049	3	156	000	049-3-156-000	Building Location 191-195 BANK ST	BURLINGTON, VT	Card: 1 of 1	Total Card	Total Parcel
Sheet	Lot	Unit#	Bldg#	Parcel ID			APPR	947,000 /	947,000
							USE + IMP	947,000 /	947,000
							USE LAND	947,000 /	947,000
							ASSESSED	1,136,400 /	1,136,400

PROPERTY LOCATION

191-195 BANK ST
BURLINGTON, VT 05401

OWNERSHIP

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

Occ	C	Type	DID DISTRICT

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This parcel contains 5304.00000 SF of land mainly classified as Commercial It has 1 building(s) first built in 1984 with a total of 13,081 square feet. There are 3commercial unit(s), 4 Half Baths.

OTHER ASSESSMENTS

Code	Desc	Amt	Comm Int Amt

PROPERTY FACTORS

Item	Code	Item	Code	%
Util 1		Dis 1	B	.00000
Util 2		Dis 2		
Util 3		Dis 3		
Census		Zone 1	FD6	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
C	469,600	0	5,304.00	477,400	947,000
Building Total	469,600	0	5,304.00	477,400	947,000
Parcel Total	469,600	0	5,304.00	477,400	947,000
Source	2 - Inc (appr)	Tot Val SF/Bld	72.39	Tot Val SF/Prcl	72.39

LEGAL DESCRIPTION

Lot Size	
Total Land	5,304.00
Land Unit Type	SF

PREVIOUS ASSESSMENTS

Property ID: 7462

Tx Yr	Cat	Use	Bld Value	Yard Items	Land Size	Land Val	Total Appr	Assessed	Notes	Date
2024	FV	C	469,600	0	5,304	477,400	947,000	1,136,400	2024/LDS 06/14/24 11:54:51 /	06/14/2024
2023	FV	C	469,600	0	5,304	477,400	947,000	1,136,400	2023/LDS 07/07/23 9:47:36 A	07/07/2023
2022	FV	C	469,600	0	5,304	477,400	947,000	1,136,400	2022/LDS 08/25/22 10:15:25 /	08/25/2022
2021	FV	C	469,600	0	5,304	477,400	947,000	1,136,400	DS Patriot Support	01/11/2022
2020	FV	C	1,024,300	0	5,304	248,700	1,273,000	1,527,600	post BOA	06/23/2020
2019	FV	C	1,024,300	0	5,304	248,700	1,273,000	1,527,600	9.23.2019	09/23/2019

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Price	TSF	Verif.	NAL	Notes
SISTERS & BROTHERS INVESTMENT G	1022-698	WD	12/28/2007	1,475,000	No		3	
DJM PROPERTIES LLC	757-522	ED	10/09/2002	0	No		1	
DJM PROPERTIES LLC	681-301	TD	04/11/2001	0	No			
LOT 2 KOPJE FARM TRUST	653-509	WD	06/04/2000	875,000	No	R	2	Listed with Jeff Nick Broker

BUILDING PERMITS

Date	Number	Desc	Amount	Closed	Status	Fed. ID	Notes	Last Visit
03/04/2025	CEP-25-286	Electrical	6,302		A		Adding receptacles	
01/23/2025	ZPS-25-3	oning Permit - Sigr	10,000	04/14/2025	CLOSED		Proposed installation	
11/05/2024	ZP-24-503	Zoning	0	11/05/2024	CLOSED		Upscale Cannabis Di	
09/05/2023	ZPF-23-77	oning Permit - Fenc	10,000	10/19/2023	CLOSED		Proposed instal	
02/07/2023	CEP-23-166	Electrical	18,850		A		3 Story water damag	
11/21/2022	ZP-22-607	Zoning	100,000	12/06/2022	CLOSED		Herbmont Retail Disp	
08/24/2021	ZP-21-629	Zoning	500		A		ESTABLISH RESTRI	
08/24/2021	CBP-21-968	Building	0	12/21/2022	CLOSED		Change of use to lou	
12/03/2018	2018 274377 0000	Mechanical	16,700		A		Replace fan coil unit	
01/16/2018	2018 256182 0000	Mechanical	3,800		A		Install new York 3 ton	
08/14/2014	2014 192255 0000	Electrical	400		A		Install new wriing for	

ACTIVITIES

Date	Result	By
06/30/2021	BOA	
11/14/2019	REVL	

Patriot PROPERTIES INC.

User Account
17462
GIS Coord 1
314077721746.00000000
GIS Coord 1
Insp Date
06/30/2021
Print Date / Time
5/14/2025 10:44 pm
Last Date / Time
6/14/23 3:49 pm
BURLINGTON\jturner

USER DEFINED

RAD:
270
OLD PID:
040945
State District:
3-03
CAD:
510
SPAN:
114-035-17462
Accessory Dwl
PriorID1c
00
PriorID2c
00
PriorID3c
00
Assessor Map
049-3-156-000

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
C	Commercial	1	5,304		SF	SITE	1		100	90.01	510	1								477,400			0		1	572,880	
Total AC/HA			0.12	Total SF/SM		5,304.00	Parcel LUC	C - Commercial					P. NBC Desc	CBD			Tot	477,400	Tot	0		Tot	572,880				

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

Parcel ID 049-3-156-000

Exterior Information

Type	200 - RETAIL GEN		
Stry Hght	2.5		
(Liv) Units	0	Tot	3
Found	CB - CEMENT BLOCK		
Frame	C - FireResistAV		
P. Wall	BV - BRICK VENEER		
Sec Wall			0
Roof Str	HP - HIP		
Roof Cvr	AS - ASPHALT SH		
Color			
View			
Shape			
Bld Name			

General Information

Grade	G- - GOOD MINUS		
Year Blt	1984	Eff Yr	
Alt LUC			
Juris			
Con Mod			

Interior Information

Avg Ht / Fl	10.00		
P. Int Wall	DW - DRYWALL		
Sec Int Wall			
Partition	T - TYPICAL		
P. Floor	CA - CARPET		
Sec Floor	CT - CERAMIC TIl		15%
Bmt Floors	C - CONCRETE BMT		
Sub Floors			
Bmt Garage	0		
Electric	T - TYPICAL		
Insulation	T - TYPICAL		
Int Vs Ext			
Heat Fuel	G - GAS		
Heat	HA - HOT AIR		
# Heat Sys	1		
Heated %	100	AC %	100
Sol HW %		Ctrl Vac %	
Com Wall %		Sprink %	100

Condo Information

Location	
Tot Units	
Floor	
% Own	
Name	

Bath Features

Full Bath	0	Rtng	
Add Full	0	Rtng	
3/4 Bath	0	Rtng	
Add. 3/4	0	Rtng	
1/2 Bath	4	Rtng	
Add. 1/2	0	Rtng	
Other Fix	0	Rtng	

Other Features

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

Depreciation

Phys Con	GD	18.4
Functional	D	20
Economic		
Special	LP	10
Override		
	Total	41.25%

Comments

ECO GPI slightly lower than ACT GPI, excessive expenses - included interest expense, 15% management, and 13% payroll, increased model expenses slightly, raised restaurant CAP DBA CLIMB HIGH AND TURNING POINT RECOVERY CENTER

Res Breakdown

Floor	No. Unit	Rooms	Bdrms
Bld Total			
Prcl Total			

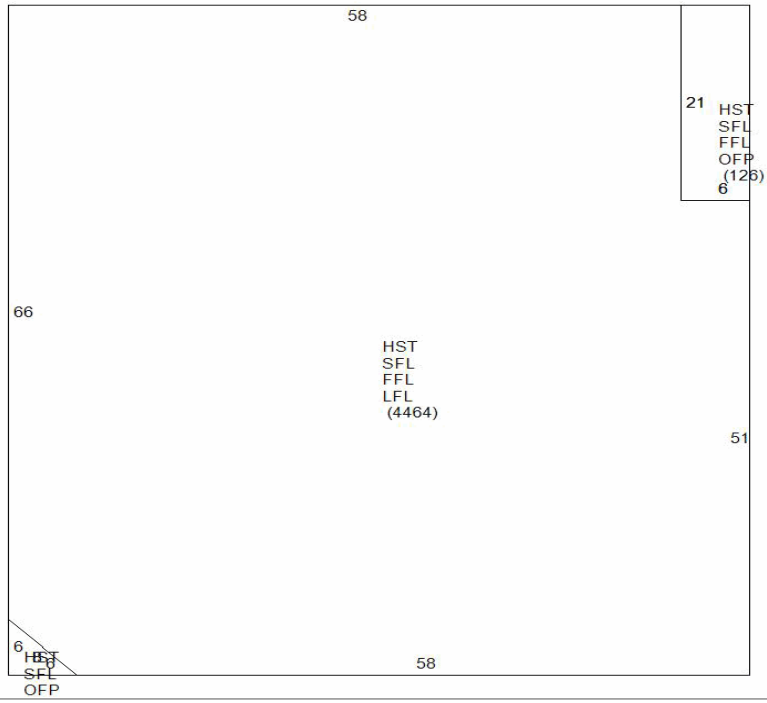
Remodeling

Exterior	
Interior	
Add.	
Kitchen	
Bath	
Plumb	
Electric	
Heating	
General	

Calc Ladder

Base Rate	59.10	Depr	901,161
Size Adj	1.00000	Depr'd Total	1,283,472
Con Adj	1.08661	Juris Ft.	1.0000
Adj Prc	$64.22	Spec. Features	$59,000
Grade Ft.	1.15000	Lump Sum	
Other Feat	$110,742	Final Total	$1,342,500
NBH Mod	1.0000	Override Val	
NBC Infl	1.6700	Assmnt Ft.	1.2000
LUC Ft.	1.0000	Assessed Val	$1,611,000
Adj Tot (RCN)	2,184,633	Total $/SF	$123.15
Depr %	41.25%	Undepr $/SF	73.85300

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
SFL	2ND FLOOR	4,608	4,608	4,055	4,055	64.21	295,925
FFL	1ST FLOOR	4,590	4,590	3,993	3,993	64.22	294,770
HST	HALF STORY	3,456	4,608	2,523	2,523	57.79	199,757
LFL	LOWER FL FIN	4,482	4,482	2,510	2,510	54.59	244,672
OFP	OPEN PORCH	144	144	0	0	42.45	6,112
	Building Totals	17,280	18,432	13,081	13,081		1,041,236
	Parcel Totals	17,280	18,432	13,081	13,081		1,041,236

Alt Areas (9 of 10)

S. Area	Alt Type	% Alt	Tenants	Qual	% U
FFL	SUP	13			100
SFL	SUP	12			100
SFL	SUP	12			100
SFL	SUP	12			100
HST	SUP	27			100
HST	SUP	27			100
HST	SUP	27			100
FFL	SUP	13			100
LFL	SUP	44			100

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
ELVP	ELEV.PASS.	D	S	1	4.00	C	AV	1984	5,000.00	T	51.8%		1		1.44		1	59,000	70,800
Building Totals					Yard Item Appr					Special Feature Appr							59,000	59,000	70,800
Parcel Totals					Yard Item Appr					Special Feature Appr							59,000	59,000	70,800

Image

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