

025 2 141 000
 Sheet Lot Unit# Bldg#

025-2-141-000
 Parcel ID Building Location 487-489 ETHAN ALLEN PKWY

BURLINGTON, VT

Card: 1 of 1 Total Card Total Parcel
 APPR 649,500 / 649,500
 USE + IMP 649,500 / 649,500
 USE LAND 649,500 / 649,500
 ASSESSED 649,500 / 649,500

PROPERTY LOCATION
 487-489 ETHAN ALLEN PKWY
 BURLINGTON, VT 05408

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Val	Yard Items	Land Size	Land Val	Total Val
R3	505,800	0	24,660.00	143,700	649,500
Building Total	505,800	0	24,660.00	143,700	649,500
Parcel Total	505,800	0	24,660.00	143,700	649,500
Source	0 - Mkt Adj Cost	Tot Val SF/Bld	136.46	Tot Val SF/Prc	136.46

LEGAL DESCRIPTION

Lot Size	
Total Land	24,660.00
Land Unit Type	SF



Patriot
 PROPERTIES INC.

OWNERSHIP
 STEWART RONALD W
 GOLDMAN CASEY
 487 ETHAN ALLEN PARKWAY
 BURLINGTON, VT 05408-0000

PREVIOUS ASSESSMENTS

Tx Yr	Cat	Use	Bld Value	Yard Items	Land Size	Land Val	Total Appr	Assessed	Notes	Date
2025	ABST	R3	505,800	0	24,660	143,700	649,500	649,500	2025 Abstract	04/23/2025
2024	FV	R3	505,800	0	24,660	143,700	649,500	649,500	2024/LDS 06/14/24 11:54:51	06/14/2024
2023	FV	R3	505,800	0	24,660	143,700	649,500	649,500	2023/LDS 07/07/23 9:47:36	07/07/2023
2022	FV	R3	505,800	0	24,660	143,700	649,500	649,500	2022/LDS 08/25/22 10:15:25	08/25/2022
2021	FV	R3	505,800	0	24,660	143,700	649,500	649,500	DS Patriot Support	01/11/2022
2020	FV	R3	257,000	0	24,660	157,300	414,300	414,300	post BOA	06/23/2020
2019	FV	R3	257,000	0	24,660	157,300	414,300	414,300	9.23.2019	09/23/2019

Property ID: 1376

PREVIOUS OWNER
 STEWART RONALD W
 487 ETHAN ALLEN PARKWAY
 BURLINGTON, VT 05408-0000

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Price	TSF	Verif.	NAL	Notes
STEWART RONALD W	1545-136	QC	10/22/2020	0	No		8	
BISHOP JOAN L	879-19	WD	06/30/2004	349,900	No		3	
	477-96	QC	04/07/1993	170,000	No			THIS PROPERTY WAS WRONGLY ENTERED U
VERMONT FEDERAL BANK	468-401	FD	11/27/1992	1	No			From MS ACCESS DB table SalesData

NARRATIVE DESCRIPTION
 This parcel contains 24660.00000 SF of land mainly classified as 3 Family It has 1 building(s) first built in 1899 with a total of 4,760 square feet. There are 3 living unit(s), 6 Baths, 1 Half Bath, 16 Rooms, and 10 Bdms.

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	.00000
Census		Zone 1	RL	100
F. Haz		Zone 2		
Topo	3 - SUITABLE	Zone 3		
Street				
Traffic				
Exempt				

BUILDING PERMITS

Date	Number	Desc	Amount	Closed	Status	Fed. ID	Notes	Last Visit
07/19/2017	2017 249684 0000	Mechanical	13,400		A		Install new GV-90+6	
09/29/2014	2014 193064 0000	Plumbing	900		A		#489 - Install 40 Gal	
09/29/2014	2014 193065 0000	Plumbing	900		A		487 2nd fl - Install 40	
06/19/2014	2014 189566 0000	Plumbing	900		A		First Floor - Install 50	
03/26/2007	2007 120957 0000	Electrical	3,000	12/17/2008	I		Add a meter and pan	
10/13/2004	05-054CA	Zoning II	16,000		I		Request to remove e	
05/19/2004	2004 107262 0000	Electrical	2,200		I		Install new wiring for	
01/28/2004	04-346	Zoning I	1,500		I		Redo basement of ap	
02/04/2003	2003 009585 0000	Electrical	1,000		I		Moving A Sub Panel	
10/06/1999	99-01391		2,500	03/28/2000	I		M	
09/27/1999	00-00173		2,000	03/28/2000	I		Z B	

ACTIVITIES

Date	Result	By

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
R3	3 Family	1	24,660		SF	SITE	1		12	5.83	NNE-4	1		R						143,700			0		1	143,700	
Total AC/HA		0.57		Total SF/SM		24,660.00		Parcel LUCR3 - 3 Family		P. NBC Desc		new north end 4		Tot		143,700		Tot		0		Tot		143,700			

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

Property: 1376 | Bld: 1403 | Seq: 1 | Year: | Data As Of Date: 05/02/2025 | User: sa | DB: Assess50Burlington

User Account
11376
GIS Coord 1
306449735939.00000000
GIS Coord 1
Insp Date
Print Date / Time
5/2/2025 7:08 pm
Last Date / Time
6/15/23 8:28 am
BURLINGTONjturner
USER DEFINED
RAD:
47
OLD PID:
023666
State District:
3-02
CAD:
610
SPAN:
114-035-11376
Accessory Dwl
PriorID1c
00
PriorID2c
00
PriorID3c
00
Assessor Map
025-2-141-000

Parcel ID 025-2-141-000

Exterior Information

Table with exterior details: Type (CL - COLONIAL), Stry Hght (2.5), (Liv) Units (3), Found (C - CONCRETE), Frame (W - Wood), P. Wall (V - VINYL CLAPBR), Sec Wall (0), Roof Str (GB - GABLE), Roof Cvr (AS - ASPHALT SH), Color, View, Shape, Bld Name.

General Information

Table with general info: Grade (A - AVERAGEMINUS), Year Blt (1899), Eff Yr, Alt LUC, Juris, Con Mod.

Interior Information

Table with interior details: Avg Ht / Fl, P. Int Wall (DW - DRYWALL), Sec Int Wall (PL - PLASTER 50%), Partition, P. Floor, 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), Sol HW %, Com Wall %, AC %, Ctrl Vac %, Sprink %.

Special Features / Yard Items

Table for special features and yard items with columns: Code, Desc, A, Y/S, Qty, Size, Qual, Con, Year, Unit Prc, D/S, Depr %, LUC, Ft, NBC, Ft, Juris, Ft, Appr Val, Assessed.

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Condo Information

Table with condo details: Location, Tot Units, Floor, % Own, Name.

Bath Features

Table with bath features: Full Bath (6), Add Full (0), 3/4 Bath (0), Add. 3/4 (0), 1/2 Bath (1), Add. 1/2 (0), Other Fix (0).

Other Features

Table with other features: Kitchens (3), Add Kit. (0), Fireplaces (0), WS Flues (0).

Depreciation

Table with depreciation: Phys Con (AV), Functional, Economic, Special, Override, Total (30%).

Comparable Sales (7 of 13)

Table with comparable sales: Rtnng, Parcel ID, Type, Sale Date, Price, Avg Rtnng (66.69), Ind Val (9,559,624).

Comments

LAND SIZE FROM GIS 2-2-94

Res Breakdown

Table with room breakdown: Floor, No. Unit, Rooms, Bdrms, Bld Total (3, 16, 10), Prcl Total (3, 16, 10).

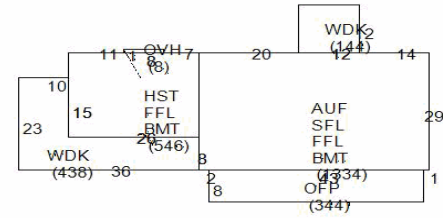
Calc Ladder

Table with financial calculations: Base Rate (63.65), Depr (216,760), Size Adj (0.83264), Depr'd Total (505,774), Con Adj (1.00000), Juris Ft. (1.0000), Adj Prc (\$53.00), Spec. Features (\$0), Grade Ft. (0.93000), Lump Sum, Other Feat (\$28,830), Final Total (\$505,800), NBH Mod (1.0000), Override Val, NBC Infl (2.1000), Assmnt Ft. (1.0000), LUC Ft. (1.3500), Assessed Val (\$505,800), Adj Tot (722,534), Total \$/SF (\$106.27), Depr % (30%), Undepr \$/SF (49,29000).

Sub Areas (7 of 8)

Table with sub-area details: Code, Desc, Net Area, Gross A., F. Area, Sz Adj A., Rate AV, Undepr Val, Building Totals, Parcel Totals.

Sketch



Mobile Home

Table for mobile home details: Make, Model, Serial, Year, Color.

Alt Areas

Table with alternative area details: S. Area, Alt Type, % Alt, Tenants, Qual, % U.

Image

