Sheet	Lot	Unit#	Bldg#	Parcel ID	Building Location	BURLINGTON, VT
049	3	203	000	049-3-203-000	167-171 SOUTH UNION ST	

Card: 1 of 1

	Total Card	Total Parcel
APPR	2,074,400 /	2,074,400
USE + IMP	2,074,400 /	2,074,400
USE LAND	2,074,400 /	2,074,400
ASSESSED	2,074,400 /	2,074,400

PROPERTY LOCATION

167-171 SOUTH UNION ST
BURLINGTON, VT 05401

OWNERSHIP

167 SOUTH UNION LLC
C/O ROBERT FOLEY
1 STEELE ST SUITE 111
BURLINGTON, VT 05401-0000

Occ	C	Type	

PREVIOUS OWNER

RIELEY PROPERTIES LLCC
PO BOX 4279
BURLINGTON, VT 05406-0000

NARRATIVE DESCRIPTION

This parcel contains 9920.00000 SF of land mainly classified as Apartments It has 1 building(s) first built in 1907 with a total of 9,039 square feet. There are 8 living unit(s), 10 Baths, 42 Rooms, and 22 Bdrms.

OTHER ASSESSMENTS

Code	Desc	Amt	Comm Int Amt

PROPERTY FACTORS

Item	Code	Item	Code	%
Util 1		Dis 1	B	.00000
Util 2		Dis 2	SH	000000
Util 3		Dis 3	SN	.00000
Census		Zone 1	RH	100
F. Haz		Zone 2		
Topo		Zone 3		
Street				
Traffic				
Exempt				

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Val	Yard Items	Land Size	Land Val	Total Val
RA	1,545,700	0	9,920.00	528,700	2,074,400
Building Total	1,545,700	0	9,920.00	528,700	2,074,400
Parcel Total	1,545,700	0	9,920.00	528,700	2,074,400
Source	2 - Inc (appr)	Tot Val SF/Bld	229.49	Tot Val SF/Prcl	229.49

LEGAL DESCRIPTION

Lot Size	
Total Land	9,920.00
Land Unit Type	SF

Property ID: 7520

PREVIOUS ASSESSMENTS

Tx Yr	Cat	Use	Bld Value	Yard Items	Land Size	Land Val	Total Appr	Assessed	Notes	Date
2025	ABST	RA	1,545,700	0	9,920	528,700	2,074,400	2,074,400	2025 Abstract	04/23/2025
2024	FV	RA	1,545,700	0	9,920	528,700	2,074,400	2,074,400	2024/LDS 06/14/24 11:54:51	06/14/2024
2023	FV	RA	1,545,700	0	9,920	528,700	2,074,400	2,074,400	2023/LDS 07/07/23 9:47:36 A	07/07/2023
2022	FV	RA	1,545,700	0	9,920	528,700	2,074,400	2,074,400	2022/LDS 08/25/22 10:15:25	08/25/2022
2021	FV	RA	1,545,700	0	9,920	528,700	2,074,400	2,074,400	DS Patriot Support	01/11/2022
2020	FV	RA	1,045,200	0	9,920	290,100	1,335,300	1,335,300	post BOA	06/23/2020
2019	FV	RA	1,045,200	0	9,920	290,100	1,335,300	1,335,300	9.23.2019	09/23/2019

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Price	TSF	Verif.	NAL	Notes
RIELEY PROPERTIES LLCC	1298-304	WD	01/15/2016	2,060,000	No	M	2	LISTED FOR 2,300,000
BREEN MICHAEL W	856-54	WD	01/21/2004	1,100,000	No	BQ	2	SELLER ACQUAINTANCE, SALE THROUGH RE
BREEN MICHAEL W	516-596	WD	10/25/1994	507,000	No			From MS ACCESS DB table SalesData
PETERS WILLIAM & ANNE	496-48	WD	11/19/1993	400,000	No			From MS ACCESS DB table SalesData

BUILDING PERMITS

Date	Number	Desc	Amount	Closed	Status	Fed. ID	Notes	Last Visit
08/13/2020	2020 291158 0000	Electrical	400		A		Respective to State c	
12/31/2018	2018 274898 0000	Plumbing	1,000		A		Install new plumbing	
12/31/2018	2018 275183 0000	Plumbing	4,000		A		Install new State GS6	
12/27/2018	2018 267460 0000	Electrical	1,500		A		Install new wiring for	
12/27/2018	2018 274897 0000	Electrical	1,500		A		Install new wiring for	
12/19/2018	2018 274896 0000	Building	16,000		A		Unit 169 #5 & Unit 17	
05/31/2018	2018 267459 0000	Building	8,000		A		Apt. #7: Remodel ba	
04/02/2018	2018 264979 0000	Electrical	500		A		Replace/add emerge	
02/28/2018	2018 263849 0000	Building	4,000		A		2 Porch Roofs: Rem	
07/10/2017	2017 247375 0000	Electrical	3,500		A		Install new wiring for	
05/30/2017	2017 247373 0000	Building	24,000		A		UNIT#1 KITCHEN ar	

ACTIVITIES

Date	Result	By

Patriot PROPERTIES INC.

User Account
17520
GIS Coord 1
314761720805.00000000
GIS Coord 1
Insp Date

Print Date / Time
5/3/2025 9:03 am

Last Date / Time
6/14/23 3:52 pm
BURLINGTON\jturner

USER DEFINED

RAD:
330
OLD PID:
026359
State District:
3-03
CAD:
555
SPAN:
114-035-17520
Accessory Dwl
PriorID1c
00
PriorID2c
00
PriorID3c
00
Assessor Map
049-3-203-000

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
RA	Apartments	1	9,920		SF	SITE	1		82	53.3	555	1		R	-30					528,700			0		1	528,700	
Total AC/HA		0.23		Total SF/SM		9,920.00		Parcel LUC	RA - Apartments			P. NBC Desc	HILL APTS		Tot	528,700		Tot	0		Tot	528,700				

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

Parcel ID 049-3-203-000

Exterior Information

Type	111 - APARTMENTS		
Stry Hght	3 - Three Sty		
(Liv) Units	8	Tot	8
Found	BS - BRICK/STONE		
Frame	C - FireResistAV		
P. Wall	BR - BRICK		
Sec Wall	CL - CLAPBRD.W		20
Roof Str	FL - FLAT		
Roof Cvr	RM - RUBBER MEMB		
Color			
View			
Shape			
Bld Name			

General Information

Grade	G+ - GOOD PLUS		
Year Blt	1907	Eff Yr	
Alt LUC			
Juris			
Con Mod			

Interior Information

Avg Ht / Fl	10.00		
P. Int Wall	PL - PLASTER		
Sec Int Wall	DW - DRYWALL		20%
Partition	T - TYPICAL		
P. Floor	HW - HARDWOOD		
Sec Floor	WL - WOODLAMIN		50%
Bmt Floors	C - CONCRETE BMT		
Sub Floors			
Bmt Garage	0		
Electric	G - GOOD		
Insulation	F - FAIR		
Int Vs Ext			
Heat Fuel	G - GAS		
Heat	STD - TYPICAL		
# Heat Sys	0		
Heated %		AC %	
Sol HW %		Ctrl Vac %	
Com Wall %		Sprink %	

Condo Information

Location	
Tot Units	
Floor	
% Own	
Name	

Bath Features

Full Bath	10	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	8	Rtng	
Add Kit.	0	Rtng	
Fireplaces	0	Rtng	
WS Flues	0	Rtng	

Depreciation

Phys Con	VG	20.7
Functional		
Economic		
Special		
Override		
	Total	20.7%

Comments

L & B 10U

Res Breakdown

Floor	No. Unit	Rooms	Bdrms
N	2	3	1
2	2	4	2
N	2	7	4
3	2	7	4
Bld Total	8	42	22
Prcl Total	8	42	22

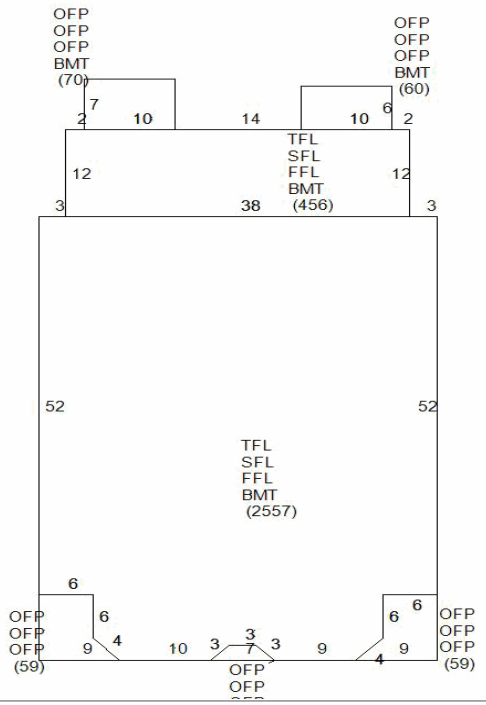
Remodeling

Exterior	
Interior	
Add.	
Kitchen	
Bath	
Plumb	
Electric	
Heating	
General	

Calc Ladder

Base Rate	59.20	Depr	346,254
Size Adj	1.00000	Depr'd Total	1,326,471
Con Adj	1.12725	Juris Ft.	1.0000
Adj Prc	$66.73	Spec. Features	$0
Grade Ft.	1.38000	Lump Sum	
Other Feat	$80,730	Final Total	$1,326,500
NBH Mod	1.0000	Override Val	
NBC Infl	1.6700	Assmnt Ft.	1.0000
LUC Ft.	1.0000	Assessed Val	$1,326,500
Adj Tot (RCN)	1,672,725	Total $/SF	$146.75
Depr %	20.7%	Undepr $/SF	92.08740

Sketch



Mobile Home

Make		Model		Serial		Year		Color	

Comparable Sales

Rtng	Parcel ID	Type	Sale Date	Price
Avg Rtng		Ind Val		

Sub Areas

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val
FFL	1ST FLOOR	3,013	3,013	3,013	3,013	66.73	201,057
SFL	2ND FLOOR	3,013	3,013	3,013	3,013	66.73	201,057
TFL	3RD FLOOR	3,013	3,013	3,013	3,013	66.73	201,057
OFP	OPEN PORCH	774	774	0	0	28.67	22,189
BMT	BASEMENT	3,143	3,143	0	0	13.35	41,959
	Building Totals	12,956	12,956	9,039	9,039		667,321
	Parcel Totals	12,956	12,956	9,039	9,039		667,321

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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