBC Desc	OLD NORTH EN		Tot				111,800		Tot	0		Tot	111,800	

Disclaimer: This Information is believed to be correct but is subject to change and is not guaranteed

Parcel ID 043-3-113-000

Exterior Information

Type	DK - DECKER		
Stry Hght	2 - Two Sty		
(Liv) Units	2	Tot	2
Found	BS - BRICK/STONE		
Frame	W - Wood		
P. Wall	A - ALUMINUM		
Sec Wall	CL - CLAPBRD.W		5
Roof Str	S - SHED		
Roof Cvr	CO - COMPOSITION		
Color			
View			
Shape			
Bld Name			

General Information

Grade	F+ - FAIR PLUS		
Year Blt	1915	Eff Yr	
Alt LUC			
Juris			
Con Mod			

Interior Information

Avg Ht / Fl			
P. Int Wall	PL - PLASTER		
Sec Int Wall			
Partition			
P. Floor	HW - HARDWOOD		
Sec Floor	SW - SOFTWOOD		50%
Bmt Floors	C - CONCRETE BMT		
Sub Floors			
Bmt Garage	0		
Electric	T - TYPICAL		
Insulation	T - TYPICAL		
Int Vs Ext			
Heat Fuel	G - GAS		
Heat	SH - SPACE HEAT		
# Heat Sys	1		
Heated %		AC %	
Sol HW %		Ctrl Vac %	
Com Wall %		Sprink %	

Condo Information

Location	
Tot Units	
Floor	
% Own	
Name	

Bath Features

Full Bath	2	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	2	Rtng	
Add Kit.	0	Rtng	
Fireplaces	0	Rtng	
WS Flues	0	Rtng	

Depreciation

Phys Con	AV	30
Functional		
Economic		
Special		
Override		
	Total	30%

Comments

Res Breakdown

Floor	No. Unit	Rooms	Bdrms
U	2	4	1
Bld Total	2	8	2
Prcl Total	2	8	2

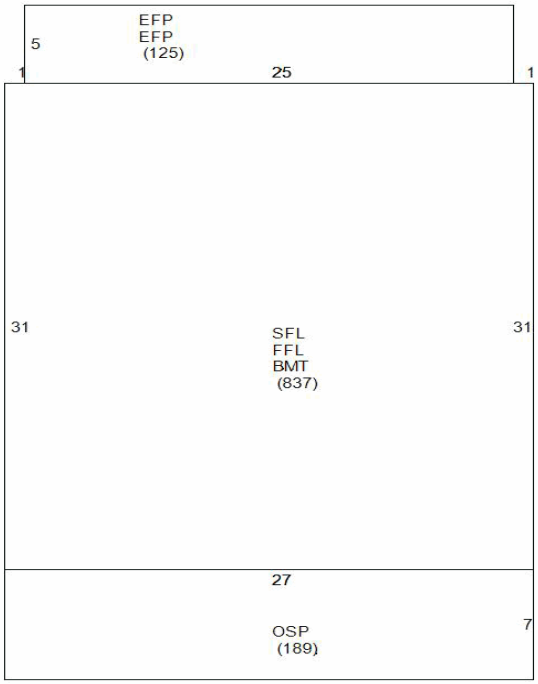
Remodeling

Exterior	
Interior	
Add.	
Kitchen	
Bath	
Plumb	
Electric	
Heating	
General	

Calc Ladder

Base Rate	60.00	Depr	104,506
Size Adj	1.19737	Depr'd Total	243,846
Con Adj	0.97515	Juris Ft.	1.0000
Adj Prc	$70.06	Spec. Features	$0
Grade Ft.	0.87000	Lump Sum	
Other Feat	$11,745	Final Total	$243,800
NBH Mod	1.0000	Override Val	
NBC Infl	2.1560	Assmnt Ft.	1.0000
LUC Ft.	1.1530	Assessed Val	$243,800
Adj Tot (RCN)	348,352	Total $/SF	$145.64
Depr %	30%	Undepr $/SF	60.95220

Sketch



Mobile Home

Make		Model		Serial		Year		Color	

Comparable Sales (7 of 14)

Rtng	Parcel ID	Type	Sale Date	Price
73	044-3-068-000	Default Mode	11/21/2018	286,500
73	046-3-052-000	Default Mode	04/29/2022	451,000
71	044-3-131-000	Default Mode	01/31/2018	235,000
71	044-4-064-000	Default Mode	08/07/2019	340,350
71	039-2-016-000	Default Mode	10/10/2018	280,000
71	045-1-136-000	Default Mode	11/26/2018	290,000
Avg Rtng	71.79	Ind Val		5,498,516

Sub Areas

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val
FFL	1ST FLOOR	837	837	837	837	70.06	58,640
SFL	2ND FLOOR	837	837	837	837	63.05	52,773
OSP	SCRN PORCH	189	189	0	0	43.81	8,280
BMT	BASEMENT	837	837	0	0	14.01	11,726
EFP	ENCL PORCH	250	250	0	0	64.62	16,155
Building Totals		2,950	2,950	1,674	1,674		147,575
Parcel Totals		2,950	2,950	1,674	1,674		147,575

Alt Areas

S. Area	Alt Type	% Alt	Tenants	Qual	% U

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
SHD	SHED/FR	D	Y	1	27.00	C	AV	1915	13.21	T	70%		1		1		1	100	100
SHD	SHED/FR	D	Y	1	320.00	C	AV	1999	13.21	T	30.8%		1		1		1	2,400	2,400
Building Totals				Yard Item Appr					2,500		Special Feature Appr							2,500	2,500
Parcel Totals				Yard Item Appr					2,500		Special Feature Appr							2,500	2,500

Image

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