027	4	055	000	027-4-055-000	BURLINGTON, VT
Sheet	Lot	Unit#	Bldg#	Parcel ID	Building Location 40 CUMBERLAND RD

Card: 1 of 1

	Total Card	Total Parcel
APPR	508,500 /	508,500
USE + IMP	508,500 /	508,500
USE LAND	508,500 /	508,500
ASSESSED	508,500 /	508,500

PROPERTY LOCATION

40 CUMBERLAND RD
BURLINGTON, VT 05401

OWNERSHIP

MCARDLE MICHAEL
ROTHMAN AMY
40 CUMBERLAND RD
BURLINGTON, VT 05408-0000

Occ	T	Type	

PREVIOUS OWNER

JOHN R. EISENMANN, JR. & DEBRA A. BERETTA TRUST
EISENMANN JOHN R.
BERETTA DEBRA A.
40 CUMBERLAND RD
BURLINGTON, VT 05408-0000

NARRATIVE DESCRIPTION

This parcel contains 14771.00000 SF of land mainly classified as Single Fam It has 1 building(s) first built in 1987 with a total of 2,459 square feet. There are 1 living unit(s), 2 Baths, 1 Half Bath, 8 Rooms, and 3 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	.00000
Util 3		Dis 3	SN	000000
Census		Zone 1	RL	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
R1	288,200	0	14,771.00	220,300	508,500
Building Total	288,200	0	14,771.00	220,300	508,500
Parcel Total	288,200	0	14,771.00	220,300	508,500
Source	0 - Mkt Adj Cost	Tot Val SF/Bld	206.79	Tot Val SF/Prcl	206.79

LEGAL DESCRIPTION

Lot Size	
Total Land	14,771.00
Land Unit Type	SF

PREVIOUS ASSESSMENTS

Property ID: 1858

Tx Yr	Cat	Use	Bld Value	Yard Items	Land Size	Land Val	Total Appr	Assessed	Notes	Date
2026	ABST	R1	288,200	0	14,771	220,300	508,500	508,500		05/01/2026
2025	FV	R1	288,200	0	14,771	220,300	508,500	508,500	2025/LDS 06/19/25 1:12:19 F	06/19/2025
2024	FV	R1	288,200	0	14,771	220,300	508,500	508,500	2024/LDS 06/14/24 11:54:51 /	06/14/2024
2023	FV	R1	288,200	0	14,771	220,300	508,500	508,500	2023/LDS 07/07/23 9:47:36 A	07/07/2023
2022	FV	R1	288,200	0	14,771	220,300	508,500	508,500	2022/LDS 08/25/22 10:15:25 /	08/25/2022
2021	FV	R1	288,200	0	14,771	220,300	508,500	508,500	DS Patriot Support	01/11/2022
2020	FV	R1	201,000	0	14,771	157,500	358,500	358,500	post BOA	06/23/2020
2019	FV	R1	201,000	0	14,771	157,500	358,500	358,500	9.23.2019	09/23/2019

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Price	TSF	Verif.	NAL	Notes
JOHN R. EISENMANN, JR. & DEBRA A. E	1677-129	TD	07/15/2022	700,000	No		2	
JOHN R. EISENMANN, JR. AND DEB,	1351-253	WD	05/17/2017	0	No		11	
EISENMANN JOHN R JR	435-359	WD	08/14/1991	189,500	No			From MS ACCESS DB table SalesData

BUILDING PERMITS

Date	Number	Desc	Amount	Closed	Status	Fed. ID	Notes	Last Visit
03/26/2025	CEP-25-391	Electrical	900		A		New Chargepoint hor	
01/04/2023	CEP-23-14	Electrical	6,200	10/03/2023	CLOSED		installation of heat pu	
06/03/2021	CEP-21-803	Electrical	350	03/07/2022	CLOSED		Wire boiler	
11/20/2020	2020 294499 0000	Electrical	500		A		Respective to State c	
09/16/2020	2020 291883 0000	Building	2,500		A		Specific to VT Fire &	
08/31/2020	21-0210CA	Zoning I	2,500		A		Replace front stairs a	
03/05/2020	2020 287372 0000	Electrical	500		A		Respective to State c	
11/03/2015	2015 216281 0000	Mechanical	500		A		Gas piping to serve n	
09/14/2015	2015 214147 0000	Mechanical	4,995		A		Install new Valor G4	
08/30/2010	2010 124574 0000	Mechanical	7,600		CLNR		Install new Triangle	
01/08/2010	2010 114196 0000	Building	10,000		CLNR		Replace all windows	

ACTIVITIES

Date	Result	By

User Account
11858
GIS Coord 1
300508732183.00000000
GIS Coord 1
Insp Date
Print Date / Time
5/8/2026 2:09 am
Last Date / Time
6/15/23 8:23 am
BURLINGTON\jturner

USER DEFINED

RAD:
130
OLD PID:
053798
State District:
3-01
CAD:
610
SPAN:
114-035-11858
Accessory Dwl
PriorID1c
0
PriorID2c
0
PriorID3c
04152008
Assessor Map
027-4-055-000

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
R1	Single Fam	1	14,771		SF	SITE	1	0	14.5	14.91	NNE-6	1								220,300			0		1	220,300	
Total AC/HA			0.34	Total SF/SM		14,771.00	Parcel LUC	R1 - Single Fam				P. NBC Desc	new north end 6		Tot	220,300		Tot	0		Tot	220,300					

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

Parcel ID 027-4-055-000

Exterior Information

Type	CC - CAPE COD		
Stry Hght	1.5		
(Liv) Units	1	Tot	1
Found	C - CONCRETE		
Frame	W - Wood		
P. Wall	V - VINYL CLAPBR		
Sec Wall			0
Roof Str	GD - GABLE/W DORM		
Roof Cvr	SS - SS METAL		
Color			
View			
Shape			
Bld Name			

General Information

Grade	A+ - AVERAGE PLUS		
Year Blt	1987	Eff Yr	
Alt LUC			
Juris			
Con Mod			

Interior Information

Avg Ht / Fl			
P. Int Wall	DW - DRYWALL		
Sec Int Wall			
Partition			
P. Floor	HW - HARDWOOD		
Sec Floor	CA - CARPET		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	HW - HOT WATER		
# Heat Sys	1		
Heated %	100	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	1	Rtng	
Add. 1/2	0	Rtng	
Other Fix	0	Rtng	

Other Features

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

Depreciation

Phys Con	GD	14.96
Functional		
Economic		
Special		
Override		
	Total	14.96%

Comments

Replace all windows with double hung windows on first floor and casement windows on second floor and rear with new CPVC framed, clad wood.

Res Breakdown

Floor	No. Unit	Rooms	Bdrms
U	1	8	3
Bld Total	1	8	3
Prcl Total	1	8	3

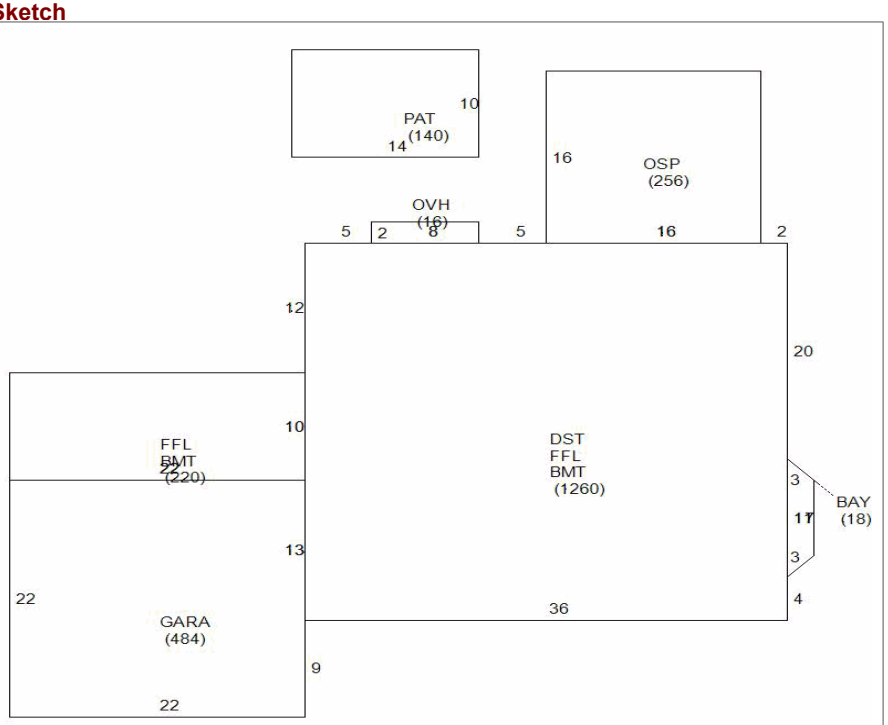
Remodeling

Exterior	
Interior	
Add.	
Kitchen	
Bath	
Plumb	
Electric	
Heating	
General	

Calc Ladder

Base Rate	61.75	Depr	50,706
Size Adj	1.00667	Depr'd Total	288,237
Con Adj	1.01505	Juris Ft.	1.0000
Adj Prc	$63.10	Spec. Features	$0
Grade Ft.	1.07000	Lump Sum	
Other Feat	$16,050	Final Total	$288,200
NBH Mod	1.0000	Override Val	
NBC Infl	1.5930	Assmnt Ft.	1.0000
LUC Ft.	1.0000	Assessed Val	$288,200
Adj Tot (RCN)	338,943	Total $/SF	$117.20
Depr %	14.96%	Undepr $/SF	67.51700

Sketch



Mobile Home

Make		Model		Serial		Year	Color

Comparable Sales (7 of 17)

Rtng	Parcel ID	Type	Sale Date	Price
76	027-2-038-000	Default Mode	05/10/2019	489,000
75	026-4-051-000	Default Mode	06/21/2019	500,000
75	027-4-046-000	Default Mode	11/06/2020	500,000
74	026-4-031-000	Default Mode	07/10/2019	460,000
74	058-1-072-000	Default Mode	12/11/2020	772,000
74	027-4-049-000	Default Mode	11/05/2019	515,000
Avg Rtng	73.12		Ind Val	10,267,993

Sub Areas (7 of 8)

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val
FFL	1ST FLOOR	1,480	1,480	1,480	1,480	63.10	93,388
DST	DORMER STORY	945	1,260	945	945	50.48	47,704
BAY	BAY WINDOW	18	18	18	18	63.08	1,135
OVH	OVERHANG	16	16	16	16	63.08	1,009
PAT	PATIO	140	140	0	0	6.61	925
BMT	BASEMENT	1,480	1,480	0	0	12.62	18,678
GARA	GARAGE ATTCH	484	484	0	0	22.08	10,687
Building Totals		4,819	5,134	2,459	2,459		183,851
Parcel Totals		4,819	5,134	2,459	2,459		183,851

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
Building Totals					Yard Item Appr						Special Feature Appr								
Parcel Totals					Yard Item Appr						Special Feature Appr								

Image

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