049	3	162	000	049-3-162-000	BURLINGTON, VT
Sheet	Lot	Unit#	Bldg#	Parcel ID	Building Location 108 SOUTH WINOOSKI AVE

Card: 1 of 1

	Total Card	Total Parcel
APPR	1,562,300 /	1,562,300
USE + IMP	1,562,300 /	1,562,300
USE LAND	1,562,300 /	1,562,300
ASSESSED	1,874,760 /	1,874,760

PROPERTY LOCATION

108 SOUTH WINOOSKI AVE
BURLINGTON, VT 05401

OWNERSHIP

L & M PROPERTIES LLC
17 LILAC LANE
SOUTH BURLINGTON, VT 05403-0000

Occ	C	Type	DID DISTRICT

PREVIOUS OWNER

PIZZAGALLI REALTY CO
P O BOX 2009
SO BURLINGTON, VT 05403-0000

NARRATIVE DESCRIPTION

This parcel contains 9409.00000 SF of land mainly classified as Commercial It has 1 building(s) first built in 1981 with a total of 12,444 square feet. There are 1commercial 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	SH	000000
Util 3		Dis 3	SN	.00000
Census		Zone 1	FD5	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	165,800	549,700	9,409.00	846,800	1,562,300
Building Total	165,800	549,700	9,409.00	846,800	1,562,300
Parcel Total	165,800	549,700	9,409.00	846,800	1,562,300
Source	2 - Inc (appr)	Tot Val SF/Bld	125.55	Tot Val SF/Prcl	125.55

LEGAL DESCRIPTION

Lot Size	
Total Land	9,409.00
Land Unit Type	SF

PREVIOUS ASSESSMENTS

Property ID: 7468

Tx Yr	Cat	Use	Bld Value	Yard Items	Land Size	Land Val	Total Appr	Assessed	Notes	Date
2026	ABST	C	165,800	549,700	9,409	846,800	1,562,300	1,874,760		05/01/2026
2025	FV	C	165,800	549,700	9,409	846,800	1,562,300	1,874,760	2025/LDS 06/19/25 1:12:19 F	06/19/2025
2024	FV	C	165,800	549,700	9,409	846,800	1,562,300	1,874,760	2024/LDS 06/14/24 11:54:51 /	06/14/2024
2023	FV	C	165,800	549,700	9,409	846,800	1,562,300	1,874,760	2023/LDS 07/07/23 9:47:36 A	07/07/2023
2022	FV	C	165,800	549,700	9,409	846,800	1,562,300	1,874,760	2022/LDS 08/25/22 10:15:25 /	08/25/2022
2021	FV	C	165,800	549,700	9,409	846,800	1,562,300	1,874,760	DS Patriot Support	01/11/2022
2020	FV	C	302,100	962,300	9,409	339,000	1,603,400	1,924,080	post BOA	06/23/2020
2019	FV	C	302,100	962,300	9,409	339,000	1,603,400	1,924,080	9.23.2019	09/23/2019

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Price	TSF	Verif.	NAL	Notes
PIZZAGALLI REALTY CO	804-538	WD	04/28/2003	1,500,000	No		2	
PIZZAGALLI REALTY CO	536-158	LI	12/07/1995	0	No			

BUILDING PERMITS

Date	Number	Desc	Amount	Closed	Status	Fed. ID	Notes	Last Visit
12/15/2025	ZP-25-620	Zoning	6,000		A		<p style="box-sizing:	
06/29/2017	2017 248626 0000	Building	90,000		A		Remove and replace	
02/08/2013	2013 165600 0000	Electrical	10,800		A		Merrill's Roxy Cinema	
10/26/2012	2012 160863 0000	Electrical	500		A		Install new wiring for	
08/02/2012	2012 156989 0000	Mechanical	6,500		A		Installation of (2) Dail	
07/17/2012	13-0016CA	Zoning I	6,000		A		Replace existing roof	
07/08/2009	2009 108361 0000	Electrical	500		A		Install new wiring to r	
05/09/2003	2003 009974 0000	Electrical	2,500		I		Misc. Electric Repair	
05/01/2003	2003 031158 0000	Building	95,000		I		Remodel Movie Hous	
04/10/1995	96-26754		4,033	09/12/1995	I		M	
11/30/1992	93-18606		2,500	12/04/1992	I		E P	

ACTIVITIES

Date	Result	By
11/19/2019	REVL	

Patriot PROPERTIES INC.

User Account	17468
GIS Coord 1	314358721520.00000000
GIS Coord 1	
Insp Date	11/19/2019
Print Date / Time	5/8/2026 6:58 pm
Last Date / Time	6/14/23 3:49 pm
	BURLINGTON\jturner

USER DEFINED

RAD:	270
OLD PID:	165445
State District:	3-03
CAD:	510
SPAN:	114-035-17468
Accessory Dwl	
PriorID1c	00
PriorID2c	00
PriorID3c	00
Assessor Map	049-3-162-000

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	9,409		SF	SITE	1		100	90	510	1								846,800			0		1	1,016,160	
Total AC/HA			0.22	Total SF/SM		9,409.00	Parcel LUC	C - Commercial				P. NBC Desc	CBD		Tot	846,800		Tot	0		Tot	1,016,160					

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

Parcel ID 049-3-162-000

Exterior Information

Type	381 - MOVIE CINEMA		
Stry Hght	1 - One Sty		
(Liv) Units	0	Tot	1
Found	S - SLAB		
Frame	C - FireResistAV		
P. Wall	BV - BRICK VENEER		
Sec Wall			0
Roof Str	FL - FLAT		
Roof Cvr	RM - RUBBER MEMB		
Color			
View			
Shape			
Bld Name			

General Information

Grade	F - FAIR		
Year Blt	1981	Eff Yr	
Alt LUC			
Juris			
Con Mod			

Interior Information

Avg Ht / Fl	24.00		
P. Int Wall	DW - DRYWALL		
Sec Int Wall			
Partition	T - TYPICAL		
P. Floor	C - CONCRETE BMT		
Sec Floor	CA - CARPET		50%
Bmt Floors			
Sub Floors			
Bmt Garage	0		
Electric	G - GOOD		
Insulation	2 - TYPICAL		
Int Vs Ext			
Heat Fuel	G - GAS		
Heat	HA - HOT AIR		
# Heat Sys	1		
Heated %		AC %	100
Sol HW %		Ctrl Vac %	
Com Wall %		Sprink %	100

Condo Information

Location	
Tot Units	
Floor	
% Own	
Name	

Comments

L & B (MOVIE THEATRE)

ROXY THEATER

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	

Res Breakdown

Floor	No. Unit	Rooms	Bdrms
Bld Total			
Prcl Total			

Remodeling

Exterior	
Interior	2003
Add.	
Kitchen	2003
Bath	
Plumb	
Electric	
Heating	
General	

Other Features

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

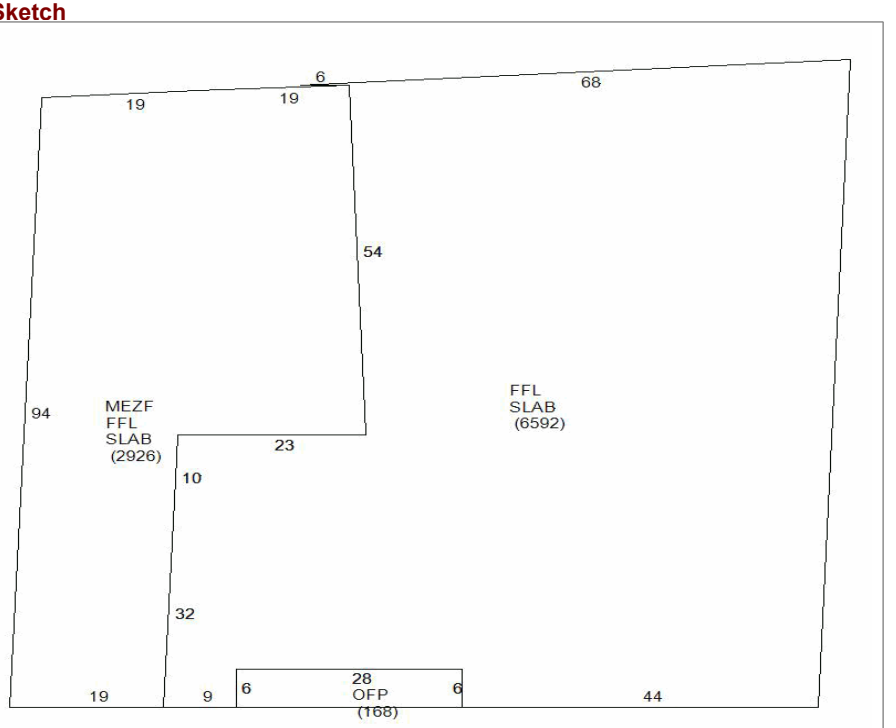
Depreciation

Phys Con	AV	24
Functional	D	75
Economic		
Special		
Override		
Total		81%

Calc Ladder

Base Rate	75.10	Depr	1,386,989
Size Adj	1.00000	Depr'd Total	325,343
Con Adj	1.25661	Juris Ft.	1.0000
Adj Prc	$94.37	Spec. Features	$0
Grade Ft.	0.77500	Lump Sum	
Other Feat	$71,298	Final Total	$325,300
NBH Mod	1.0000	Override Val	
NBC Infl	1.6700	Assmnt Ft.	1.2000
LUC Ft.	1.0000	Assessed Val	$390,360
Adj Tot (RCN)	1,712,332	Total $/SF	$31.37
Depr %	81%	Undepr $/SF	73.13675

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	9,518	9,518	9,518	9,518	94.37	898,214
MEZF	MEZ FIN	2,926	2,926	2,926	2,926	80.22	234,724
OFP	OPEN PORCH	168	168	0	0	49.09	8,247
SLAB	SLAB FNDTN	9,518	9,518	0	0	9.44	89,850
Building Totals		22,130	22,130	12,444	12,444		1,231,034
Parcel Totals		22,130	22,130	12,444	12,444		1,231,034

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
SEAT	THEATER SEAT	D	Y	1	734.00	C+	VG	2003	1,000.00	T	11.3%		1		1.44		1	1,078,200	1,293,840
Building Totals					Yard Item Appr				1,078,200		Special Feature Appr							1,078,200	1,293,840
Parcel Totals					Yard Item Appr				1,078,200		Special Feature Appr							1,078,200	1,293,840

Image

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