



## Board of Tax Appeals

**Wednesday, October 8, 2025, 1:00 PM, Board of Tax Appeals Hearing, Green Mountain Room, 1st Floor, City Hall \*\*IN-PERSON ONLY\*\***

### 1. Agenda

---

<b>Subject</b>	<b>1.1. Motion to adopt agenda</b>
Meeting	October 8, 2025 - Board of Tax Appeals Hearing - Wednesday, October 8, 2025, 1:00 PM, Board of Tax Appeals Hearing, Green Mountain Room, 1st Floor, City Hall **IN-PERSON ONLY**
Category	1. Agenda
Department	Council and Board
Type	Action Procedural
Recommended Action	Motion to adopt agenda

### 2. August 13, 2025 Draft Minutes

---

<b>Subject</b>	<b>2.1. August 13, 2025 Draft Minutes</b>
Meeting	October 8, 2025 - Board of Tax Appeals Hearing - Wednesday, October 8, 2025, 1:00 PM, Board of Tax Appeals Hearing, Green Mountain Room, 1st Floor, City Hall **IN-PERSON ONLY**
Category	2. August 13, 2025 Draft Minutes
Department	Clerk/Treasurer's Office
Type	Action Information Minutes
Recommended Action	approve the minutes

### 3. Hearing

---

**Subject** **3.1. Mika Duncan, 240 Staniford Road, 027-4-003-000 (1:00 pm)**

Meeting October 8, 2025 - Board of Tax Appeals Hearing - Wednesday, October 8, 2025, 1:00 PM, Board of Tax Appeals Hearing, Green Mountain Room, 1st Floor, City Hall **\*\*IN-PERSON ONLY\*\***

Category 3. Hearing

Department Clerk/Treasurer's Office

Type Action

Recommended Action open the hearing  
close the hearing

#### **4. Adjournment**

---

**Subject** **4.1. Motion to adjourn**

Meeting October 8, 2025 - Board of Tax Appeals Hearing - Wednesday, October 8, 2025, 1:00 PM, Board of Tax Appeals Hearing, Green Mountain Room, 1st Floor, City Hall **\*\*IN-PERSON ONLY\*\***

Category 4. Adjournment

Department Council and Board

Type Action  
Procedural

Recommended Action Motion to adjourn



**BURLINGTON BOARD OF TAX APPEALS**  
**BOARD OF TAX APPEALS ORGANIZATIONAL MEETING, BUSHOR CONFERENCE**  
**ROOM, 149 CHURCH STREET, 1ST FLOOR**  
**MINUTES OF MEETING**  
**August 13, 2025**

---

## **1. Agenda**

---

### **1. Agenda**

Alan Bjerke convened the meeting at 11:06 am.

Members present: Alan Bjerke, Sonja Fuller, Dot Commo, Meg McGovern, Dave Maher, Andrew Champagne (all in person)

Others present: Assistant City Attorney Ramakrishnan (online); City Assessor Turner and Lori Olberg (in person)

#### **Subject**

#### **1.1. Motion to adopt agenda**

Meeting August 13, 2025 - Board of Tax Appeals Organizational Meeting - Wednesday, August 13, 2025, 11:00 AM, Board of Tax Appeals Organizational Meeting, Bushor Conference Room, 149 Church Street, 1st Floor

Category

1. Agenda

Department

Council and Board

Type

Action  
Procedural

Recommended Action Motion to adopt agenda

1.1. Motion to adopt agenda

Motion made by Board Member McGovern, seconded by Board Member Fuller, to adopt the agenda as presented. Motion passed unanimously.

## **2. Public Forum**

---

### **2. Public Forum**

#### **Subject**

#### **2.1. Verbal Comments**

Meeting August 13, 2025 - Board of Tax Appeals Organizational Meeting - Wednesday, August 13, 2025, 11:00 AM, Board of Tax Appeals Organizational Meeting, Bushor Conference Room, 149 Church Street, 1st Floor

Category

2. Public Forum

Department

Council and Board

Type	Action Procedural
Recommended Action	open Public Forum close Public Forum

### 2.1. Verbal Comments

With no one speaking, Board Member Bjerke, seconded by Board Member McGovern, opened and closed Public Forum.

## 3. Elections

---

### 3. Elections

<b>Subject</b>	<b>3.1. Chair, Vice Chair and Clerk</b>
Meeting	August 13, 2025 - Board of Tax Appeals Organizational Meeting - Wednesday, August 13, 2025, 11:00 AM, Board of Tax Appeals Organizational Meeting, Bushor Conference Room, 149 Church Street, 1st Floor
Category	3. Elections
Department	Council and Board
Type	Action

Recommended Action approve the Chair, Vice Chair and Clerk for the Board of Tax Appeals

#### 3.1. Chair, Vice Chair and Clerk

Motion made by Board Member McGovern, seconded by Board Member Champagne, to nominate Board Member Bjerke to be the Chair. Motion passed unanimously.

Motion made by Board Member Champagne, seconded by Board Member Maher, to nominate Board Member Commo to be the Vice Chair. Motion passed unanimously.

Motion made by Board Member McGovern, seconded by Board Member Commo, to nominate Lori Olberg to be the Clerk, Motion passed unanimously.

Chair: Alan Bjerke  
Vice Chair: Dot Commo  
Clerk: Lori Olberg

## 4. Rules

---

### 4. Rules

<b>Subject</b>	<b>4.1. Hearing Procedures</b>
Meeting	August 13, 2025 - Board of Tax Appeals Organizational Meeting - Wednesday, August 13, 2025, 11:00 AM, Board of Tax Appeals Organizational Meeting, Bushor Conference Room, 149 Church Street, 1st Floor
Category	4. Rules
Department	Council and Board

Type Information

#### 4.1. Hearing Procedures

Motion made by Board Member McGovern, seconded by Board Member Fuller, to continue with last year's rules. Motion passed unanimously.

## 5. Approval of Forms

---

### 5. Approval of Forms

**Subject** **5.1. Educational Brochure, Notice of Hearing, Authority of Representation, Waiver of Site Visit and Official Notice of Decision**

**Meeting** August 13, 2025 - Board of Tax Appeals Organizational Meeting - Wednesday, August 13, 2025, 11:00 AM, Board of Tax Appeals Organizational Meeting, Bushor Conference Room, 149 Church Street, 1st Floor

**Category** 5. Approval of Forms

**Department** Council and Board

**Type** Action

**Recommended Action** approve forms

5.1. Educational Brochure, Notice of Hearing, Authority of Representation, Waiver of Site Visit and Official Notice of Decision

Motion made by Board Member Maher, seconded by Vice Chair Commo, to approve the forms as presented. Motion passed unanimously.

## 6. Conflicts

---

### 6. Conflicts

**Subject** **6.1. Mika Duncan, 240 Staniford Road and FLT Eagle North, LLC, 188 North Street**

**Meeting** August 13, 2025 - Board of Tax Appeals Organizational Meeting - Wednesday, August 13, 2025, 11:00 AM, Board of Tax Appeals Organizational Meeting, Bushor Conference Room, 149 Church Street, 1st Floor

**Category** 6. Conflicts

**Department** Council and Board

**Type** Information

6.1. Mika Duncan, 240 Staniford Road and FLT Eagle North, LLC, 188 North Street  
No conflicts.

## 7. Establishment of Panel and Schedule

---

### 7. Establishment of Panel and Schedule

**Subject** **7.1. Establishment of Panel and Schedule**

Meeting August 13, 2025 - Board of Tax Appeals Organizational Meeting - Wednesday, August 13, 2025, 11:00 AM, Board of Tax Appeals Organizational Meeting, Bushor Conference Room, 149 Church Street, 1st Floor

Category 7. Establishment of Panel and Schedule

Department Council and Board

Type Action

Recommended Action establish panel and schedule

#### 7.1. Establishment of Panel and Schedule

One panel for the two appeals:

Hearing dates:

Wednesday, 10/8, 1:00 pm and 1:30 pm

Back up date, Thursday, 10/9: 1 pm

Motion made by Board Member Fuller, seconded by Board Member Champagne. Motion passed unanimously.

## 8. Other Business

---

### 8. Other Business

#### Subject 8.1. Verbal Comments

Meeting August 13, 2025 - Board of Tax Appeals Organizational Meeting - Wednesday, August 13, 2025, 11:00 AM, Board of Tax Appeals Organizational Meeting, Bushor Conference Room, 149 Church Street, 1st Floor

Category 8. Other Business

Department Council and Board

Type Information

#### 8.1. Verbal Comments

None.

## 9. Adjournment

---

### 9. Adjournment

#### Subject 9.1. Motion to adjourn

Meeting August 13, 2025 - Board of Tax Appeals Organizational Meeting - Wednesday, August 13, 2025, 11:00 AM, Board of Tax Appeals Organizational Meeting, Bushor Conference Room, 149 Church Street, 1st Floor

Category 9. Adjournment

Department Council and Board

Type

Action  
Procedural

Recommended Action      Motion to adjourn

9.1. Motion to adjourn

Motion made by Board Member Champagne, seconded by Board Member Maher, to adjourn the meeting at 11:23 am. Motion passed unanimously.

**Mika Duncan**  
240 Staniford Road  
Burlington, VT 05408  
mikaduncan@gmail.com  
917-714-4222

Office of the Clerk/Treasurer  
ATTN: Lori Olberg  
149 Church Street  
Burlington, VT 05401

'25 JUL 11 AM 8:52

Dear Ms. Olberg,

I am writing to respectfully and vigorously lodge my grievance with the recent Board of Assessors Appeal Decision, dated June 18th, 2025.

In the Board of Assessors Opinion of Value which accompanied the recent letter, the preliminary FY26 value is listed as \$544,800, and the new appraised FY26 value is \$504,300. The description given for the Owner Reason for Grievance was "physical inaccuracies and overstated condition", and the Recommendation of the Board of Assessors was to adjust, citing "inaccuracies were corrected on the assessor card and the assessed condition was adjusted". This result falls short on two main points:

- 1) The Owner Reason for Grievance described in the Assessor's letter covers only two of the three main points in our initial reasons for grievance to the Assessor's Office, which we documented fully and discussed in detail at our appeal hearing on 5/21/25. The three main points outlined in the original appeal hearing were: 1) several corrections that should be made to the Assessor Card, 2) an inaccurate assessment of the condition of the house, and 3) a comparison with 55 other properties in the city's database, which clearly shows a significant number of comparable properties assessed at a much lower value per sq foot than ours.
- 2) The Assessor's letter indicates inaccuracies were corrected on the Assessor Card and the condition was adjusted. However, the Assessor Card posted to the City's database as of the date of this letter has still not been corrected. Additionally the webpage which now contains the partially reduced assessed value of \$504,300, still shows the wrong square footage of finished space and other inaccuracies. The condition on the Assessor Card says "good-minus" while the webpage says "good". So it's difficult if not impossible to ascertain whether the Assessor Card inaccuracies or the inaccurate condition were actually addressed at all, or to what extent.

Given the above, I plan to revisit with the Board of Tax Appeals the multiple inaccuracies on the Assessor Card that currently seem not to have been adequately addressed. I will also bring to the Board's attention the large number of comparable properties I've compiled from the City's

database, which clearly shows an average assessed value per square foot far below the value currently assigned to our home.

I also want to make clear that my objective is not to reduce our own tax burden simply to owe less, but rather to ensure a fair assessment so we may pay our fair share of property taxes relative to our neighbors. It is extremely inconvenient for me to continue to follow this process, and I would much prefer not to have to do so! However, I have no confidence any of our points from the Assessor appeal hearing were fully or accurately addressed. And it is objectively unfair there would be such inexplicable discrepancies in assessed value among a grouping of properties with similar features, characteristics and condition. For these reasons, I am unfortunately compelled to lodge this grievance and request a hearing with the Board of Tax Appeals.

Respectfully,

Mika Duncan

'25 JUL 11 AM 8:53

Mika Duncan  
240 Staniford Road  
Burlington, VT 05408  
mikaduncan@gmail.com  
917-714-4222

Board of Tax Appeals of the City of Burlington  
ATTN: Lori Olberg  
149 Church Street  
Burlington, VT 05401

25 SEP 23 AM 9:25

RE: Appeal of the Board of Assessor's Decision on Appraised Value of 240 Staniford Rd  
(027-4-003-000)

To whom it may concern,

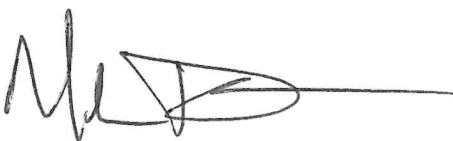
In the Board of Assessors Opinion of Value that accompanied the BoA's Appeal Decision, dated June 18th, 2025, the preliminary FY26 value was listed as \$544,800, and the revised appraised FY26 value was \$504,300. The description given for the Owner Reason for Grievance was "physical inaccuracies and overstated condition". The Recommendation of the Board of Assessors was to adjust, citing "inaccuracies were corrected on the assessor card and the assessed condition was adjusted". However, the Owner Reason for Grievance described only mentions two of the three main points presented to the BoA in our initial appeal, which were documented fully and discussed in detail at our 5/21/25 hearing. While the Assessor's decision indicated inaccuracies were corrected and the condition was adjusted, based upon the information posted to the City's database at the time of this statement, none of these details have been corrected, and it's impossible to ascertain whether the inaccuracies were addressed at all, or to what extent.

This result falls short, and correcting these points forms the basis for this appeal, through which I will seek the Board's agreement that a fair assessed value, relative to comparable properties, is approximately \$400,000. This appeal will focus on two main points:

- 1) correction of inaccuracies in the City's database, relative to square footage, condition, and building features; and
- 2) a compilation of fifty-five comparable properties, compiled from the City's database, which clearly shows an average assessed value per square foot far below the value currently assigned to our home. Where applicable, actual sales prices will also be compared.

My objective is not to reduce our own tax burden simply to owe less, but rather to ensure a fair assessment relative to our neighbors.

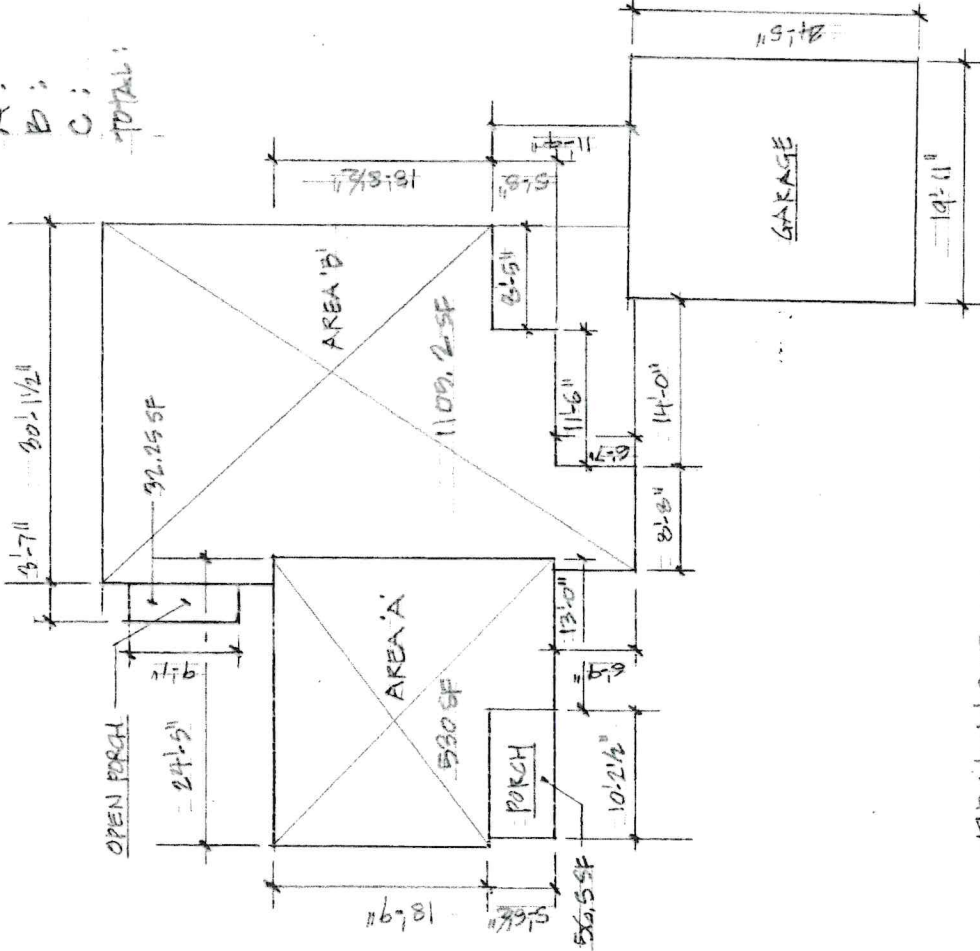
Respectfully,



Mika Duncan

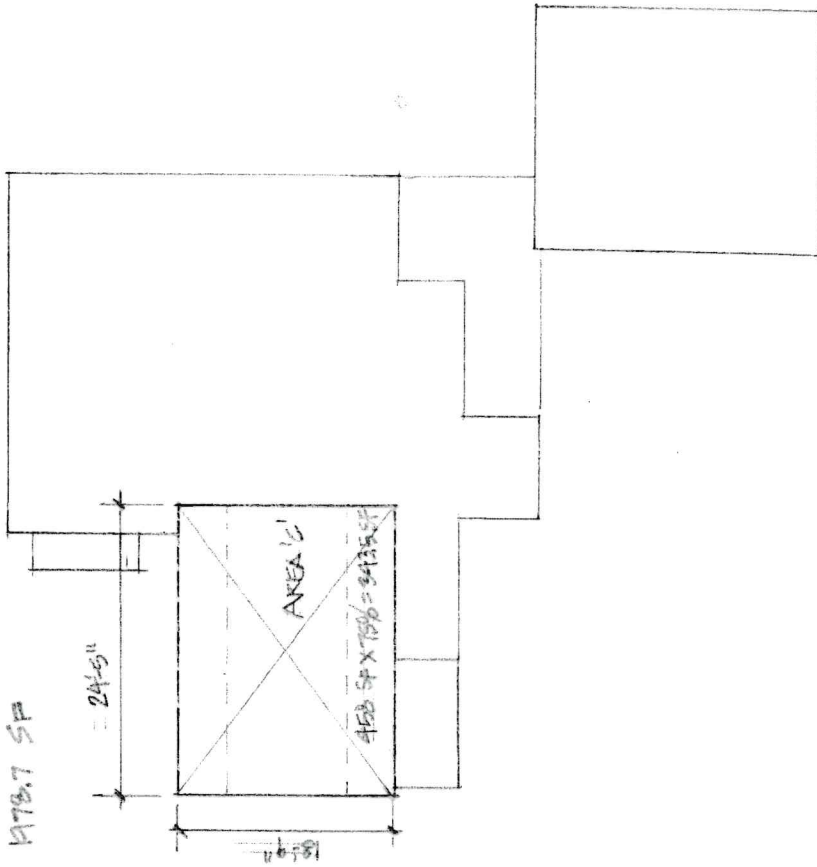
FINISHED AREA

- A: 530 SF
- B: 1109.2 SF
- C: 3489 SF
- TOTAL: 4738.7 SF



FIRST FLOOR

1/8" = 1'-0"



SECOND FLOOR

1/8" = 1'-0"

240 STANIFORD ROAD

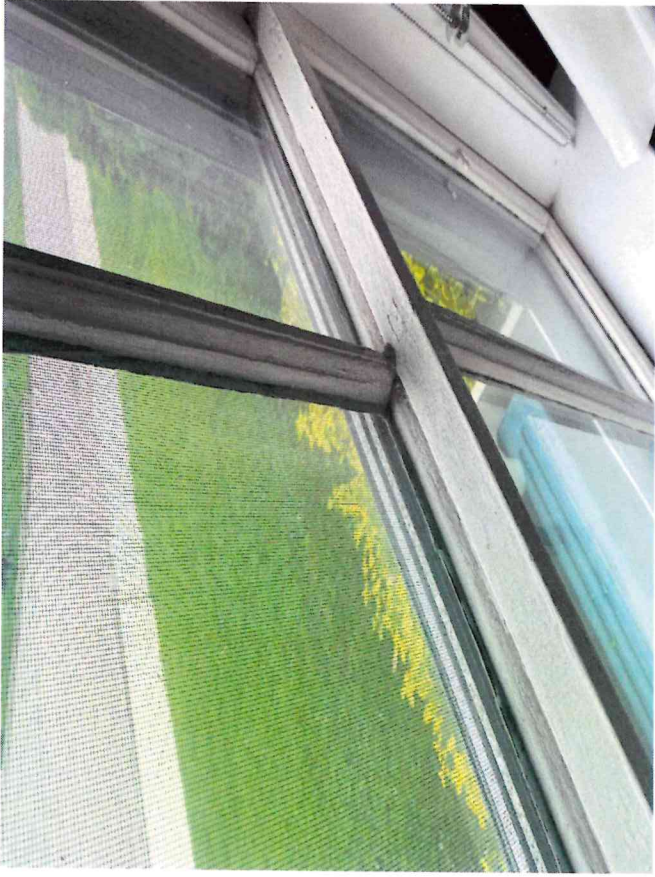
Sketched Areas		Assessor Card		Actual		Assessor Card		Actual	
		Gross Area	991	Gross Area	988	Finished Area	0	Finished Area	0
BMT	BASEMENT								
CNP	CANOPY	28		28		0		0	
EFP	ENCL PORCH	65		57		0		0	
FFL	1ST FLOOR	1648		1635	1648			1635	
GARD	GARAGE DET	480		487		0		0	
HST	HALF STORY	494		458	370.5			344	
OPF	OPEN PORCH	181		171		0		0	
PIER	PIER FNDTN	659		647		0		0	
SLAB	SLAB FNDTN	63		0		0		0	
STG	STORAGE	480		365		0		0	
WDK	WOOD DECK	28		28		0		0	
Totals		5,117		4,864	2,019			1,979	

## CONDITION 4 (age-related decay)



Exterior and interior photos that demonstrate the north wall of the house (and the roof that bore on it) was being supported by little more than the siding, furring strips, and drywall. The structure of the wall was completely compromised. Almost all of the studs were not making contact with a sill (the sill was completely rotted away) and therefore not resting on the foundation. This is a strong example of the type of decay possible, which is less-than-average condition.

CONDITION 3 (Windows)

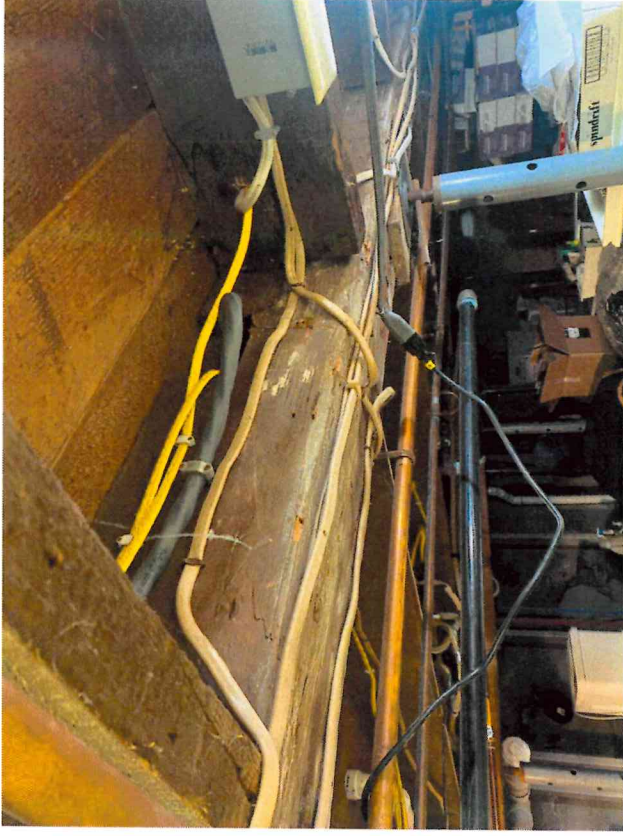


Examples of historic windows, one which is sealed shut, one that partially opens, with the stick required to keep it open. Both of which need repair to address age-related decay.

CONDITION 1 (Foundation/Structure)



Foundation, as old as 150 years, with footings under-dug and supported by block walls.



Example of materials reclaimed in the 1870s that make up the flooring structure. This is the main carrying beam in the original house, which is made from a hand-hewn post, likely salvaged from a retired barn.

4

E

CITY OF BURLINGTON  
OFFICE OF THE ASSESSOR  
Joe Turner, City Assessor

Assessor's Report to the Board of Tax Appeals

Fiscal Year 2026

*Property Valuation Appeal:*                    240 Staniford Road, Burlington Vermont  
For Tax Year 2025, Fiscal Year 2026

*Estimated Value for Tax Year 2025:*    **\$504,500**

**Summary of Subject Facts**

Property Location:                    The subject property is located at the western end of Staniford Road in the City of Burlington's New North End. The property has the address of 240 Staniford Road and can be further identified is parcel number 027-4-005-000.

Owner:                                        Mika Duncan & Ashley Hull

Site Description:                        The property consists of 0.2927 acres of primarily flat topography

Improvement Description:            The property is classified as Residential. The building consists of a total of 2,112 square feet of finished area with a recent new addition completed for tax year 2025.

Transfer History:                        The current owner's purchased the subject in January of 2015.

**Purpose of the Value Analysis**

The purpose of this value analysis is to develop an opinion of the Market Value for the real property for the ad valorem tax value. Vermont statute 32 V.S.A. § 4601 states "Taxes shall be uniformly assessed on the lists of the persons taxed unless otherwise provided by law". In order to create an equitable, uniform distribution of the tax burden, the market value of all properties are set at a specific effective date. This normalizes market conditions and all external factors that have an effect on value.

According to *A Handbook on Property Tax Assessment Appeals*, published by the Vermont Tax Department, "the (current) value must be equalized so that the listed-value-to-market-value of the appealed property corresponds to the listed-value-to-fair-market-value of comparable properties". Currently, all property values in the City of Burlington are set as of April 1<sup>st</sup>, 2021, which is the date of

the last city wide revaluation and what would be considered the “fair-market-value date of comparable properties”.

The Market Value that is analyzed in this report is the “fair-market-value of comparable properties” which carries an effective date of April 1<sup>st</sup>, 2021. There are two ways to achieve this retrospective fair market value of real property which would create a value consistent with comparable properties.

The first way is to use valuation information from the retrospective date of value. This method removes the use of any type of adjustment factor that would have been derived from market sales post the effective date of value, such as the Common Level of Appraisal (CLA) or the Level of Appraisal (LOA).

The second way is to develop a current value of the property and adjust it back to the retrospective value date, which would be considered the “fair-market-value of comparable properties”. This adjustment would be developed through a factor derived from arms-length property transfers that occurred after the retrospective value date. This is considered a market adjustment or a “time” adjustment.

The purpose of this value analysis is to develop an opinion of value that is adjusted for the “fair-market-value of comparable properties”. This value analysis will be developing the opinion of value by determining the current fair market value and apply an equalization factor. The equalization factor used in this report will be the Common Level of Appraisal (CLA) which is provided annually by the Vermont Tax Department.

## Site Analysis

### *Subject Aerial View*



### ***Size and Shape***

The property is a rectangular shaped parcel containing 0.2927 acres or 12,750 square feet.

### ***Access***

The subject's site is located on the corner of Staniford Road and Western Ave. Overall, the property has good access with close proximity to the city's lake front bike path.

### ***Topography***

The property site is flat in topography and at equal grade with the adjacent streets. The property is an interior lot with typical topography.

### ***Neighborhood***

The property is located in the New North End which is a residential neighborhood north of Burlington's Central Business district. Access to all amenities is via Staniford Road to North Avenue.

### ***Subject Front View***



### **Approaches to Value**

The ***Cost Approach*** is based on the “Principle of Substitution” which states that no rational person would pay more for a property than the amount for which he can obtain, by purchase of a site and construction of improvements, without undue delay, a property of equal desirability and utility.

The subject property consists of a residential building, which is considered to be in good condition.

Due to the limited number of similar land sales in the area and the difficulty in estimating the depreciation from various factors, the Cost Approach was not considered in this value opinion.

In my opinion, the omission of this approach does not affect the credibility of the value estimate contained herein since the Sales Comparison Approach provides reliable indicators of value for the subject property.

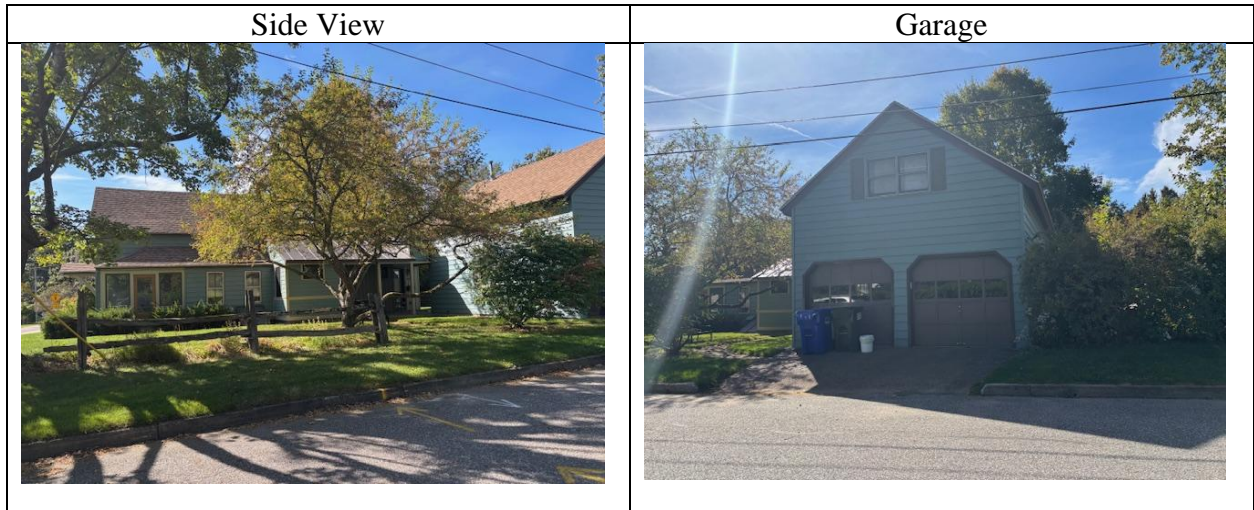
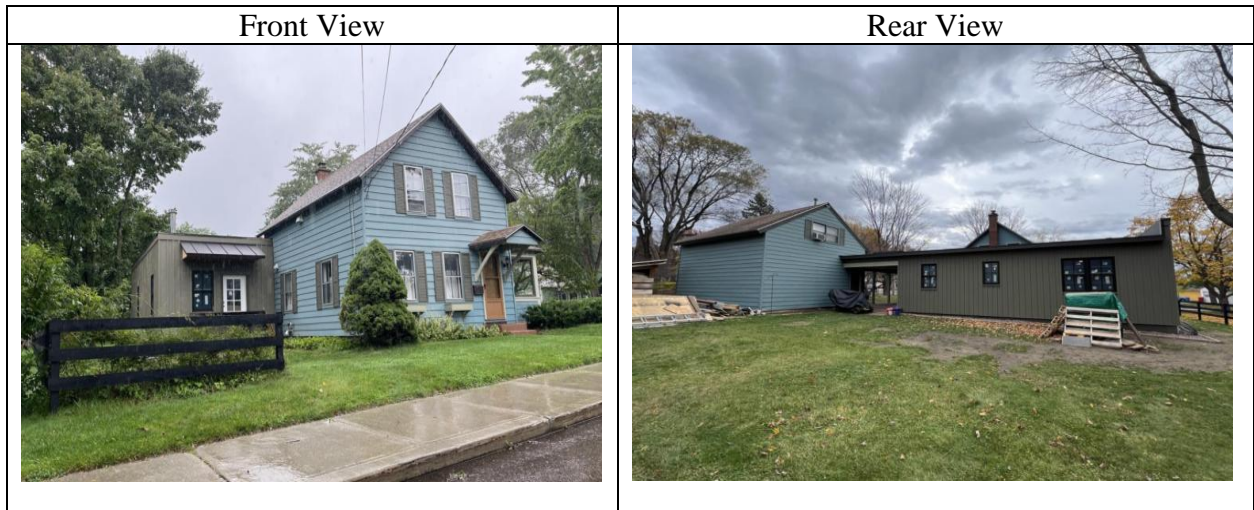
The ***Sales Comparison Approach*** is based on the "Principle of Substitution" which indicates that an informed purchaser would pay no more for a property than the cost of acquiring an equally desirable substitute property with the same or similar utility. This approach is most applicable when an active market provides sufficient quantities of reliable data that can be verified from authoritative sources. Since there was recent adequate sales in the subject properties neighborhood similar to the subject property, the Sales Comparison Approach was used in this value opinion.

The ***Income Approach*** is based on the principle of anticipation in which the purchaser is buying in anticipation of receiving any future benefits of property ownership. When analyzing income-producing properties, the physical characteristics may be less significant than the property's ability to generate income. This approach is most applicable when there is a sufficient amount of verifiable market activity. Since no market rental information was available the Income Approach was not used in this value opinion.

**Sales Comparison Approach to Value**

The sales comparison approach is based on the principle of substitution. This principle asserts that a knowledgeable buyer will not pay more for a property than the cost of acquiring a similar property with comparable utility. The process involves identifying comparable properties, analyzing their similarities and differences relative to the subject property, and making adjustments to account for these differences. The adjusted sale prices of the comparables provide a range of values, which is then reconciled into a final opinion of value.

***Subject Photos***



## Comparables Grid

FEATURE	SUBJECT	COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3									
240 Staniford Rd Address Burlington		118 Dale Rd Burlington			41 Grey Meadow Dr Burlington			24 Fern St Burlington									
Proximity to Subject		0.24 miles SE			0.35 miles NW			0.46 miles E									
Sale Price	\$		\$	640,000		\$	647,000		\$	560,000							
Sale Price/Gross Liv. Area	\$	sq. ft.	\$	335.78 sq. ft.		\$	424.82 sq. ft.		\$	353.54 sq. ft.							
Data Source(s)		MLS			MLS			MLS									
Verification Source(s)		public record			public record			public record									
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION		+(-) \$ Adjustment	DESCRIPTION		+(-) \$ Adjustment	DESCRIPTION		+(-) \$ Adjustment							
Sale or Financing Concessions		conv 1000		-1,000	conv 6500		-6,500	conv 15000		-15,000							
Date of Sale/Time		1/10/2025			10/01/2024			9/30/2025									
Location	gd/suburban	similar			similar			similar									
Leasehold/Fee Simple	Fee Simple	Fee Simple			Fee Simple			Fee Simple									
Site	0.29 acres	0.18 acres			0.31 acres			0.25 acres									
View	neighborhood	neighborhood			neighborhood			neighborhood									
Design (Style)	2 story contemp	colonial			colonial			ranch									
Quality of Construction	good	similar			similar			similar									
Actual Age	1870	1958			1994			1954									
Condition	good	similar			similar			similar									
Above Grade	Total	Bdms.	Baths	Total	Bdms.	Baths	Total	Bdms.	Baths	Total	Bdms.	Baths					
Room Count	6	3	2.50	6	4	2	+1,500	6	3	2.5							
Gross Living Area	2,112	sq. ft.		1,906	sq. ft.		+8,200	1,523	sq. ft.		+23,600	1,584	sq. ft.	+21,100			
Basement & Finished Rooms Below Grade	1075 sf unfinished	1092 sf unfinished			702 sf unfinished			1332 sf unfinished									
Functional Utility	good	good			good			good									
Heating/Cooling	hw/partial AC	fwa/yes			-5,000	fwa/yes		-5,000	fwa/hone		+2,500						
Energy Efficient Items	none	none				none		none									
Garage/Carport	garage 2	garage 1			+6,500	garage 2			garage 1		+6,500						
Porch/Patio/Deck	porchs	porchs				porch,patio			porch,deck								
Other	storage	storage				storage			storage								
Net Adjustment (Total)			⊗ +	□ -	\$	10,200		⊗ +	□ -	\$	12,100		⊗ +	□ -	\$	15,100	
Adjusted Sale Price of Comparables		Net Adj.	1.6 %		Net Adj.	1.9 %		Net Adj.	2.7 %		Net Adj.	8.1 %		Gross Adj.	5.4 %	\$	659,100
		Gross Adj.	3.5 %	\$	650,200			Gross Adj.	5.4 %	\$	659,100			Gross Adj.	8.1 %	\$	575,100

The above listed comparables are the best in the subject's market area. All three comparables have a similar location as the subject and are all within walking distance. No adjustments were needed for site area due to all comparables having a similar utility as the subject. All of the comparables had a similar quality and condition as the subject at the time of sale. Adjustments were needed for gross living area on all of the comparables. The subject has air condition in approximately 20% of the structure. This is reflected in the adjustments made for heating/cooling. Some adjustments were needed for car storage although comparable 2 is similar enough to need no adjustment.

*Comparable Photos*

**Comparable #1**

118 Dale Road



**Comparable #2**

41 Grey Meadow Drive

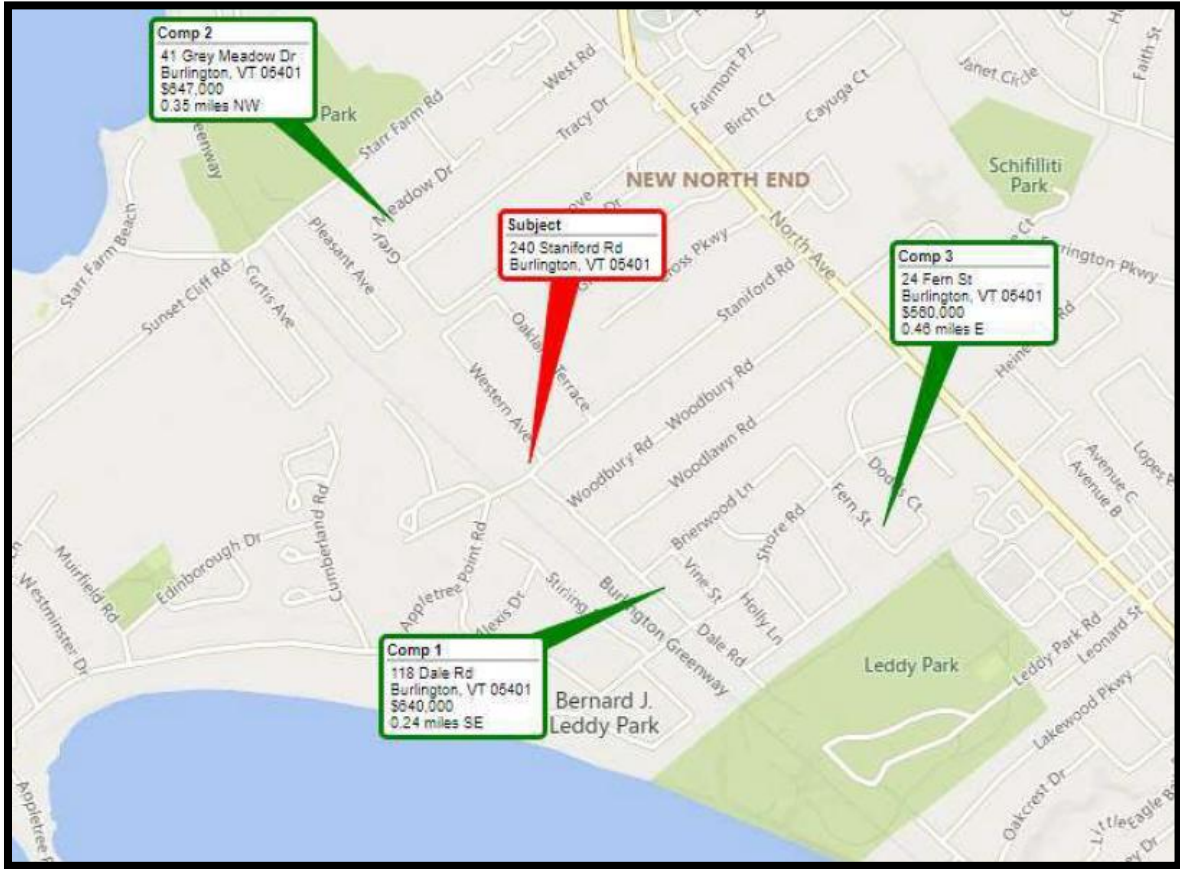


**Comparable #3**

24 Fern Street



**Location Map**



**Reconciliation**

The sales comparables listed above show an adjusted sales value range between \$659,100 and \$575,100. This represents what the subject could potentially sell for in the current market. As stated above, these values should be equalized to represent values from the last reappraisal which occurred in 2021. The current CLA is 81.76%. In order to obtain the equalized values, the current values need to be multiplied by the CLA. The equalized value range is as follows:

$$\begin{aligned}
 & \$659,100 \times 81.76\% = \mathbf{\$538,900} \\
 & \text{To} \\
 & \$575,100 \times 81.76\% = \mathbf{\$470,200}
 \end{aligned}$$

Due to the comparables having similar adjustments and a similar location as the subject, it would be reasonable for the subject’s adjusted value to fall in the middle of the listed CLA adjusted range.

Final Opinion of Value
<b>\$504,500</b>



027 Sheet 4 Lot 005 Unit# 000 Bldg#

027-4-005-000 Parcel ID Building Location 240 STANIFORD RD

BURLINGTON, VT

Card: 1 of 1 Total Card 504,300 / 504,300

PROPERTY LOCATION

240 STANIFORD RD BURLINGTON, VT 05401

OWNERSHIP

DUNCAN MIKA D. HULL ASHLEY 240 STANIFORD RD BURLINGTON, VT 05401-0000

PREVIOUS OWNER

RAAB FREDERICK H RAAB REBECCA A 240 STANIFORD ROAD BURLINGTON, VT 05408-0000

NARRATIVE DESCRIPTION

This parcel contains 12750.00000 SF of land mainly classified as Single Fam It has 1 building(s) first built in 1870 with a total of 2,019 square feet. There are 2 living unit(s), 2 Baths, 1 Half Bath, 8 Rooms, and 3 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, SF

Property ID: 1813



Patriot PROPERTIES INC.

User Account 11813 GIS Coord 1 301727733025.0000000 GIS Coord 1

Insp Date 06/17/2025

Print Date / Time 10/7/2025 9:35 am

Last Date / Time 6/15/23 8:23 am

BURLINGTON\jturner

USER DEFINED

RAD: 120 OLD PID: 180126 State District: 3-01 CAD: 610 SPAN: 114-035-11813 Accessory Dwl PriorID1c 0 PriorID2c 0 PriorID3c 04092008 Assessor Map 027-4-005-000

Parcel ID 027-4-005-000

Exterior Information

Table with exterior details: Type OS - OLD STYLE, Stry Hght 1.5, (Liv) Units 2, Found C - CONCRETE, Frame W - Wood, P. Wall A - ALUMINUM, Sec Wall OT - OTHER, Roof Str GB - GABLE, Roof Cvr AS - ASPHALT SH, Color, View, Shape, Bld Name.

General Information

Table with general details: Grade G - GOOD MINUS, Year Bld 1870, Eff Yr, Alt LUC, Juris, Con Mod.

Interior Information

Table with interior details: Avg Ht / Ft, P. Int Wall DW - DRYWALL, Sec Int Wall, Partition, P. Floor HW - HARDWOOD, Sec Floor L - LINOLIUM, Bmt Floors, Sub Floors, Bmt Garage 0, Electric T - TYPICAL, Insulation T - TYPICAL, Int Vs Ext, Heat Fuel G - GAS, Heat HW - HOT WATER, # Heat Sys 2, Heated %, AC %, 19, Sol HW %, Ctrl Vac %, Com Wall %, Sprink %.

Special Features / Yard Items

Table for special features and yard items with columns: Code, Desc, A, Y/S, Qty, Size, Qual, Con, Year, Unit Prc, D/S, Depr %, LUC, Ft, NBC, Ft, Juris, Ft, Appr Val, Assessed.

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

Condo Information

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

Bath Features

Table with bath features: Full Bath 2, Rtnng, Add Full 0, Rtnng, 3/4 Bath 0, Rtnng, Add 3/4 0, Rtnng, 1/2 Bath 1, Rtnng, Add 1/2 0, Rtnng, Other Fix 0, Rtnng.

Other Features

Table with other features: Kitchens 1, Rtnng, Add Kit. 1, Rtnng, Fireplaces 0, Rtnng, WS Flues 1, Rtnng.

Depreciation

Table with depreciation: Phys Con GD 22, Functional, Economic, Special, Override, Total 22%.

Comparable Sales ( 7 of 20 )

Table with comparable sales: Rtnng, Parcel ID, Type, Sale Date, Price. Includes rows for parcels 057-4-009-000, 029-1-127-000, 049-4-167-000, 054-2-054-000, 049-4-066-000, 046-1-069-131.

Comments

single fam house

Res Breakdown

Table with res breakdown: Floor U, No. Unit 1, Rooms 8, Bdrms 3, Bld Total 1, 8, 3, Prcl Total 1, 8, 3.

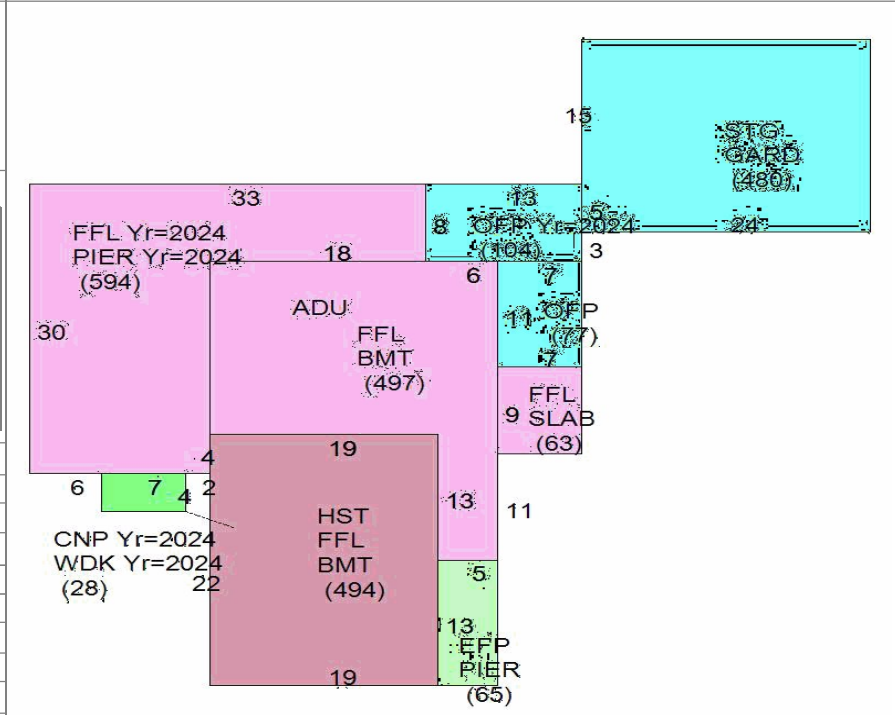
Calc Ladder

Table with calc ladder: Base Rate 64.05, Depr 109,765, Size Adj 1.09542, Depr'd Total 389,168, Con Adj 1.00000, Juris Ft. 1.0000, Adj Prc \$ 70.16, Spec. Features \$ 0, Grade Ft. 1.15000, Lump Sum, Other Feat \$ 22,004, Final Total \$ 389,200, NBH Mod 1.0000, Override Val, NBC Infl 2.1000, Assmnt Ft. 1.0000, LUC Ft. 1.0000, Assessed Val \$ 389,200, Adj Tot (RCN) 498,933, Total \$/SF \$ 192.82, Depr % 22%, Undepr \$/SF 80.68400.

Sub Areas ( 7 of 11 )

Table with sub areas: Code, Desc, Net Area, Gross A., F. Area, Sz Adj A., Rate AV, Undepr Val. Includes rows for FFL 1ST FLOOR, HST HALF STORY, OFP OPEN PORCH, PIER PIER FNDDTN, SLAB SLAB FNDDTN, STG STORAGE, WDK WOOD DECK, Building Totals, Parcel Totals.

Sketch



Mobile Home

Table for mobile home details: Make, Model, Serial, Year, Color.

Alt Areas

Table for alternative areas: S. Area, Alt Type, % Alt, Tenants, Qual, % U.

Image





