

046 3 081 000
 Sheet Lot Unit# Bldg#

046-3-081-000 Parcel ID Building Location 110 RIVERSIDE AVE

BURLINGTON, VT

Card: 1 of 1 Total Card Total Parcel

PROPERTY LOCATION

110 RIVERSIDE AVE
 BURLINGTON, VT 05401

OWNERSHIP

SISTERS & BROTHERS INVESTMENT GROUP LLP
 75 SOUTH WINOOSKI AV
 BURLINGTON, VT 05401-0000

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Val	Yard Items	Land Size	Land Val	Total Val
CL	0	0	58,067.00	579,200	579,200
Buildino Total	0	0	58,067.00	579,200	579,200
Parcel Total	0	0	58,067.00	579,200	579,200
Source	0 - Mkt Adj Cost	Tot Val SF/Bld		Tot Val SF/Prcf	

LEGAL DESCRIPTION

Lot Size	
Total Land	58,067.00
Land Unit Type	SF



Patriot
 PROPERTIES INC.

PREVIOUS ASSESSMENTS

Property ID: 6844

Tx Yr	Cat	Use	Bld Value	Yard Items	Land Size	Land Val	Total Aoor	Assessed	Notes	Date
2026	ABST	CL	0	0	58,067	579,200	579,200	695,040		05/01/2026
2025	FV	C	0	0	58,067	579,200	579,200	695,040	2025/LDS 06/19/25 1:12:19 F	06/19/2025
2024	FV	C	0	0	58,067	579,200	579,200	695,040	2024/LDS 06/14/24 11:54:51	06/14/2024
2023	FV	C	0	0	58,067	579,200	579,200	695,040	2023/LDS 07/07/23 9:47:36 A	07/07/2023
2022	FV	C	0	0	58,067	579,200	579,200	695,040	2022/LDS 08/25/22 10:15:25	08/25/2022
2021	FV	C	0	0	58,067	579,200	579,200	695,040	DS Patriot Support	01/11/2022
2020	FV	C	92,900	100	58,067	401,700	494,700	593,640	post BOA	06/23/2020
2019	FV	C	92,900	100	58,067	401,700	494,700	593,640	9.23.2019	09/23/2019

PREVIOUS OWNER

-0000

NARRATIVE DESCRIPTION

This parcel contains 58067.00000 SF of land mainly classified as Comm Land.

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Price	TSF	Verif.	NAL	Notes
	668-170	WD	01/11/2001	247,000	No		2	
WESSON DEBORAH S.	652-223	QC	05/16/2000	0	No		8	

OTHER ASSESSMENTS

Code	Desc	Amt	Comm Int Amt

BUILDING PERMITS

Date	Number	Desc	Amount	Closed	Status	Fed. ID	Notes	Last Visit
09/27/2023	CBP-23-731	Building	15,000		A		demolish existing 6,8	
09/18/2023	ZP-23-445	Zoning	15,000		A		<div>Proposed demc	
11/27/2020	21-0471CA	Zoning I	10,000		A		Partial demolition of t	
07/02/2013	13-0650CA/MA		3,500,000		A		Proposed 57-unit res	
06/21/1999	99-00570		2,200	07/26/1999			Z	
02/23/1999	99-00362		5,000	01/28/2002	I		Z	

ACTIVITIES

Date	Result	Bv
07/01/2021	BOA	
12/03/2019	REVL	

PROPERTY FACTORS

Item	Code	Item	Code	%
Util 1		Dis 1	B	.00000
Util 2		Dis 2	SH	.000000
Util 3		Dis 3	SN	.000000
Census		Zone 1	NAC-R	100
F. Haz		Zone 2	NACR	100
Tono		Zone 3		
Street				
Traffic				
Exemot				

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	%	Aoor	Alt LUC	%	Spec. I. V.	Juris	L. Ft.	Assessed	Notes	
CL	Comm Land	1	58,067		SF	SITE	1		21	9.97	540	1			40					579,200			0	1	695,040			
Total AC/HA		1.33		Total SF/SM		58,067.00		Parcel LUC			CL - Comm Land		P. NBC Desc		RIVERSIDE AV		Tot		579,200		Tot		0		Tot		695,040	

User Account
 16844
 GIS Coord 1
 320251724518.00000000
 GIS Coord 1
 Insp Date
 07/01/2021
 Print Date / Time
 5/8/2026 5:23 pm
 Last Date / Time
 4/30/26 4:36 pm
 BURLINGTON\knosek
USER DEFINED
 RAD:
 230
 OLD PID:
 233260
 State District:
 3-06
 CAD:
 540
 SPAN:
 114-035-16844
 Accessory Dwl
 PriorID1c
 00
 PriorID2c
 00
 PriorID3c
 00
 Assessor Map
 046-3-081-000

Parcel ID 046-3-081-000

Exterior Information

Table with exterior information fields: Type, Stry Hght, (Liv) Units, Found, Frame, P. Wall, Sec Wall, Roof Str, Roof Cvr, Color, View, Shape, Bld Name.

Condo Information

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

Comments

Large empty table for comments.

Sketch

Large empty table for sketch.

General Information

Table with general information fields: Grade, Year Blt, Eff Yr, Alt LUC, Juris, Con Mod.

Bath Features

Table with bath features fields: Full Bath, Add Full, 3/4 Bath, Add. 3/4, 1/2 Bath, Add. 1/2, Other Fix, Rtnq.

Res Breakdown

Table with res breakdown fields: Floor, No. Unit, Rooms, Bdrms, Bld Total, Prcl Total.

Remodeling

Table with remodeling fields: Exterior, Interior, Add., Kitchen, Bath, Plumb, Electric, Heating, General.

Other Features

Table with other features fields: Kitchens, Add Kit., Fireplaces, WS Flues, Rtnq.

Calc Ladder

Table with calc ladder fields: Base Rate, Size Adj, Con Adj, Adj Prc, Grade Ft., Other Feat, NBH Mod, NBC Infl, LUC Ft., Adj Tot, Depr %, Depr, Depr'd Total, Juris Ft., Spec. Features, Lump Sum, Final Total, Override Val, Assmnt Ft., Assessed Val, Total \$/SF, Undepr \$/SF.

Depreciation

Table with depreciation fields: Phys Con, Functional, Economic, Special, Override, Total.

Interior Information

Table with interior information fields: Avg Ht / Fl, P. Int Wall, Sec Int Wall, Partition, P. Floor, Sec Floor, Bmt Floors, Sub Floors, Bmt Garage, Electric, Insulation, Int Vs Ext, Heat Fuel, Heat, # Heat Sys, Heated %, AC %, Sol HW %, Ctrl Vac %, Com Wall %, Sprink %.

Comparable Sales

Table with comparable sales fields: Rtnq, Parcel ID, Type, Sale Date, Price, Avg Rtnq, Ind Val.

Sub Areas

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

Mobile Home

Table with mobile home fields: Make, Model, Serial, Year, Color.

Alt Areas

Table with alt areas fields: S. Area, Alt Type, % Alt, Tenants, Qual, % U.

Special Features / Yard Items

Table with special features / yard items fields: 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, Parcel Totals, Yard Item Appr, Special Feature Appr.

Image

