

044 Sheet 4 Lot 056 Unit# 000 Bldg#

044-4-056-000 Parcel ID Building Location 76 ELMWOOD AVE

BURLINGTON, VT

Card: 2 of 2 Total Card Total Parcel

PROPERTY LOCATION

72-76 ELMWOOD AVE BURLINGTON, VT 05401

OWNERSHIP

PBGC LLC 100 NORTH ST BURLINGTON, VT 05401-5153

PREVIOUS OWNER

ROMAN CATHOLIC DIOCESE OF BURL 55 JOY DR SOUTH BURLINGTON, VT 05403-0000

NARRATIVE DESCRIPTION

This parcel contains 9620.00000 SF of land mainly classified as Single Fam It has 2 building(s) first built in 1890 with a total of 1,572 square feet. There are 4 living unit(s), 3 Baths, 8 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Table with columns: Code, Desc, Amt, Comm Int Amt

PROPERTY FACTORS

Table with columns: Item, Code, Item, Code, %

LAND SECTION

Table with columns: 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

IN PROCESS APPRAISAL SUMMARY

Table with columns: Use Code, Building Val, Yard Items, Land Size, Land Val, Total Val

PREVIOUS ASSESSMENTS

Table with columns: Tx Yr, Cat, Use, Bld Value, Yard Items, Land Size, Land Val, Total Appr, Assessed, Notes, Date

SALES INFORMATION

Table with columns: Grantor, Legal Ref, Type, Date, Sale Price, TSF, Verif, NAL, Notes

BUILDING PERMITS

Table with columns: Date, Number, Desc, Amount, Closed, Status, Fed. ID, Notes, Last Visit

ACTIVITIES

Table with columns: Date, Result, By

LEGAL DESCRIPTION

Table with columns: Lot Size, Total Land, Land Unit Type

Property ID: 5374



Patriot PROPERTIES INC

User Account table with fields: User Account, 15374, GIS Coord 1, 313656723367.00000000, GIS Coord 1, Insp Date, 02/29/2024, Print Date / Time, 5/8/2026 1:14 pm, Last Date / Time, 6/15/23 8:25 am, BURLINGTONjturner

USER DEFINED

Table with fields: RAD, 210, OLD PID, 78000METHO, State District, CAD, 530, SPAN, 114-035-15374, Accessory Dwl, PriorID1c, 00, PriorID2c, 00, PriorID3c, 00, Assessor Map, 044-4-056-000

Parcel ID 044-4-056-000

Exterior Information

Type	CL - COLONIAL
Sty Hght	2 - Two Sty
(Liv) Units	1 Tot 1
Found	C - CONCRETE
Frame	W - Wood
P. Wall	V - VINYL CLAPBR
Sec Wall	0
Roof Str	HP - HIP
Roof Cvr	AS - ASPHALT SH
Color	
View	AV - AVERAGE
Shape	
Bld Name	

General Information

Grade	A - AVERAGE		
Year Blt	1890	Eff Yr	1890
Alt LUC			
Juris			
Con Mod			

Interior Information

Avg Ht / Fl	8.00		
P. Int Wall	DW - DRYWALL		
Sec Int Wall			
Partition			
P. Floor	HW - HARDWOOD		
Sec Floor	CT - CERAMIC TILE 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 %	
Sol HW %		Ctrl Vac %	
Com Wall %		Sprink %	

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
SHD	SHED/FR	D	Y	1	96.00	C	AV	1989	13.21	T	44.8%		1		1		1	700	700
Building Totals																		700	700
Parcel Totals																		700	700

Condo Information

Location	
Tot Units	
Floor	
% Own	
Name	

Bath Features

Full Bath	3	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	1	Rtng	
Add Kit.	0	Rtng	
Fireplaces	0	Rtng	
WS Flues	0	Rtng	

Depreciation

Phys Con	VG	12
Functional		
Economic		
Special		
Override		
Total	12%	

Comparable Sales (7 of 11)

Rtng	Parcel ID	Type	Sale Date	Price
81	044-4-056-000	Default Mode	05/20/2020	305,000
65	053-3-027-000	Default Mode	07/09/2021	412,000
64	043-3-087-000	Default Mode	12/23/2020	636,000
65	053-3-236-000	Default Mode	03/18/2022	550,000
64	044-1-118-000	Default Mode	12/30/2022	545,000
Avg Rtng	65.18	Ind Val		4,724,868

Comments

1 Unit apartment with 6 bedrooms. Renovated in 2021

Res Breakdown

Floor	No. Unit	Rooms	Bdrms
N	1	8	6
Bld Total	1	8	6
Prcl Total	1	8	6

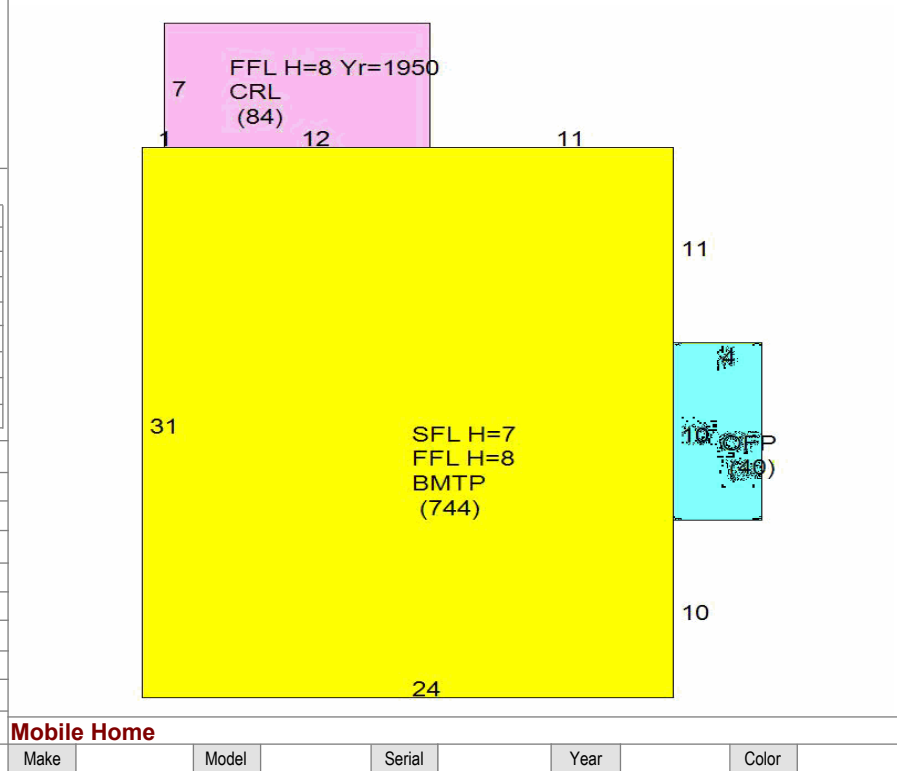
Calc Ladder

Base Rate	63.65	Depr	37,315
Size Adj	1.23613	Depr'd Total	273,641
Con Adj	1.01859	Juris Ft.	1.0000
Adj Prc	\$80.14	Spec. Features	\$0
Grade Ft.	1.00000	Lump Sum	
Other Feat	\$13,000	Final Total	\$273,600
NBH Mod	1.0000	Override Val	
NBC Infl	2.1560	Assmnt Ft.	1.0000
LUC Ft.	1.0000	Assessed Val	\$273,600
Adj Tot (RCN)	310,956	Total \$/SF	\$174.05
Depr %	12%	Undepr \$/SF	80.14000

Sub Areas

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val
FFL	1ST FLOOR	828	828	828	828	80.14	66,356
SFL	2ND FLOOR	744	744	744	744	72.13	53,665
OPF	OPEN PORCH	40	40	0	0	39.78	1,591
BMTPT	PARTL BSMT	744	744	0	0	12.02	8,943
CRL	CRAWL SPACE	84	84	0	0	8.01	673
Building Totals		2,440	2,440	1,572	1,572		131,228
Parcel Totals		4,440	4,440	1,572	1,572		155,388

Sketch



Alt Areas

S. Area	Alt Type	% Alt	Tenants	Qual	% U

Image

