



Monday, April 13, 2026, 7:15 PM, Contois Auditorium, 149 Church Street, 2nd Floor

Join from PC, Mac, iPad, or Android:

<https://zoom.us/j/96104794361>

Phone one-tap:

+13052241968, 96104794361# US

Join via audio:

+1 305 224 1968 US

Webinar ID: 961 0479 4361

International numbers available: <https://zoom.us/u/acax3QyPWV>

****CCTV link: https://www.youtube.com/playlist?list=PLIjLFn4BZd2PwCge7INoKug676jIf_iUA ****

1. Agenda

Subject	1.1. Motion to adopt agenda
Meeting	April 13, 2026 - Full Board of Abatement of Taxes Meeting - Monday, April 13, 2026, 7:15 PM, Contois Auditorium, 149 Church Street, 2nd Floor
Category	1. Agenda
Department	Council and Board
Type	Action Procedural
Recommended Action	Motion to adopt agenda

2. Consent Agenda

Subject	2.1. Motion to adopt the consent agenda and take the actions indicated
Meeting	April 13, 2026 - Full Board of Abatement of Taxes Meeting - Monday, April 13, 2026, 7:15 PM, Contois Auditorium, 149 Church Street, 2nd Floor
Category	2. Consent Agenda
Department	Council and Board
Type	Action (Consent) Procedural
Recommended Action	Motion to adopt the consent agenda and take the actions indicated
Subject	2.2. Communication: C/T Office, re: Full Board of Abatement of Taxes Notice
Meeting	April 13, 2026 - Full Board of Abatement of Taxes Meeting - Monday, April 13, 2026, 7:15 PM, Contois Auditorium, 149 Church Street, 2nd Floor

Category	2. Consent Agenda
Department	Department of Finance and Administration
Type	Action (Consent) Communication Information
Recommended Action	waive the reading, accept the communication and place it on file
Subject	2.3. Request for Abatement of Taxes: La Kosher Nostra, 39 Hildred Drive, 046-14-069-039
Meeting	April 13, 2026 - Full Board of Abatement of Taxes Meeting - Monday, April 13, 2026, 7:15 PM, Contois Auditorium, 149 Church Street, 2nd Floor
Category	2. Consent Agenda
Department	Assessor's Office
Type	Action (Consent)
Recommended Action	grant the abatement of \$2,048.46
Subject	2.4. Request for Abatement of Taxes: 3G LLC, 10 Rose Street, 044-1-194-000
Meeting	April 13, 2026 - Full Board of Abatement of Taxes Meeting - Monday, April 13, 2026, 7:15 PM, Contois Auditorium, 149 Church Street, 2nd Floor
Category	2. Consent Agenda
Department	Assessor's Office
Type	Action (Consent)
Recommended Action	grant the abatement of \$712.52
Subject	2.5. Request for the Abatement of Taxes: Burlington Electric Department/Central Public Service/VT Public Supply Authority, 111 Intervale Road, 040-1-002-002
Meeting	April 13, 2026 - Full Board of Abatement of Taxes Meeting - Monday, April 13, 2026, 7:15 PM, Contois Auditorium, 149 Church Street, 2nd Floor
Category	2. Consent Agenda
Department	Assessor's Office
Type	Action (Consent)
Recommended Action	grant the abatement due to the taxes being uncollectable
Subject	2.6. Request for Abatement of Taxes: ARB LLC, 34 Summit Ridge, 050-2-043-000
Meeting	April 13, 2026 - Full Board of Abatement of Taxes Meeting - Monday, April 13, 2026, 7:15 PM, Contois Auditorium, 149 Church Street, 2nd Floor

Category	2. Consent Agenda
Department	Assessor's Office
Type	Action (Consent)
Recommended Action	deny the abatement request
Subject	2.7. Request for Abatement of Taxes: Katherine Schad, CAO, Demolished, 029-2-052-017; 20 Avenue B, 029-2-052-020; 35 Avenue B, 029-2-052-030; 52 Avenue B, 029-2-052-047; 57 Avenue C, 029-2-052-106; 431 Pine Street, 053-1-010-000; 0 Pine Street, 053-1-011-000
Meeting	April 13, 2026 - Full Board of Abatement of Taxes Meeting - Monday, April 13, 2026, 7:15 PM, Contois Auditorium, 149 Church Street, 2nd Floor
Category	2. Consent Agenda
Department	Assessor's Office
Type	Action (Consent)
Recommended Action	grant the abatement due to the tax debt in question being uncollectable

3. Adjournment

Subject	3.1. Motion to adjourn
Meeting	April 13, 2026 - Full Board of Abatement of Taxes Meeting - Monday, April 13, 2026, 7:15 PM, Contois Auditorium, 149 Church Street, 2nd Floor
Category	3. Adjournment
Department	Council and Board
Type	Action Procedural
Recommended Action	Motion to adjourn

NOTICE
CITY OF BURLINGTON
FULL BOARD OF
ABATEMENT OF
TAXES

The Full Board of Abatement of Taxes of the City of Burlington will meet in Contois Auditorium and via ZOOM: <https://zoom.us/j/96104794361> on Monday, April 13, 2026* to hear and act upon the request for abatement of taxes and/or penalties from:

La Kosher Nostra
39 Hildred Drive
046-14-069-039

3GLLC
10 Rose Street
044-1-194-000

Burlington Electric Department
Central Public Service
VT Public Supply Authority
111 Intervale Road
040-1-002-002

ARB LLC
34 Summit Ridge
050-2-043-000

Katherine Schad, Chief Administrative Officer
Demolished
029-2-052-017

Katherine Schad, Chief Administrative Officer
20 Avenue B
029-2-052-020

Katherine Schad, Chief Administrative Officer
35 Avenue B
029-2-052-030

Katherine Schad, Chief Administrative Officer
52 Avenue B
029-2-052-047

Katherine Schad, Chief Administrative Officer
57 Avenue C
029-2-052-106

Full Board of Abatement of Taxes, April 13, 2026

Katherine Schad, Chief Administrative Officer
431 Pine Street
053-1-010-000

Katherine Schad, Chief Administrative Officer
O Pine Street
053-1-011-000

*The City Council Meeting usually begins at 6:00 p.m. The Full Board of Abatement of Taxes Meeting is part of this agenda, **no set start time**.



TAX ABATEMENT COMMITTEE

City Hall, 1st Floor; 149 Church Street, Burlington, VT 05401

WEBSITE: www.burlingtonvt.gov/assessor Voice (802) 865-7114

04/02/2026

Recommended Abatement Decision

La Kosher Nostra
Soo Ran Choi
101 Clark Street, APT 18K
Brooklyn, NY 11210

RE: The Board of Tax Abatement Committee recommendation to the full Board of Tax Abatement regarding your request for abatement.

PARCEL ID: 046-1-069-039
TYPE OF PROPERTY: RC
LOCATION: 39 Hildred Drive

PROPERTY OWNER ON GRAND LIST: La Kosher Nostra

COMMITTEE HEARING DATE: 02.05.2026

AMOUNT REQUESTED: \$2,592.48
COMMITTEE'S RECOMMENDATION: Grant in part

AMOUNT RECOMMENDED FOR ABATEMENT: \$2,048.46

The Board of Tax Abatement will make a final decision on your request for tax abatement on **Monday, April 13, 2026**. Board takes the Tax Abatement Committee's recommendation under advisement. You have the right to testify before the Board of Tax Abatement. The hearing will be held in **Contois Auditorium in Burlington City Hall**, during the City Council meeting.

If you are planning on attending this meeting, please contact Lori Olberg at 802-865-7136. She will provide you the start time and the methods of attendance.

Sincerely,

Kenneth Nosek, Administrator, Tax Abatement Committee

Non-Discrimination

The City of Burlington will not tolerate unlawful harassment or discrimination on the basis of political or religious affiliation, race, color, national origin, place of birth, ancestry, age, sex, sexual orientation, gender identity, marital status, veteran status, disability, HIV positive status or genetic information. The City is also committed to providing proper access to services, facilities, and employment opportunities. For accessibility information or alternative formats, please contact Human Resources Department at 865-7145.

City of Burlington Tax Abatement Committee
In re Abatement Application of LA Kosher Nostra LLC
Heard before the Committee on February 5, 2026

LA Kosher Nostra LLC (the “Applicant”) seeks to abate \$2,591.48, inclusive of \$654.73 in penalties for late payment of property taxes in connection with 39 Hildred Drive (the “Property”), plus interest in the amount of \$1,936.75. The Committee recommends granting the application IN PART in the amount of \$2,048.46, inclusive of penalties and interest charged for FY25 and FY26, as well as interest accruing after June 30, 2024, for unpaid taxes in FY24. The Committee does not recommend granting the application for penalties charged in FY24 or for interest accruing prior to June 30, 2024.

The Applicant is a limited liability company whose sole members are Soo Ran Choi and Rinaldo B. Pierno (the “Members”). The Property is a condominium unit. The Applicant purchased the Property in late August 2023. Previously, the Members lived in cooperatively owned housing in New York City, and their property taxes were included in their association dues. They were not separately billed for property taxes. They assumed property taxes would be handled the same in Vermont, and do not recall being told otherwise by professionals who assisted them with the purchase of the Property.

The Applicant’s mailing address for taxes due for the Property was listed on the Grand List as “8901 Shore Road, Brooklyn, VT 11209”. There is no such place as Brooklyn, Vermont, and New England zip codes do not begin with the number “1”. Staff essentially concedes that listing the mailing address as being in Vermont was a City error. On behalf of the Applicant, the Members contend they did not receive tax bills in the mail for the Property until January 2026. As soon as they learned that they owed outstanding taxes plus penalties and interest, they paid the balance due. However, they seek abatement of penalties and interest included in their payment.

Because the error was a City error, and because the Members provided a credible explanation for not expecting tax bills to arrive in the ordinary course of affairs, the Committee is sympathetic to the Applicant’s request. However, the City is not principally at fault for penalties charged in FY24 or for interest accruing prior to June 30, 2024. Because the Property was purchased during FY24, the Committee would have expected the Applicant’s real estate and legal advisors to handle prorations in escrow and/or to discuss property tax liability with the Members for that fiscal

year. They should not have been entirely dependent on the need for a tax bill to understand their tax liability. Accordingly, the Committee recommends abatement of \$2,048.46, as outlined above.

/s/ Joe Kane, Chairperson

/s/ Ranjit "Buddy" Singh

TAX ABATEMENT REQUEST FORM

Please submit one form per property tax abatement request

Additional copies of this form are found at www.burlingtonvt.gov/CT/PropertyTax/Abatement
Submit to: Attention: Kenneth, Burlington City Hall, Ground Floor, 149 Church Street, Burlington, VT 05401

Date of this Request: Jan. 21, 2026

Name, Property Owner on Grand List: LA KOSHER NOSTRA LLC (SoorAN CHOI) (Rinaldo Pierno)

Name, Applicant: La kosher Nostra, LLC (Sooran Choi, Rinaldo Pierno)
(Describe the relationship of applicant to listed owner if the applicant is not the listed owner)

New Owner, Purchase Date: August 2023

Executor/Administrator of Estate: SoorAN CHOI, Rinaldo Pierno

Mailing Address: 101 Clark St. APT 12K, Brooklyn, NY 11201

City, State, Zip code: Brooklyn, NY 11201

Applicant's Email and Phone #: blackcatinthedark@gmail.com, 646-708-2848

Location of Property: 39 Hildred Dr.

Parcel ID # (000-0-000-000): 046-1-069-039 or,

Account Number (PPP000000): _____ business personal property
(Can be found on the tax bill or property record card)

Total dollar amount you are requesting be abated:	\$ <u>2,591.48</u>
Breakout based on amount of:	
taxes:	\$ <u>0</u>
penalties:	\$ <u>654.73</u>
interest:	\$ <u>1,936.75</u>
prior year delinquency:	\$ <u>0</u>
other:	\$ <u>0</u>

Briefly describe your abatement request. You may submit a letter with more details of your request.

The tax bill has been mailed to a wrong address and never reached us until Jan. when we returned from a trip that we found a forwarded mail that contained the tax bill. We are from NY where all our property taxes were included in our maintenance, and since we moved to this new unit 39 Hildred Dr. we haven't seen any tax bills until now, so we did not realize there are property taxes on deliquet. We were never late on tax payment before and it was really caused by the mails having gone to a wrong address,

Signature [Signature]

Date Jan. 21, 2026

This form received by:

Date received: JAN 22 2026

JAN 22 2026

**FORMAL PETITION FOR WAIVER OF PENALTIES AND INTEREST
Property Taxes for 39 Hildred Drive, Burlington, Vermont 05401**

BEFORE THE BURLINGTON BOARD OF TAX ABATEMENT

Respondents:

La Kosher Nostra LLC
Soo Ran Choi, Member
Rinaldo B. Pierno, Member

Parcel: 39 Hildred Drive, Burlington, Vermont 05401

Amount in Controversy: \$2,591.48

- **Interest:** \$1,936.75
- **Penalties:** \$654.73

STATEMENT OF RELIEF REQUESTED

Respondents respectfully petition the Burlington Board of Tax Abatement for the waiver and abatement of penalties and interest assessed in connection with property tax obligations relating to the above-referenced parcel, pursuant to the Board's statutory and equitable authority to remedy manifest injustice.

STATEMENT OF FACTS

1. La Kosher Nostra LLC is the lawful owner of the real property located at 39 Hildred Drive, Burlington, Vermont 05401. Soo Ran Choi and Rinaldo B. Pierno are the sole members of the LLC.
2. Respondents timely filed all required ownership, residency, and tax-related documentation with the State of Vermont and the City of Burlington and provided a valid and accurate mailing address: **8901 Shore Road, Brooklyn, New York 11209**.
3. Notwithstanding Respondents' compliance, the City of Burlington's municipal tax authority erroneously entered Respondents' mailing address as **8901 Shore Road, Brooklyn, Vermont 11209**, a nonexistent municipality and an invalid address.
4. As a direct result of this administrative error, all property tax bills, notices, and correspondence were mailed to an incorrect and nonexistent address and were never received by the Respondents.
5. Respondents received no actual or constructive notice of the tax assessments

until January 13, 2026, when a single undeliverable item was finally forwarded.

6. Upon learning of the outstanding tax obligation, Respondents acted promptly and in good faith by correcting the address on record and remitting full payment of all taxes then calculated as due, including principal, penalties, and interest, solely to bring the account current and avoid further accrual.

AFFIRMATIVE DEFENSES

First Affirmative Defense – Administrative Error:

The assessment of penalties and interest arose exclusively from a clerical and data-entry error by the municipal tax authority in recording the Respondents' mailing address. Such error is attributable solely to the taxing authority and not to any act or omission by Respondents.

Second Affirmative Defense – Lack of Proper Notice:

As a matter of law and due process, a property tax liability accompanied by penalties and interest is enforceable only upon proper notice to the taxpayer. Respondents received no such notice due to the City's mailing error. The absence of notice renders the imposition of penalties and interest improper and unenforceable.

Third Affirmative Defense – Manifest Injustice:

The imposition of penalties and interest under these circumstances constitutes manifest injustice. Respondents complied with all filing requirements, provided a correct mailing address, and had no knowledge of the tax delinquency until years later due solely to municipal error. Equity and fundamental fairness compel abatement.

CONCLUSION AND PRAYER FOR RELIEF

WHEREFORE, for the reasons stated herein, Respondents respectfully request that the Burlington Board of Tax Abatement:

1. **Waive and abate in full the penalties and interest assessed**, totaling **\$2,591.48**; and
2. Grant such other and further relief as the Board deems just and proper.

Respectfully submitted,

Rinaldo B. Pierno
Member, La Kosher Nostra LLC

Soo Ran Choi
Member, La Kosher Nostra LLC

Dated: January 21, 2025

**SUPPLEMENTAL STATEMENT IN SUPPORT OF PETITION FOR ABATEMENT
Property Taxes for 39 Hildred Drive, Burlington, Vermont 05401**

To the Members of the Burlington Board of Tax Abatement
c/o Office of the Clerk/Treasurer
City Hall, 149 Church Street
Burlington, Vermont 05401

This supplemental statement is submitted in support of, and to be considered together with, the formal **Petition for Waiver and Abatement of Penalties and Interest** filed by the undersigned Respondents concerning the property located at 39 Hildred Drive, Burlington, Vermont, 05401. This letter is intended to provide additional factual clarification regarding the prolonged failure of delivery, the absence of corrective action despite repeated undeliverable mailings, and the resulting financial consequences, without duplicating the legal arguments already set forth in the Petition.

As set forth in the Petition, Respondents purchased the property at 39 Hildred Drive and took up residence in late August 2023. Accordingly, the first property tax bill issued in November 2023, and all subsequent tax bills and notices thereafter, should have been deliverable either to the correct mailing address on file or returned to the sender as undeliverable. Instead, all such correspondence was addressed to **“8901 Shore Road, Brooklyn, VT 11209-5451,”** a nonexistent municipality and an invalid address.

From November 2023 through January 2026, property tax bills and related notices were repeatedly mailed to this incorrect address. Given that no such address exists within the State of Vermont, Respondents reasonably expected that these mailings would be returned to the Office of the Clerk/Treasurer as undeliverable. It is therefore both puzzling and concerning that, despite what must have been repeated failed delivery attempts over more than two years, no corrective action appears to have been taken to verify or reconcile the mailing address against the City’s own records, which contained the correct New York address supplied by Respondents in their filings.

Had such verification occurred at any point following the initial undeliverable mailings, the erroneous designation of “Brooklyn, Vermont” would have been immediately apparent, and the address could have been corrected well before penalties and interest accrued. No attempt was made to contact Respondents by electronic means, nor was mail redirected or forwarded to 39 Hildred Drive during this period.

It was not until **January 13, 2026**, that Respondents received any notice whatsoever, when a single envelope dated **July 2025** was finally forwarded to 39 Hildred Drive after being marked undeliverable at the erroneous address. Upon receipt of that mailing,

Respondents learned for the first time that property taxes had gone unpaid since November 2023 and that penalties and interest had accrued. Until that moment, Respondents had received no notice of any kind regarding the existence of unpaid taxes or the accumulation of additional charges.

Respondents acted immediately and in good faith. Upon first notice, they contacted the Office of the Clerk/Treasurer, **corrected the mailing address on record, and paid the full amount then due, including all base property taxes, penalties, and interest**, to bring the account current without delay. Respondents have **never failed to pay property taxes when properly billed**, and they **promptly paid upon receipt of the first and only notice. Automatic payments were subsequently established to ensure timely payment going forward** and to prevent any future administrative issues of this nature.

For additional context, Respondents relocated to Vermont from New York in 2023. In New York, property taxes on Respondents' prior residence were incorporated into a consolidated monthly maintenance payment rather than collected through separately issued municipal tax bills. As a result, Respondents had no prior experience with a system requiring direct semiannual or annual property tax payments issued independently by a municipality. As new residents navigating a different state tax structure, Respondents reasonably relied on the expectation that any tax obligation would be communicated through proper notice. **Had any property tax bill, delinquency notice, or warning been delivered at any point after their relocation, Respondents would have paid all amounts due immediately, as they have consistently done in all prior tax matters.**

For clarity and transparency, the financial amounts implicated by this administrative error are as follows:

Summary of Property Tax Payment and Abatement Request

Total amount paid to the City upon notice (inclusive of principal, penalties, and interest): \$13,150.24

Total principal property taxes owed (exclusive of penalties and interest): \$12,929.50

Total penalties and interest paid: \$2,591.48, consisting of:

Penalties: \$654.73

Interest: \$1,936.75

Amount requested for abatement and refund: \$2,591.48 (penalties and interest only)

Respondents fully acknowledge and accept responsibility for the underlying property taxes, including the non-homestead rate applicable due to their continued ownership of a New York apartment for employment-related reasons. Respondents do **not** seek abatement or refund of the principal tax. The request before the Board is limited strictly to the penalties and interest already paid, which accrued solely because tax bills were mailed to a nonexistent address and no corrective action was taken despite repeated indications that delivery had failed.

Had any tax bill or notice been delivered to 39 Hildred Drive at any time between November 2023 and January 2026, Respondents would have paid the amounts due immediately. The accumulation of penalties and interest was not the result of willful nonpayment, neglect, or delay, but rather of a prolonged administrative error compounded by the absence of follow-up despite clear evidence that the mailings were undeliverable.

This supplemental statement is submitted to assist the Board in fully understanding the factual context underlying the Petition and to underscore why the imposition of penalties and interest in this case constitutes manifest injustice. Respondents respectfully submit that these facts further support abatement and refund of the penalties and interest assessed.

Respectfully submitted,

Rinaldo Pierno

Soo Ran Choi

Sole Members, La Kosha Nostra LLC

39 Hildred Drive

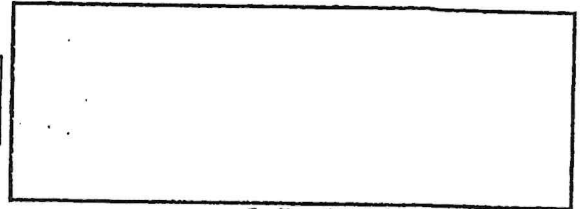
Burlington, Vermont 05401

Dated: January 21, 2025

E-Filed

VT Form PTT-172	VERMONT PROPERTY TRANSFER TAX RETURN
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1-909-221-632
Confirmation number



TRANSFERORS (Sellers)

HURD JAMES A
3 LEWIN ROAD
HANOVER, NH 03755

For Town Use Only
TRANSFEREES (Buyers)

LA KOSHER NOSTRA, LLC
8901 SHORE ROAD
BROOKLYN, NY 11209

*Any additional transferors or transferees are listed at the bottom of this page

Date Acquired by Transferor: May-05-2021 Date of this Closing: Aug-14-2023 Land Size (acres): 0.00

Property Physical Location: City/Town: SPAN# Check if property is located in multiple cities or towns ☐
39 HILDRED DRIVE Burlington 114-035-16471 This sale did not involve land ☒

Buyer Seller relationship type:

If other, description:

If transfer is exempt from Property Transfer Tax: 00 None

Interest in property: Fee Simple

If other, description:

If "undivided" percent of interest:

Type of building construction: Condominium

If other, description:

Transferors use of property before transfer: Other

If other, description: residential rental

Transferees use of property after transfer: Other

If other, description: residential rental

Will the property be rented after transfer? Yes

Enrolled in the Current Use Program? No

Have development rights been conveyed separately? No

New owner elects to continue current use enrollment? No

Does the transferee hold title to any adjoining property: No

Value paid or transferred as defined in 32 V.S.A. § 9601(6) \$313,000.00

Value paid or transferred for personal property \$0.00

Value paid or transferred for real property \$313,000.00

Tax Due \$4,538.50

Preparer's Name: CAROL DAVIS

Preparer's Phone: (802) 876-7478

Preparer's Address: COLCHESTER, VT 05446-0000

Preparer's E-mail: CAROL@GMLAWVT.COM

Additional Transferor (S) / Transferee (B)

S SANDHYA L IYER

3 LEWIN ROAD HANOVER NH 03755-0000

List 289,000
Dom 5
MLS 4957848

60 2023 00040605



Inst: 00040605 BK: 2023 PG: 521 - 521

2

Transferee's Name LA KOSHER NOSTRA, LLC
 Property Location 39 HILDRED DRIVE
 Date of this Closing Aug-14-2023

Confirmation number
1-909-221-632

Note: Long names or addresses may not display fully on the paper copy of the return, but the full names and addresses are submitted electronically to the Town and Department.

LOCAL AND STATE PERMITS AND ACT 250 NOTICE

This serves as notice that:

- The property being transferred may be subject to regulations governing potable water supplies and wastewater systems under 10 V.S.A. Chapter 64 and building, zoning and subdivision regulations;
 - The property being transferred may be subject to Act 250 regulations regarding land use and development under 10 V.S.A. Chapter 151;
 - The parties have an obligation to investigate and disclose knowledge regarding flood regulations affecting the property.
- To determine if the property is in compliance with or exempt from these rules, contact the relevant agency. Contact information is provided in the instructions.

Town Clerk - Sign into your myVtax to enter this recording information. After you have entered the recording information print a copy to deliver to the primary Transferee per 32 V.S.A. 9607.

This section to be completed by Town or City Clerk

Book Number* <u>1719</u>	Page Number* <u>250</u>	Grand List year* <u>2023</u>
City or Town* <u>Burlington</u>	Parcel ID Number <u>046-1-069-039</u>	Date of Record* <u>08/28/2023</u>
Grand List Value: <u>\$200,800</u>	Grand List Category* <u>01</u>	SPAN* <u>114-035-16471</u>
Comments, additional information, etc.		

☐ Duplicate Return Suspected

☐ Portion of the property sold/subdivision

☐ Original Return Waiting on Deed

Deed Acknowledgment and Return Received

Received for Record at City of Burlington, VT
 On Aug 28, 2023 at 02:09P
 Katherine Schadt, CAO

SIGNED _____

Clerk DATE _____

For Town Use Only

PAYABLE TO:

MAIL TO:

Clerk Treasurer Office

City of Burlington Vermont

PO Box 22086

Albany, NY 12201-2086

TAX BILL

PARCEL ID	BILL DATE	TAX YEAR
046-1-069-039	01/21/2026	2023-2024

Location: 39 HILDRED DR, UNIT 39

SPAN # 114-035-16471

SCL CODE: 035

OWNER LA KOSHER NOSTRA LLC
8901 SHORE ROAD
BROOKLYN VT 11209

FOR INCOME TAX PURPOSES

ASSESSED VALUE				NONHOMESTEAD			
REAL	200,800				200,800		
TOTAL TAXABLE VALUE		200,800			200,800		
GRAND LIST VALUES		2,008.00			2,008.00		

MUNICIPAL TAXES				EDUCATION TAXES			
TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES	TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
MUNICIPAL	0.7523	x2,008.00=	1,510.61	NONHOMESTEAD EDUCATION	1.4591	x2,008.00=	2,929.87
LOCAL AGREEMENT	0.0005	x2,008.00=	1.00				
See reverse side for education tax rate calculation information. Payments 1 08/12/2023 1,110.37 2 11/12/2023 1,110.37 3 03/12/2024 1,110.37 4 06/12/2024 1,110.37				TOTAL EDUCATION TAX		2,929.87	
				EDUCATION STATE PAYMENT		0.00	
				EDUCATION NET TAX DUE		2,929.87	
				TAX SUMMARY			
				Municipal + Education			
TOTAL MUNICIPAL TAX		1,511.61	TOTAL TAX		4,441.48		
MUNICIPAL STATE PAYMENT		0.00	TOTAL STATE PAYMENT		0.00		
MUNICIPAL NET TAX DUE		1,511.61	TOTAL NET TAX DUE		4,441.48		

DETACH THE STUBS BELOW AND RETURN WITH YOUR PAYMENT

Clerk Treasurer Office
TAX YEAR 2023-2024

Clerk Treasurer Office
TAX YEAR 2023-2024

Clerk Treasurer Office
TAX YEAR 2023-2024

Clerk Treasurer Office
TAX YEAR 2023-2024

1ST PAYMENT DUE	
08/12/2023	
OWNER NAME	
LA KOSHER NOSTRA LLC	
PARCEL ID	
046-1-069-039	
AMOUNT DUE	1110.37
AMOUNT PAID	

2ND PAYMENT DUE	
11/12/2023	
OWNER NAME	
LA KOSHER NOSTRA LLC	
PARCEL ID	
046-1-069-039	
AMOUNT DUE	1110.37
AMOUNT PAID	

3RD PAYMENT DUE	
03/12/2024	
OWNER NAME	
LA KOSHER NOSTRA LLC	
PARCEL ID	
046-1-069-039	
AMOUNT DUE	1110.37
AMOUNT PAID	

4TH PAYMENT DUE	
06/12/2024	
OWNER NAME	
LA KOSHER NOSTRA LLC	
PARCEL ID	
046-1-069-039	
AMOUNT DUE	1110.37
AMOUNT PAID	

PAYABLE TO:
MAIL TO:

Clerk Treasurer Office
City of Burlington Vermont
PO Box 22086
Albany, NY 12201-2086

TAX BILL

PARCEL ID	BILL DATE	TAX YEAR
046-1-069-039	01/21/2026	2024-2025

Location: 39 HILDRED DR, UNIT 39

OWNER LA KOSHER NOSTRA LLC
8901 SHORE ROAD
BROOKLYN VT 11209

SPAN # 114-035-16471

SCL CODE: 035

FOR INCOME TAX PURPOSES

ASSESSED VALUE				NONHOMESTEAD			
REAL		200,800				200,800	
TOTAL TAXABLE VALUE		200,800				200,800	
GRAND LIST VALUES		2,008.00				2,008.00	
MUNICIPAL TAXES				EDUCATION TAXES			
TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES	TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
MUNICIPAL	0.8326	x2,008.00=	1,671.85	NON HOMESTEAD EDUCATION 1.5837 x2,008.00= 3,180.07 1.3910 (state rate) / 87.83% (CLA) = 1.5837			
REVISED LOCAL AGRMNT	0.0005	x2,008.00=	1.00				
				Payments		TOTAL EDUCATION TAX 3,180.07	
				1	08/12/2024	EDUCATION STATE PAYMENT 0.00	
					1,213.23	EDUCATION NET TAX DUE 3,180.07	
				2	11/12/2024	TAX SUMMARY Municipal + Education TOTAL TAX 4,852.92 TOTAL STATE PAYMENT 0.00 TOTAL NET TAX DUE 4,852.92	
					1,213.23		
				3	03/12/2025		
					1,213.23		
				4	06/12/2025		
					1,213.23		
TOTAL MUNICIPAL TAX			1,672.85				
MUNICIPAL STATE PAYMENT			0.00				
MUNICIPAL NET TAX DUE			1,672.85				

DETACH THE STUBS BELOW AND RETURN WITH YOUR PAYMENT

Clerk Treasurer Office
TAX YEAR 2024-2025

1ST PAYMENT DUE	
08/12/2024	
OWNER NAME	
LA KOSHER NOSTRA LLC	
PARCEL ID	
046-1-069-039	
AMOUNT DUE	1213.23
AMOUNT PAID	

Clerk Treasurer Office
TAX YEAR 2024-2025

2ND PAYMENT DUE	
11/12/2024	
OWNER NAME	
LA KOSHER NOSTRA LLC	
PARCEL ID	
046-1-069-039	
AMOUNT DUE	1213.23
AMOUNT PAID	

Clerk Treasurer Office
TAX YEAR 2024-2025

3RD PAYMENT DUE	
03/12/2025	
OWNER NAME	
LA KOSHER NOSTRA LLC	
PARCEL ID	
046-1-069-039	
AMOUNT DUE	1213.23
AMOUNT PAID	

Clerk Treasurer Office
TAX YEAR 2024-2025

4TH PAYMENT DUE	
06/12/2025	
OWNER NAME	
LA KOSHER NOSTRA LLC	
PARCEL ID	
046-1-069-039	
AMOUNT DUE	1213.23
AMOUNT PAID	

OFFICE OF THE CLE.
149 CHURCH
BURLINGTON, VERMONT 05401

TAX BILL ENCLOSED

Presorted
First Class Mail
U.S. Postage Paid
Burlington, VT
Permit No. 253

Forwarding Service Requested

OWNER



LA KOSHER NOSTRA LLC
8901 SHORE ROAD
BROOKLYN VT 11209-5451

Handwritten: # 7dV/P
2. P

NIXIE

100 DE 1300 0007/17/25

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

05401>8429

EC: 05401842999

*0444-02736-09-38



PAYABLE TO:
MAIL TO:

CITY OF BURLINGTON

PO BOX 22086
ALBANY, NY 12201-2086

802 - 865 - 7000

This is the only bill you will
receive. Please forward to new
owner if property is sold.

TAX BILL

PARCEL ID	BILL DATE	TAX YEAR
046-1-069-039	07/02/2025	2025-2026

Tax Map: 046-1-069-039

Location: 39 HILDRED DR, UNIT 39

3910022

OWNER



LA KOSHER NOSTRA LLC
8901 SHORE ROAD
BROOKLYN VT 11209-5451

HOUSEHOLD TAX INFORMATION	
SPAN # 114-035-16471	SCL CODE: 035
RETAIN FOR INCOME TAX PURPOSES	

ASSESSED VALUE	HOMESTEAD	NON-HOMESTEAD
REAL 200,800		200,800
TOTAL TAXABLE VALUE 200,800		200,800
GRAND LIST VALUES 2,008.00		2,008.00

MUNICIPAL TAXES				EDUCATION TAXES			
TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES	TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
MUNICIPAL	0.8557	x2,008.00=	1,718.22	NON HOMESTEAD EDUCATION	1.5072	x2,008.00=	3,026.46
LOCAL AGREEMENT	0.0004	x2,008.00=	0.80	1.7030 (state rate) / 112.99% (CLA ÷ SA) = 1.5072			
				Payments	TOTAL EDUCATION TAX		3,026.46
				1 08/12/2025	EDUCATION STATE PAYMENT		0.00
				1,186.37	EDUCATION NET TAX DUE		3,026.46
				2 11/12/2025	TAX SUMMARY		
				1,186.37	Municipal + Education		
				3 03/12/2026	TOTAL TAX		4,745.48
				1,186.37	TOTAL STATE PAYMENT		0.00
				4 06/12/2026	TOTAL NET TAX DUE		4,745.48
				1,186.37			
TOTAL MUNICIPAL TAX			1,719.02				
MUNICIPAL STATE PAYMENT			0.00				
MUNICIPAL NET TAX DUE			1,719.02				

DETACH THE INCLUDED STUB AND
RETURN YOUR PAYMENT TO:

City of Burlington
Attn: Property Taxes
P.O. Box 22086
Albany NY 12201-2086

You can now pay your taxes online at:
<https://www.burlingtonvt.gov/ct/property-taxes>

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Detail Transactions Report
Parcel 046-1-069-039 For Tax Year 2024 Full Detail

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Parcel	Tax Year	Name						
Description	Date	Check #	Deposit #	G/L Batch#	Remit	Amount	Balance	

046-1-069-039	2024	LA KOSHER NOSTRA LLC	39 HILDRED DR, UNIT 39					
Bill Appl. To Prin. Pmt 1	07/06/23		61			1,110.37	1,110.37	
Bill Appl. To Prin. Pmt 2	07/06/23		61			1,110.37	2,220.74	
Bill Appl. To Prin. Pmt 3	07/06/23		61			1,110.37	3,331.11	
Bill Appl. To Prin. Pmt 4	07/06/23		61			1,110.37	4,441.48	
Rcpt. Appl. To Prin. Pmt 1	08/15/23	695	9271425.0	175	LOCKBOX	-11.10	4,430.38	
Rcpt. Appl. To Prin. Pmt 2	08/15/23	695	9271425.0	175	LOCKBOX	-1,099.27	3,331.11	
Bill Appl. To Int. Pmt 1	08/16/23		173			11.10	3,342.21	
Adj. Appl. To Prin. Pmt 1	08/17/23	NSF ck 695 stop pmnt				11.10	3,353.31	
Adj. Appl. To Prin. Pmt 2	08/17/23	NSF ck 695 stop pmnt				1,099.27	4,452.58	
Rcpt. Appl. To Prin. Pmt 1	08/17/23	002241	817234.0	178	SS	-1,099.27	3,353.31	
Rcpt. Appl. To Int. Pmt 1	08/17/23	002241	817234.0	178	SS	-11.10	3,342.21	
Rcpt. Appl. To Prin. Pmt 1	08/18/23	2252	818232.0	180	LB	-11.10	3,331.11	
Rcpt. Appl. To Prin. Pmt 2	08/18/23	2252	818232.0	180	LB	-0.01	3,331.10	
Bill Appl. To Int. Pmt 2	11/22/23		410			11.10	3,342.20	
Bill Appl. To Int. Pmt 2	11/28/23		415			44.41	3,386.61	
Bill Appl. To Int. Pmt 2	12/18/23		465			11.10	3,397.71	
Bill Appl. To Int. Pmt 2	01/18/24		524			11.10	3,408.81	
Bill Appl. To Int. Pmt 2	02/19/24		586			11.10	3,419.91	
Bill Appl. To Int. Pmt 2	03/20/24		666			11.10	3,431.01	
Bill Appl. To Int. Pmt 3	03/20/24		666			11.10	3,442.11	
Bill Appl. To Int. Pmt 3	03/26/24		682			44.41	3,486.52	
Bill Appl. To Int. Pmt 2	04/16/24		730			11.10	3,497.62	
Bill Appl. To Int. Pmt 3	04/16/24		730			11.10	3,508.72	
Bill Appl. To Int. Pmt 2	05/17/24		793			11.10	3,519.82	
Bill Appl. To Int. Pmt 3	05/17/24		793			11.10	3,530.92	
Bill Appl. To Int. Pmt 2	06/17/24		874			11.10	3,542.02	
Bill Appl. To Int. Pmt 3	06/17/24		874			11.10	3,553.12	
Bill Appl. To Int. Pmt 4	06/17/24		874			11.10	3,564.22	
Bill Appl. To Int. Pmt 4	06/28/24		901			44.41	3,608.63	
Bill Appl. To Pen. Pmt 2	06/28/24		902			88.83	3,697.46	
Bill Appl. To Pen. Pmt 3	06/28/24		902			88.83	3,786.29	
Bill Appl. To Pen. Pmt 4	06/28/24		902			88.83	3,875.12	
Bill Appl. To Oth. Pmt 1	06/28/24		903			1.00	3,876.12	
Bill Appl. To Int. Pmt 2	07/17/24		944			11.10	3,887.22	
Bill Appl. To Int. Pmt 3	07/17/24		944			11.10	3,898.32	
Bill Appl. To Int. Pmt 4	07/17/24		944			11.10	3,909.42	
Bill Appl. To Int. Pmt 2	08/20/24		36			11.10	3,920.52	
Bill Appl. To Int. Pmt 3	08/20/24		36			11.10	3,931.62	
Bill Appl. To Int. Pmt 4	08/20/24		36			11.10	3,942.72	
Bill Appl. To Int. Pmt 2	09/17/24		101			11.10	3,953.82	
Bill Appl. To Int. Pmt 3	09/17/24		101			11.10	3,964.92	
Bill Appl. To Int. Pmt 4	09/17/24		101			11.10	3,976.02	
Bill Appl. To Int. Pmt 2	10/17/24		167			11.10	3,987.12	
Bill Appl. To Int. Pmt 3	10/17/24		167			11.10	3,998.22	
Bill Appl. To Int. Pmt 4	10/17/24		167			11.10	4,009.32	
Bill Appl. To Int. Pmt 2	11/20/24		259			11.10	4,020.42	
Bill Appl. To Int. Pmt 3	11/20/24		259			11.10	4,031.52	
Bill Appl. To Int. Pmt 4	11/20/24		259			11.10	4,042.62	
Bill Appl. To Int. Pmt 2	12/18/24		323			11.10	4,053.72	

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City of Burlington Tax Administration

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Parcel 046-1-069-039 For Tax Year 2024 Full Detail

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Parcel	Tax Year	Name							
Description		Date	Check #	Deposit #	G/L Batch#	Remit	Amount	Balance	
Bill Appl. To Int. Pmt 3		12/18/24		323			11.10	4,064.82	
Bill Appl. To Int. Pmt 4		12/18/24		323			11.10	4,075.92	
Bill Appl. To Int. Pmt 2		01/17/25		379			11.10	4,087.02	
Bill Appl. To Int. Pmt 3		01/17/25		379			11.10	4,098.12	
Bill Appl. To Int. Pmt 4		01/17/25		379			11.10	4,109.22	
Bill Appl. To Int. Pmt 2		02/19/25		448			11.10	4,120.32	
Bill Appl. To Int. Pmt 3		02/19/25		448			11.10	4,131.42	
Bill Appl. To Int. Pmt 4		02/19/25		448			11.10	4,142.52	
Bill Appl. To Int. Pmt 2		03/20/25		532			11.10	4,153.62	
Bill Appl. To Int. Pmt 3		03/20/25		532			11.10	4,164.72	
Bill Appl. To Int. Pmt 4		03/20/25		532			11.10	4,175.82	
Bill Appl. To Int. Pmt 2		04/17/25		607			11.10	4,186.92	
Bill Appl. To Int. Pmt 3		04/17/25		607			11.10	4,198.02	
Bill Appl. To Int. Pmt 4		04/17/25		607			11.10	4,209.12	
Bill Appl. To Int. Pmt 2		05/19/25		677			11.10	4,220.22	
Bill Appl. To Int. Pmt 3		05/19/25		677			11.10	4,231.32	
Bill Appl. To Int. Pmt 4		05/19/25		677			11.10	4,242.42	
Bill Appl. To Int. Pmt 2		06/17/25		760			11.10	4,253.52	
Bill Appl. To Int. Pmt 3		06/17/25		760			11.10	4,264.62	
Bill Appl. To Int. Pmt 4		06/17/25		760			11.10	4,275.72	
Bill Appl. To Int. Pmt 2		07/21/25		859			11.10	4,286.82	
Bill Appl. To Int. Pmt 3		07/21/25		859			11.10	4,297.92	
Bill Appl. To Int. Pmt 4		07/21/25		859			11.10	4,309.02	
Bill Appl. To Int. Pmt 2		08/21/25		979			11.10	4,320.12	
Bill Appl. To Int. Pmt 3		08/21/25		979			11.10	4,331.22	
Bill Appl. To Int. Pmt 4		08/21/25		979			11.10	4,342.32	
Bill Appl. To Int. Pmt 2		09/18/25		47			11.10	4,353.42	
Bill Appl. To Int. Pmt 3		09/18/25		47			11.10	4,364.52	
Bill Appl. To Int. Pmt 4		09/18/25		47			11.10	4,375.62	
Bill Appl. To Int. Pmt 2		10/21/25		116			11.10	4,386.72	
Bill Appl. To Int. Pmt 3		10/21/25		116			11.10	4,397.82	
Bill Appl. To Int. Pmt 4		10/21/25		116			11.10	4,408.92	
Bill Appl. To Int. Pmt 2		11/21/25		211			11.10	4,420.02	
Bill Appl. To Int. Pmt 3		11/21/25		211			11.10	4,431.12	
Bill Appl. To Int. Pmt 4		11/21/25		211			11.10	4,442.22	
Bill Appl. To Int. Pmt 2		12/19/25		280			11.10	4,453.32	
Bill Appl. To Int. Pmt 3		12/19/25		280			11.10	4,464.42	
Bill Appl. To Int. Pmt 4		12/19/25		280			11.10	4,475.52	
Bill Appl. To Int. Pmt 2		01/13/26		331			11.10	4,486.62	
Bill Appl. To Int. Pmt 3		01/13/26		331			11.10	4,497.72	
Bill Appl. To Int. Pmt 4		01/13/26		331			11.10	4,508.82	
Rcpt. Appl. To Prin. Pmt 2		01/21/26	WEB-CC	121269.0	348	LB	-1,110.36	3,398.46	
Rcpt. Appl. To Int. Pmt 2		01/21/26	WEB-CC	121269.0	348	LB	-344.11	3,054.35	
Rcpt. Appl. To Pen. Pmt 2		01/21/26	WEB-CC	121269.0	348	LB	-88.83	2,965.52	
Rcpt. Appl. To Prin. Pmt 3		01/21/26	WEB-CC	121269.0	348	LB	-1,110.37	1,855.15	
Rcpt. Appl. To Int. Pmt 3		01/21/26	WEB-CC	121269.0	348	LB	-299.71	1,555.44	
Rcpt. Appl. To Pen. Pmt 3		01/21/26	WEB-CC	121269.0	348	LB	-88.83	1,466.61	
Rcpt. Appl. To Prin. Pmt 4		01/21/26	WEB-CC	121269.0	348	LB	-1,110.37	356.24	
Rcpt. Appl. To Int. Pmt 4		01/21/26	WEB-CC	121269.0	348	LB	-266.41	89.83	
Rcpt. Appl. To Pen. Pmt 4		01/21/26	WEB-CC	121269.0	348	LB	-88.83	1.00	

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City of Burlington Tax Administration
Detail Transactions Report
Parcel 046-1-069-039 For Tax Year 2024 Full Detail

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Parcel	Tax Year	Name						
Description	Date	Check #	Deposit #	G/L Batch#	Remit	Amount	Balance	
Rcpt. Appl. To Oth.	01/21/26	WEB-CC	121269.0	348	LB	-1.00	0.00	
		Parcel Balance					0.00	
		Grand Total					0.00	

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City of Burlington Tax Administration
Detail Transactions Report
Parcel 046-1-069-039 For Tax Year 2025 Full Detail

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Parcel	Tax Year	Name						
Description		Date	Check #	Deposit #	G/L Batch#	Remit	Amount	Balance
046-1-069-039	2025	LA KOSHER NOSTRA LLC		39	HILDRED DR, UNIT 39			
Bill Appl. To Prin. Pmt 1		07/01/24		912			1,213.23	1,213.23
Bill Appl. To Prin. Pmt 2		07/01/24		912			1,213.23	2,426.46
Bill Appl. To Prin. Pmt 3		07/01/24		912			1,213.23	3,639.69
Bill Appl. To Prin. Pmt 4		07/01/24		912			1,213.23	4,852.92
Bill Appl. To Int. Pmt 1		08/20/24		36			12.13	4,865.05
Bill Appl. To Int. Pmt 1		08/27/24		52			48.53	4,913.58
Bill Appl. To Int. Pmt 1		09/17/24		101			12.13	4,925.71
Bill Appl. To Int. Pmt 1		10/17/24		167			12.13	4,937.84
Bill Appl. To Int. Pmt 1		11/20/24		259			12.13	4,949.97
Bill Appl. To Int. Pmt 2		11/20/24		259			12.13	4,962.10
Bill Appl. To Int. Pmt 2		11/27/24		275			48.53	5,010.63
Bill Appl. To Int. Pmt 1		12/18/24		323			12.13	5,022.76
Bill Appl. To Int. Pmt 2		12/18/24		323			12.13	5,034.89
Bill Appl. To Int. Pmt 1		01/17/25		379			12.13	5,047.02
Bill Appl. To Int. Pmt 2		01/17/25		379			12.13	5,059.15
Bill Appl. To Int. Pmt 1		02/19/25		448			12.13	5,071.28
Bill Appl. To Int. Pmt 2		02/19/25		448			12.13	5,083.41
Bill Appl. To Int. Pmt 1		03/20/25		532			12.13	5,095.54
Bill Appl. To Int. Pmt 2		03/20/25		532			12.13	5,107.67
Bill Appl. To Int. Pmt 3		03/20/25		532			12.13	5,119.80
Bill Appl. To Int. Pmt 3		03/28/25		555			48.53	5,168.33
Bill Appl. To Int. Pmt 1		04/17/25		607			12.13	5,180.46
Bill Appl. To Int. Pmt 2		04/17/25		607			12.13	5,192.59
Bill Appl. To Int. Pmt 3		04/17/25		607			12.13	5,204.72
Bill Appl. To Int. Pmt 1		05/19/25		677			12.13	5,216.85
Bill Appl. To Int. Pmt 2		05/19/25		677			12.13	5,228.98
Bill Appl. To Int. Pmt 3		05/19/25		677			12.13	5,241.11
Bill Appl. To Int. Pmt 1		06/17/25		760			12.13	5,253.24
Bill Appl. To Int. Pmt 2		06/17/25		760			12.13	5,265.37
Bill Appl. To Int. Pmt 3		06/17/25		760			12.13	5,277.50
Bill Appl. To Int. Pmt 4		06/17/25		760			12.13	5,289.63
Bill Appl. To Int. Pmt 4		06/30/25		805			48.53	5,338.16
Bill Appl. To Pen. Pmt 1		06/30/25		806			97.06	5,435.22
Bill Appl. To Pen. Pmt 2		06/30/25		806			97.06	5,532.28
Bill Appl. To Pen. Pmt 3		06/30/25		806			97.06	5,629.34
Bill Appl. To Pen. Pmt 4		06/30/25		806			97.06	5,726.40
Bill Appl. To Oth. Pmt 1		06/30/25		807			1.00	5,727.40
Bill Appl. To Int. Pmt 1		07/21/25		859			12.13	5,739.53
Bill Appl. To Int. Pmt 2		07/21/25		859			12.13	5,751.66
Bill Appl. To Int. Pmt 3		07/21/25		859			12.13	5,763.79
Bill Appl. To Int. Pmt 4		07/21/25		859			12.13	5,775.92
Bill Appl. To Int. Pmt 1		08/21/25		979			12.13	5,788.05
Bill Appl. To Int. Pmt 2		08/21/25		979			12.13	5,800.18
Bill Appl. To Int. Pmt 3		08/21/25		979			12.13	5,812.31
Bill Appl. To Int. Pmt 4		08/21/25		979			12.13	5,824.44
Bill Appl. To Int. Pmt 1		09/18/25		47			12.13	5,836.57
Bill Appl. To Int. Pmt 2		09/18/25		47			12.13	5,848.70
Bill Appl. To Int. Pmt 3		09/18/25		47			12.13	5,860.83
Bill Appl. To Int. Pmt 4		09/18/25		47			12.13	5,872.96

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City of Burlington Tax Administration
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Parcel 046-1-069-039 For Tax Year 2025 Full Detail

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Parcel	Tax Year	Name						
Description		Date	Check #	Deposit #	G/L Batch#	Remit	Amount	Balance
Bill Appl. To Int. Pmt 1	10/21/25			116			12.13	5,885.09
Bill Appl. To Int. Pmt 2	10/21/25			116			12.13	5,897.22
Bill Appl. To Int. Pmt 3	10/21/25			116			12.13	5,909.35
Bill Appl. To Int. Pmt 4	10/21/25			116			12.13	5,921.48
Bill Appl. To Int. Pmt 1	11/21/25			211			12.13	5,933.61
Bill Appl. To Int. Pmt 2	11/21/25			211			12.13	5,945.74
Bill Appl. To Int. Pmt 3	11/21/25			211			12.13	5,957.87
Bill Appl. To Int. Pmt 4	11/21/25			211			12.13	5,970.00
Bill Appl. To Int. Pmt 1	12/19/25			280			12.13	5,982.13
Bill Appl. To Int. Pmt 2	12/19/25			280			12.13	5,994.26
Bill Appl. To Int. Pmt 3	12/19/25			280			12.13	6,006.39
Bill Appl. To Int. Pmt 4	12/19/25			280			12.13	6,018.52
Bill Appl. To Int. Pmt 1	01/13/26			331			12.13	6,030.65
Bill Appl. To Int. Pmt 2	01/13/26			331			12.13	6,042.78
Bill Appl. To Int. Pmt 3	01/13/26			331			12.13	6,054.91
Bill Appl. To Int. Pmt 4	01/13/26			331			12.13	6,067.04
Rcpt. Appl. To Prin. Pmt 1	01/21/26	WEB-CC		121269.0	348	LB	-1,213.23	4,853.81
Rcpt. Appl. To Int. Pmt 1	01/21/26	WEB-CC		121269.0	348	LB	-266.87	4,586.94
Rcpt. Appl. To Pen. Pmt 1	01/21/26	WEB-CC		121269.0	348	LB	-97.06	4,489.88
Rcpt. Appl. To Prin. Pmt 2	01/21/26	WEB-CC		121269.0	348	LB	-1,213.23	3,276.65
Rcpt. Appl. To Int. Pmt 2	01/21/26	WEB-CC		121269.0	348	LB	-230.48	3,046.17
Rcpt. Appl. To Pen. Pmt 2	01/21/26	WEB-CC		121269.0	348	LB	-97.06	2,949.11
Rcpt. Appl. To Prin. Pmt 3	01/21/26	WEB-CC		121269.0	348	LB	-1,213.23	1,735.88
Rcpt. Appl. To Int. Pmt 3	01/21/26	WEB-CC		121269.0	348	LB	-181.96	1,553.92
Rcpt. Appl. To Pen. Pmt 3	01/21/26	WEB-CC		121269.0	348	LB	-97.06	1,456.86
Rcpt. Appl. To Prin. Pmt 4	01/21/26	WEB-CC		121269.0	348	LB	-1,213.23	243.63
Rcpt. Appl. To Int. Pmt 4	01/21/26	WEB-CC		121269.0	348	LB	-145.57	98.06
Rcpt. Appl. To Pen. Pmt 4	01/21/26	WEB-CC		121269.0	348	LB	-97.06	1.00
Rcpt. Appl. To Oth.	01/21/26	WEB-CC		121269.0	348	LB	-1.00	0.00
Parcel Balance								0.00
Grand Total								0.00

01/22/26
08:54 am

City of Burlington Tax Administration
Detail Transactions Report
Parcel 046-1-069-039 For Tax Year 2026 Full Detail

Page 1
lbuker

Parcel	Tax Year	Name						
Description		Date	Check #	Deposit #	G/L Batch#	Remit	Amount	Balance

046-1-069-039	2026	LA KOSHER NOSTRA LLC		39	HILDRED DR, UNIT 39			
Bill Appl. To Prin. Pmt 1		07/02/25		824			1,186.37	1,186.37
Bill Appl. To Prin. Pmt 2		07/02/25		824			1,186.37	2,372.74
Bill Appl. To Prin. Pmt 3		07/02/25		824			1,186.37	3,559.11
Bill Appl. To Prin. Pmt 4		07/02/25		824			1,186.37	4,745.48
Bill Appl. To Int. Pmt 1		08/21/25		979			11.86	4,757.34
Bill Appl. To Int. Pmt 1		08/28/25		999			47.45	4,804.79
Bill Appl. To Int. Pmt 1		09/18/25		47			11.86	4,816.65
Bill Appl. To Int. Pmt 1		10/21/25		116			11.86	4,828.51
Bill Appl. To Int. Pmt 1		11/21/25		211			11.86	4,840.37
Bill Appl. To Int. Pmt 2		11/21/25		211			11.86	4,852.23
Bill Appl. To Int. Pmt 2		12/01/25		232			47.45	4,899.68
Bill Appl. To Int. Pmt 1		12/19/25		280			11.86	4,911.54
Bill Appl. To Int. Pmt 2		12/19/25		280			11.86	4,923.40
Bill Appl. To Int. Pmt 1		01/13/26		331			11.86	4,935.26
Bill Appl. To Int. Pmt 2		01/13/26		331			11.86	4,947.12
Rcpt. Appl. To Prin. Pmt 1		01/21/26	WEB-CC	121269.0	348	LB	-1,186.37	3,760.75
Rcpt. Appl. To Int. Pmt 1		01/21/26	WEB-CC	121269.0	348	LB	-118.61	3,642.14
Rcpt. Appl. To Prin. Pmt 2		01/21/26	WEB-CC	121269.0	348	LB	-1,186.37	2,455.77
Rcpt. Appl. To Int. Pmt 2		01/21/26	WEB-CC	121269.0	348	LB	-83.03	2,372.74

Parcel Balance								2,372.74
								=====
Grand Total								2,372.74



TAX ABATEMENT COMMITTEE

City Hall, 1st Floor; 149 Church Street, Burlington, VT 05401

WEBSITE: www.burlingtonvt.gov/assessor Voice (802) 865-7114

04/02/2026

Recommended Abatement Decision

3G LLC
Patricia Laranja, Controller
100 North Street
Burlington, VT 05401

RE: The Board of Tax Abatement Committee recommendation to the full Board of Tax Abatement regarding your request for abatement.

PARCEL ID: 044-1-194-000
TYPE OF PROPERTY: R2
LOCATION: 10 Rose Street

PROPERTY OWNER ON GRAND LIST: 3G LLC

COMMITTEE HEARING DATE: 02.05.2026

AMOUNT REQUESTED: \$1,079.560
COMMITTEE'S RECOMMENDATION: Grant in part

AMOUNT RECOMMENDED FOR ABATEMENT: \$712.52

The Board of Tax Abatement will make a final decision on your request for tax abatement on **Monday, April 13, 2026**. Board takes the Tax Abatement Committee's recommendation under advisement. You have the right to testify before the Board of Tax Abatement. The hearing will be held in **Contois Auditorium in Burlington City Hall**, during the City Council meeting.

If you are planning on attending this meeting, please contact Lori Olberg at 802-865-7136. She will provide you the start time and the methods of attendance.

Sincerely,

Kenneth Nosek, Administrator, Tax Abatement Committee

Non-Discrimination

The City of Burlington will not tolerate unlawful harassment or discrimination on the basis of political or religious affiliation, race, color, national origin, place of birth, ancestry, age, sex, sexual orientation, gender identity, marital status, veteran status, disability, HIV positive status or genetic information. The City is also committed to providing proper access to services, facilities, and employment opportunities. For accessibility information or alternative formats, please contact Human Resources Department at 865-7145.

City of Burlington Tax Abatement Committee
In re Abatement Application of
Patricia Laraja, Controller for 3G LLC
Heard before the Committee on February 5, 2026

Patricia Laraja, in her official capacity as the Controller for property owner 3G LLC (the "Applicant") seeks to abate taxes, penalties, and interest owed for property located at 10 Rose Street (the "Property"). The principal amount owed for FY20 is \$653.50. Penalties, interest, and fees due on this amount total \$712.52, which is greater than the amount noted in the abatement request since interest has continued to accrue since then.

The Committee recommends granting the application IN PART. Specifically, the Committee supports abating all penalties, interest, and fees due to the date of the Board of Abatement's final action on this application, but the Committee does not support abating the principal balance due in the amount of \$653.50, which is properly a lien against the Property.

3G LLC purchased the Property in January 2023. In the exercise of ordinary diligence, the company's legal advisors contacted the City to ascertain if any outstanding property taxes were due and owing. City staff indicated that the account was current, even though a principal amount of \$653.50 was due for FY20. In December 2025, the Applicant received notice for the first time that outstanding taxes were due and reached out to the prior owner to make payment. The prior owner was not responsive, and City staff correctly advised the Applicant that taxes, penalties, interest, and fees cannot be waived except by the Board of Abatement. The instant application was made in response.

The Committee agrees that the Applicant is not responsible for penalties, interest, and fees, since the outstanding taxes would have been paid in escrow if reported by the City when requested. However, the principal amount due is properly a lien against the Property, and the City is not at fault for the prior owner's unwillingness to pay that amount. Accordingly, and as outlined above, the Committee recommends granting the application only as to penalties, interest, and fees, but not as to the principal amount.

/s/ Joe Kane, Chairperson

/s/ Ranjit "Buddy" Singh

TAX ABATEMENT REQUEST FORM

Please submit one form per property tax abatement request

Additional copies of this form are found at www.burlingtonvt.gov/CT/PropertyTax/Abatement
Submit to: Attention: Kenneth, Burlington City Hall, Ground Floor, 149 Church Street, Burlington, VT 05401

Date of this Request: 12/04/2025

Name, Property Owner on Grand List: 3G LLC

Name, Applicant: Patricia Laraja, Controller for 3G LLC

(Describe the relationship of applicant to listed owner if the applicant is not the listed owner)

New Owner, Purchase Date: January, 2023

Executor/Administrator of Estate: PHYLLIS BISSONETTE

Mailing Address: 100 NORTH STREET

City, State, Zip code: BURLINGTON VT 05401

Applicant's Email and Phone #: TRISH@BISSONETTEPROPERTIES.COM 802-309-7484

Location of Property: 10 ROSE STREET

Parcel ID # (000-0-000-000): 044-1-194-000 or,

Account Number (PPP000000): _____ business personal property

(Can be found on the tax bill or property record card)

Total dollar amount you are requesting be abated: \$ 1079.60

Breakout based on amount of: taxes: \$ 653.50

penalties: \$ _____

interest: \$ 425.10

prior year delinquency: \$ _____

other: \$ 1.00

\$ _____

Briefly describe your abatement request. You may submit a letter with more details of your request.

SEE ATTACHED LETTER

Required Attachments:

- ☒ Copy of Tax Bill
- ☒ Copy of Tax Payment History (attainable from Clerk/Treasurer's Office)
- ☒ Property Record Card

Signature Patricia Laraja Date 12/4/25

This form received by: _____ Date received: _____

12.09.2025 - spoke

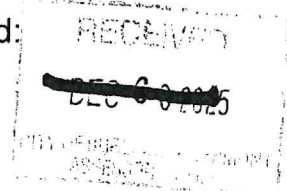
w/ Trish at

Bissonette

to whom it refers

DEC 6 2025

DEC 9 2025



3G LLC.

100 NORTH ST, BURLINGTON, VT 05401
(802)864.1774

I, Phyllis Bissonette, Principal of 3G LLC give authorization for Patricia Laraja, [the Controller for Bissonette Properties] to speak on my behalf of 3G LLC at the tax abatement hearing scheduled for February 5, 2006 as it pertains to the property tax of 10 Rose Street, Burlington.

Signed: Phyllis Bissonette Date: 2/4/2026

December, 4, 2025

City of Burlington
Attn: Kenneth
Burlington City Hall
Ground Floor, 149 Church Street
Burlington, VT 05401

RE: Abatement Request for delinquent taxes for Parcel 044-1-194-000

To whom it concerns,

I respectfully request abatement for the delinquent taxes, interest and other assessed fees for the property at 10 Rose Street, parcel 044-1-194-000 on behalf of 3G LLC.

It was indicated to 3G LLC that the taxes owed were from the tax year 2020. 3G LLC purchased this property in January 2023. During the time leading to the closing of the purchase, Laurie Bunker, a Customer Service Associate at the Clerk / Treasurers Office confirmed to our attorney's office [Judi Chapman of Daly and Daly] that the property was current on taxes, with the next installment due on March 12, 2023. This was conveyed via an email (enclosed) that was sent Tuesday, November 29, 2022 at 10:41 am to chapman@dalyanddaly.com from lbunker@burlingtonvt.gov.

When we received the delinquency notice at the beginning of 2025, we reached out to the Treasurer's Office and provided this information. On January 27, 2025 at 3:41pm, we received a response via email from Maja Kazimieruk saying one option would be for us to go through the board of abatement to make this request. Maja Kazimieruk also stated in the email (enclosed) that office staff would be present at the abatement meeting and would testify that an error was made by the Clerk's Office in informing Daly and Daly that there were no outstanding bills at the time of our purchase.

Prior to initiating this request, we reached out to the previous owner, Michael Ovitt, directly and requested that he settle this debt with you. We received no response from Mr. Ovitt and have confirmed that the city received no payment.

We appreciate any consideration given to this matter and look forward to hearing from you about the next steps.

Respectfully,

A handwritten signature in black ink, appearing to read "Phyllis Bissonette", with a long, sweeping horizontal stroke extending to the right.

Phyllis Bissonette
Member of 3G LLC

PAYABLE TO:
MAIL TO:

CITY OF BURLINGTON

PO BOX 22086
ALBANY, NY 12201-2086

802 - 865 - 7000

Tax Map: 044-1-194-000

Location: 10 ROSE ST

This is the only bill you will
receive. Please forward to new
owner if property is sold.

TAX BILL

PARCEL ID	BILL DATE	TAX YEAR
044-1-194-000	07/02/2025	2025-2026

1303438

OWNER

3G LLC
100 NORTH STREET, UNIT 205
BURLINGTON VT 05401-5153

HOUSESITE TAX INFORMATION	
SPAN # 114-035-14652	SCL CODE: 035
TOTAL PARCEL ACRES	0.02
RETAIN FOR INCOME TAX PURPOSES	

ASSESSED VALUE		HOMESTEAD	NON-HOMESTEAD
REAL	259,200		259,200
TOTAL TAXABLE VALUE	259,200		259,200
GRAND LIST VALUES	2,592.00		2,592.00
MUNICIPAL TAXES			
TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
MUNICIPAL	0.8557	x2,592.00=	2,217.94
LOCAL AGREEMENT	0.0004	x2,592.00=	1.04
TOTAL MUNICIPAL TAX 2,218.98			
MUNICIPAL STATE PAYMENT 0.00			
MUNICIPAL NET TAX DUE 2,218.98			
EDUCATION TAXES			
TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
NON HOMESTEAD EDUCATION	1.5072	x2,592.00=	3,906.66
1.7030 (state rate) / 112.99% (CLA ÷ SA) = 1.5072			
Payments			TOTAL EDUCATION TAX 3,906.66
1	08/12/2025	1,531.41	EDUCATION STATE PAYMENT 0.00
2	11/12/2025	1,531.41	EDUCATION NET TAX DUE 3,906.66
3	03/12/2026	1,531.41	TAX SUMMARY
4	06/12/2026	1,531.41	
TOTAL TAX 6,125.64			Municipal + Education
TOTAL STATE PAYMENT 0.00			TOTAL NET TAX DUE 6,125.64

DETACH THE INCLUDED STUB AND
RETURN YOUR PAYMENT TO:

City of Burlington
Attn: Property Taxes
P.O. Box 22086
Albany NY 12201-2086

You can now pay your taxes online at:
<https://www.burlingtonvt.gov/ct/property-taxes>

CITY OF BURLINGTON
149 CHURCH ST
BURLINGTON, VT 05401
(802)865-7000

PAST DUE PROPERTY TAX NOTICE AS OF 12/01/2025

PARCEL NUMBER : 044-1-194-000

3G LLC
100 NORTH STREET, UNIT 205
BURLINGTON VT 05452

Our records show that the amounts below are outstanding for the
_following years:

Year	Principal	Interest	Penalty	Other	Total Location
2020	653.50	425.10	0.00	1.00	1,079.60 10 ROSE ST
TOTAL AMOUNT DUE					1,079.60

If past due taxes are not paid in full on or before the 12th additional interest will be charged. Partial payments will be applied to interest, penalty and warrant fees of the earliest delinquency first. Remaining balance is subject to additional interest. Taxes are received in the City of Burlington Monday through Friday, between the hours of 8:00 AM and 4:30 PM. We accept payments postmarked by the US Post Office on or before the 12th as on time.

For additional information, please call 865-7000 ext 1 between the hours of 8:00 am and 4:30 pm Monday through Friday.

Please Remit To:
Property Tax Collector
Clerk Treasurer's Office
149 Church Street
Burlington, VT 05401

Checks are to be made payable to City of Burlington. Online payments can be made at: <https://www.burlingtonvt.gov/ct/property-taxes>.

correct but is subject to change and is not guaranteed.

Guaranteed

Property: 4652 | Bid: 4802 | Seq: 1 | Year: | Data As Of Date: 05/02/2025 | User: sa | DB: Assess50Burlington

12/04/25
03:15 pm

City of Burlington Tax Administration
Detail Transactions Report
Parcel 044-1-194-000 All Tax Years Detail From 07/01/2017-End

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Parcel	Tax Year	Name						
Description	Date	Check #	Deposit #	G/L Batch#	Remit	Amount	Balance	

044-1-194-000	2017	OVITT, MICHAEL	10 ROSE ST					
		Balance as of 07/01/17					-0.01	-0.01
Elim. Appl. To Cred.	11/03/17		858			0.01	0.00	
		Parcel Balance					0.00	

044-1-194-000	2018	OVITT MICHAEL	10 ROSE ST					
Bill Appl. To Prin. Pmt 1	07/05/17		695			945.54	945.54	
Bill Appl. To Prin. Pmt 2	07/05/17		695			945.54	1,891.08	
Bill Appl. To Prin. Pmt 3	07/05/17		695			945.54	2,836.62	
Bill Appl. To Prin. Pmt 4	07/05/17		695			945.54	3,782.16	
Rcpt. Appl. To Prin. Pmt 1	08/03/17	1806	900344.0	734		-945.54	2,836.62	
Rcpt. Appl. To Prin. Pmt 2	10/23/17	1825	900390.0	839		-945.54	1,891.08	
Rcpt. Appl. To Prin. Pmt 3	02/07/18	1854	900459.0	997		-945.54	945.54	
Rcpt. Appl. To Prin. Pmt 4	06/12/18	1028	193763.0	176	HB	-945.54	0.00	
		Parcel Balance					0.00	

044-1-194-000	2019	OVITT MICHAEL	10 ROSE ST					
Bill Appl. To Prin. Pmt 1	07/10/18		222			997.90	997.90	
Bill Appl. To Prin. Pmt 2	07/10/18		222			997.90	1,995.80	
Bill Appl. To Prin. Pmt 3	07/10/18		222			997.90	2,993.70	
Bill Appl. To Prin. Pmt 4	07/10/18		222			997.90	3,991.60	
Rcpt. Appl. To Prin. Pmt 1	08/15/18	1076	900627.0	308		-997.90	2,993.70	
Bill Appl. To Int. Pmt 2	11/20/18		492			9.98	3,003.68	
Bill Appl. To Int. Pmt 2	11/26/18		505			39.92	3,043.60	
Bill Appl. To Int. Pmt 2	12/14/18		550			9.98	3,053.58	
Bill Appl. To Int. Pmt 2	01/16/19		601			9.98	3,063.56	
Bill Appl. To Int. Pmt 2	02/12/19		636			9.98	3,073.54	
Bill Appl. To Int. Pmt 2	03/21/19		723			9.98	3,083.52	
Bill Appl. To Int. Pmt 3	03/21/19		723			9.98	3,093.50	
Bill Appl. To Int. Pmt 3	03/22/19		727			39.92	3,133.42	
Rcpt. Appl. To Prin. Pmt 2	04/15/19	1218	1231262.0	777		-997.90	2,135.52	
Rcpt. Appl. To Int. Pmt 2	04/15/19	1218	1231262.0	777		-89.82	2,045.70	
Rcpt. Appl. To Prin. Pmt 3	04/15/19	1218	1231262.0	777		-857.58	1,188.12	
Rcpt. Appl. To Int. Pmt 3	04/15/19	1218	1231262.0	777		-49.90	1,138.22	
Bill Appl. To Int. Pmt 3	04/17/19		782			1.40	1,139.62	
Bill Appl. To Int. Pmt 3	05/15/19		827			1.40	1,141.02	
Bill Appl. To Int. Pmt 3	06/17/19		902			1.40	1,142.42	
Bill Appl. To Int. Pmt 4	06/17/19		902			9.98	1,152.40	
Bill Appl. To Int. Pmt 4	06/27/19		926			39.92	1,192.32	
Bill Appl. To Pen. Pmt 3	06/27/19		926			11.23	1,203.55	
Bill Appl. To Pen. Pmt 4	06/27/19		926			79.83	1,283.38	
Bill Appl. To Oth. Pmt 1	06/27/19		926			1.00	1,284.38	
Bill Appl. To Int. Pmt 3	07/16/19		959			1.40	1,285.78	
Bill Appl. To Int. Pmt 4	07/16/19		959			9.98	1,295.76	
Rcpt. Appl. To Prin. Pmt 3	08/13/19	WEB-CK	813199.0	33		-140.32	1,155.44	
Rcpt. Appl. To Int. Pmt 3	08/13/19	WEB-CK	813199.0	33		-5.60	1,149.84	
Rcpt. Appl. To Pen. Pmt 3	08/13/19	WEB-CK	813199.0	33		-11.23	1,138.61	
Rcpt. Appl. To Prin. Pmt 4	08/13/19	WEB-CK	813199.0	33		-997.90	140.71	

12/04/25
03:15 pm

City of Burlington Tax Administration
Detail Transactions Report
Parcel 044-1-194-000 All Tax Years Detail From 07/01/2017-End

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Parcel	Tax Year	Name						
Description		Date	Check #	Deposit #	G/L Batch#	Remit	Amount	Balance
Rcpt. Appl. To Int.	Pmt 4	08/13/19	WEB-CK	813199.0	33		-59.88	80.83
Rcpt. Appl. To Prin.	Pmt 4	08/13/19	WEB-CK	813199.0	33		-79.83	1.00
Rcpt. Appl. To Oth.		08/13/19	WEB-CK	813199.0	33		-1.00	0.00
Parcel Balance								0.00
044-1-194-000	2020	3G LLC		10 ROSE ST				
Bill Appl. To Prin.	Pmt 1	07/05/19		940			1,039.05	1,039.05
Bill Appl. To Prin.	Pmt 2	07/05/19		940			1,039.05	2,078.10
Bill Appl. To Prin.	Pmt 3	07/05/19		940			1,039.05	3,117.15
Bill Appl. To Prin.	Pmt 4	07/05/19		940			1,039.05	4,156.20
Rcpt. Appl. To Prin.	Pmt 1	08/13/19	WEB-CK	813199.0	33		-700.04	3,456.16
Bill Appl. To Int.	Pmt 1	08/19/19		39			3.39	3,459.55
Bill Appl. To Int.	Pmt 1	08/26/19		60			13.56	3,473.11
Bill Appl. To Int.	Pmt 1	09/16/19		108			3.39	3,476.50
Bill Appl. To Int.	Pmt 1	10/17/19		162			3.39	3,479.89
Rcpt. Appl. To Prin.	Pmt 1	11/13/19	WEB-CC	1113199.0	234		-339.01	3,140.88
Rcpt. Appl. To Int.	Pmt 1	11/13/19	WEB-CC	1113199.0	234		-27.12	3,113.76
Rcpt. Appl. To Prin.	Pmt 2	11/13/19	WEB-CC	1113199.0	234		-621.38	2,492.38
Rcpt. Appl. To Int.	Pmt 2	11/13/19	WEB-CC	1113199.0	234		-10.39	2,481.99
Bill Appl. To Int.	Pmt 1	11/19/19		240			3.39	2,485.38
Bill Appl. To Int.	Pmt 2	11/19/19		240			10.39	2,495.77
Bill Appl. To Int.	Pmt 2	11/26/19		254			16.71	2,512.48
Bill Appl. To Int.	Pmt 2	12/16/19		289			4.18	2,516.66
Bill Appl. To Int.	Pmt 2	01/14/20		338			4.18	2,520.84
Bill Appl. To Int.	Pmt 2	02/12/20		382			4.18	2,525.02
Rcpt. Appl. To Prin.	Pmt 2	03/02/20	1092	1231475.0	416	LOCKBOX	-417.67	2,107.35
Rcpt. Appl. To Int.	Pmt 2	03/02/20	1092	1231475.0	416	LOCKBOX	-29.25	2,078.10
Rcpt. Appl. To Prin.	Pmt 3	03/02/20	1092	1231475.0	416	LOCKBOX	-592.13	1,485.97
Bill Appl. To Int.	Pmt 3	03/25/20		472			4.47	1,490.44
Bill Appl. To Int.	Pmt 3	03/25/20		472			17.88	1,508.32
Bill Appl. To Int.	Pmt 3	04/16/20		514			4.47	1,512.79
Bill Appl. To Int.	Pmt 3	05/14/20		562			4.47	1,517.26
Bill Appl. To Int.	Pmt 3	06/16/20		638			4.47	1,521.73
Bill Appl. To Int.	Pmt 4	06/16/20		638			10.39	1,532.12
Bill Appl. To Int.	Pmt 4	06/29/20		669			41.56	1,573.68
Bill Appl. To Oth.	Pmt 1	06/29/20		669			1.00	1,574.68
Bill Appl. To Pen.	Pmt 3	06/29/20		669			35.75	1,610.43
Bill Appl. To Pen.	Pmt 4	06/29/20		669			83.12	1,693.55
Rcpt. Appl. To Prin.	Pmt 3	07/10/20	1120	710201.0	690	PL	-446.92	1,246.63
Rcpt. Appl. To Int.	Pmt 3	07/10/20	1120	710201.0	690	PL	-35.76	1,210.87
Rcpt. Appl. To Pen.	Pmt 3	07/10/20	1120	710201.0	690	PL	-35.75	1,175.12
Rcpt. Appl. To Prin.	Pmt 4	07/10/20	1120	710201.0	690	PL	-385.55	789.57
Rcpt. Appl. To Int.	Pmt 4	07/10/20	1120	710201.0	690	PL	-51.95	737.62
Rcpt. Appl. To Int.	Pmt 4	07/10/20	1120	710201.0	690	PL	-83.12	654.50
Bill Appl. To Int.	Pmt 4	07/15/20		699			6.54	661.04
Bill Appl. To Int.	Pmt 4	08/20/20		760			6.54	667.58
Bill Appl. To Int.	Pmt 4	09/24/20		842			6.54	674.12
Bill Appl. To Int.	Pmt 4	10/16/20		895			6.54	680.66
Bill Appl. To Int.	Pmt 4	11/23/20		984			6.54	687.20

12/04/25
03:15 pm

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Parcel 044-1-194-000 All Tax Years Detail From 07/01/2017-End

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Parcel	Tax Year	Name						
Description	Date	Check #	Deposit #	G/L Batch#	Remit	Amount	Balance	
Bill Appl. To Int. Pmt 4	12/22/20		48			6.54	693.74	
Bill Appl. To Int. Pmt 4	01/15/21		91			6.54	700.28	
Bill Appl. To Int. Pmt 4	02/18/21		143			6.54	706.82	
Bill Appl. To Int. Pmt 4	03/19/21		215			6.54	713.36	
Bill Appl. To Int. Pmt 4	04/19/21		280			6.54	719.90	
Bill Appl. To Int. Pmt 4	05/17/21		334			6.54	726.44	
Bill Appl. To Int. Pmt 4	06/16/21		405			6.54	732.98	
Bill Appl. To Int. Pmt 4	07/15/21		458			6.54	739.52	
Bill Appl. To Int. Pmt 4	08/18/21		545			6.54	746.06	
Bill Appl. To Int. Pmt 4	09/17/21		611			6.54	752.60	
Bill Appl. To Int. Pmt 4	10/18/21		666			6.54	759.14	
Bill Appl. To Int. Pmt 4	11/22/21		744			6.54	765.68	
Bill Appl. To Int. Pmt 4	12/20/21		811			6.54	772.22	
Bill Appl. To Int. Pmt 4	01/28/22		881			6.54	778.76	
Bill Appl. To Int. Pmt 4	02/18/22		920			6.54	785.30	
Bill Appl. To Int. Pmt 4	03/22/22		999			6.54	791.84	
Bill Appl. To Int. Pmt 4	04/18/22		61			6.54	798.38	
Bill Appl. To Int. Pmt 4	05/23/22		128			6.54	804.92	
Bill Appl. To Int. Pmt 4	06/16/22		192			6.54	811.46	
Bill Appl. To Int. Pmt 4	07/19/22		256			6.54	818.00	
Bill Appl. To Int. Pmt 4	08/23/22		344			6.54	824.54	
Bill Appl. To Int. Pmt 4	09/19/22		413			6.54	831.08	
Bill Appl. To Int. Pmt 4	10/19/22		475			6.54	837.62	
Bill Appl. To Int. Pmt 4	11/28/22		562			6.54	844.16	
Bill Appl. To Int. Pmt 4	12/16/22		619			6.54	850.70	
Bill Appl. To Int. Pmt 4	01/13/23		671			6.54	857.24	
Bill Appl. To Int. Pmt 4	02/17/23		731			6.54	863.78	
Bill Appl. To Int. Pmt 4	03/23/23		807			6.54	870.32	
Bill Appl. To Int. Pmt 4	04/19/23		878			6.54	876.86	
Bill Appl. To Int. Pmt 4	05/18/23		941			6.54	883.40	
Bill Appl. To Int. Pmt 4	06/15/23		11			6.54	889.94	
Bill Appl. To Int. Pmt 4	07/17/23		84			6.54	896.48	
Bill Appl. To Int. Pmt 4	08/23/23		184			6.54	903.02	
Bill Appl. To Int. Pmt 4	09/19/23		249			6.54	909.56	
Bill Appl. To Int. Pmt 4	10/17/23		312			6.54	916.10	
Bill Appl. To Int. Pmt 4	11/22/23		410			6.54	922.64	
Bill Appl. To Int. Pmt 4	12/18/23		465			6.54	929.18	
Bill Appl. To Int. Pmt 4	01/18/24		524			6.54	935.72	
Bill Appl. To Int. Pmt 4	02/19/24		586			6.54	942.26	
Bill Appl. To Int. Pmt 4	03/20/24		666			6.54	948.80	
Bill Appl. To Int. Pmt 4	04/16/24		730			6.54	955.34	
Bill Appl. To Int. Pmt 4	05/17/24		793			6.54	961.88	
Bill Appl. To Int. Pmt 4	06/17/24		874			6.54	968.42	
Bill Appl. To Int. Pmt 4	07/17/24		944			6.54	974.96	
Bill Appl. To Int. Pmt 4	08/20/24		36			6.54	981.50	
Bill Appl. To Int. Pmt 4	09/17/24		101			6.54	988.04	
Bill Appl. To Int. Pmt 4	10/17/24		167			6.54	994.58	
Bill Appl. To Int. Pmt 4	11/20/24		259			6.54	1,001.12	
Bill Appl. To Int. Pmt 4	12/18/24		323			6.54	1,007.66	
Bill Appl. To Int. Pmt 4	01/17/25		379			6.54	1,014.20	

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Parcel	Tax Year	Name						
Description		Date	Check #	Deposit #	G/L Batch#	Remit	Amount	Balance
Bill Appl. To Int. Pmt 4		02/19/25		448			6.54	1,020.74
Bill Appl. To Int. Pmt 4		03/20/25		532			6.54	1,027.28
Bill Appl. To Int. Pmt 4		04/17/25		607			6.54	1,033.82
Bill Appl. To Int. Pmt 4		05/19/25		677			6.54	1,040.36
Bill Appl. To Int. Pmt 4		06/17/25		760			6.54	1,046.90
Bill Appl. To Int. Pmt 4		07/21/25		859			6.54	1,053.44
Bill Appl. To Int. Pmt 4		08/21/25		979			6.54	1,059.98
Bill Appl. To Int. Pmt 4		09/18/25		47			6.54	1,066.52
Bill Appl. To Int. Pmt 4		10/21/25		116			6.54	1,073.06
Bill Appl. To Int. Pmt 4		11/21/25		211			6.54	1,079.60
Parcel Balance								1,079.60
044-1-194-000	2021	OVITT, MICHAEL		10 ROSE ST				
Bill Appl. To Prin. Pmt 1		08/06/20		730			1,092.51	1,092.51
Bill Appl. To Prin. Pmt 2		08/06/20		730			1,092.51	2,185.02
Bill Appl. To Prin. Pmt 3		08/06/20		730			1,092.51	3,277.53
Bill Appl. To Prin. Pmt 4		08/06/20		730			1,092.51	4,370.04
Rcpt. Appl. To Prin. Pmt 1		09/14/20	DDEBIT	1231590.0	808		-1,092.51	3,277.53
Rcpt. Appl. To Prin. Pmt 2		11/12/20	DDEBIT	9270922.0	954		-1,092.51	2,185.02
Rcpt. Appl. To Prin. Pmt 3		03/12/21	DDEBIT	9270934.0	190		-1,092.51	1,092.51
Rcpt. Appl. To Prin. Pmt 4		06/14/21	DDEBIT	9270938.0	387		-1,092.51	0.00
Parcel Balance								0.00
044-1-194-000	2022	OVITT, MICHAEL		10 ROSE ST				
Bill Appl. To Prin. Pmt 1		07/13/21		453			1,128.56	1,128.56
Bill Appl. To Prin. Pmt 2		07/13/21		453			1,128.56	2,257.12
Bill Appl. To Prin. Pmt 3		07/13/21		453			1,128.56	3,385.68
Bill Appl. To Prin. Pmt 4		07/13/21		453			1,128.56	4,514.24
Rcpt. Appl. To Prin. Pmt 1		08/12/21	DDEBIT	9270942.0	517		-1,128.56	3,385.68
Rcpt. Appl. To Prin. Pmt 2		11/12/21	DDEBIT	9270956.0	720		-1,128.56	2,257.12
Rcpt. Appl. To Prin. Pmt 3		03/14/22	DDEBIT	9271029.0	967		-1,128.56	1,128.56
Rcpt. Appl. To Prin. Pmt 4		06/12/22	DDEBIT	9271100.0	168		-1,128.56	0.00
Parcel Balance								0.00
044-1-194-000	2023	OVITT, MICHAEL		10 ROSE ST				
Bill Appl. To Prin. Pmt 1		07/05/22		227			1,083.23	1,083.23
Bill Appl. To Prin. Pmt 2		07/05/22		227			1,083.23	2,166.46
Bill Appl. To Prin. Pmt 3		07/05/22		227			1,083.23	3,249.69
Bill Appl. To Prin. Pmt 4		07/05/22		227			1,083.23	4,332.92
Bill Appl. To Int. Pmt 1		08/23/22		344			10.83	4,343.75
Bill Appl. To Int. Pmt 1		08/26/22		356			43.33	4,387.08
Bill Appl. To Int. Pmt 1		09/19/22		413			10.83	4,397.91
Adj. Appl. To Int. Pmt 1		10/04/22	reverse int city error TI				-64.99	4,332.92
Rcpt. Appl. To Prin. Pmt 1		10/04/22	2107	1004228.0	450	TI	-1,083.23	3,249.69
Rcpt. Appl. To Prin. Pmt 2		11/14/22	DDEBIT	9271216.0	528		-1,083.23	2,166.46
Rcpt. Appl. To Prin. Pmt 3		03/06/23	231	9271293.0	769	LOCKBOX	-1,083.23	1,083.23
Rcpt. Appl. To Prin. Pmt 4		05/09/23	387	9271340.0	921	LOCKBOX	-1,083.23	0.00

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Parcel	Tax Year	Name						
Description	Date	Check #	Deposit #	G/L Batch#	Remit	Amount	Balance	

Parcel Balance								0.00
044-1-194-000	2024	3G LLC		10 ROSE ST				
Bill Appl. To Prin. Pmt 1	07/06/23		61			1,134.15	1,134.15	
Bill Appl. To Prin. Pmt 2	07/06/23		61			1,134.15	2,268.30	
Bill Appl. To Prin. Pmt 3	07/06/23		61			1,134.15	3,402.45	
Bill Appl. To Prin. Pmt 4	07/06/23		61			1,134.15	4,536.60	
Rcpt. Appl. To Prin. Pmt 1	08/08/23	596	9271416.0	155	LOCKBOX	-1,134.15	3,402.45	
Rcpt. Appl. To Prin. Pmt 2	11/06/23	823	9271483.0	368	LOCKBOX	-1,134.15	2,268.30	
Rcpt. Appl. To Prin. Pmt 3	03/08/24	1091	9271568.0	641	LOCKBOX	-1,134.15	1,134.15	
Rcpt. Appl. To Prin. Pmt 4	05/23/24	1267	9271614.0	811	LOCKBOX	-1,134.15	0.00	

Parcel Balance								0.00
044-1-194-000	2025	3G LLC		10 ROSE ST				
Bill Appl. To Prin. Pmt 1	07/01/24		912			1,566.08	1,566.08	
Bill Appl. To Prin. Pmt 2	07/01/24		912			1,566.08	3,132.16	
Bill Appl. To Prin. Pmt 3	07/01/24		912			1,566.08	4,698.24	
Bill Appl. To Prin. Pmt 4	07/01/24		912			1,566.08	6,264.32	
Rcpt. Appl. To Prin. Pmt 1	08/13/24	1436	9271680.0	24	LOCKBOX	-1,566.08	4,698.24	
Rcpt. Appl. To Prin. Pmt 2	11/13/24	1595	9271744.0	245	LOCKBOX	-1,566.08	3,132.16	
Rcpt. Appl. To Prin. Pmt 3	03/07/25	1789	307251.0	504	PL	-1,566.08	1,566.08	
Rcpt. Appl. To Prin. Pmt 4	06/09/25	1957	9271870.0	731	LOCKBOX	-1,566.08	0.00	

Parcel Balance								0.00
044-1-194-000	2026	3G LLC		10 ROSE ST				
Bill Appl. To Prin. Pmt 1	07/02/25		824			1,531.41	1,531.41	
Bill Appl. To Prin. Pmt 2	07/02/25		824			1,531.41	3,062.82	
Bill Appl. To Prin. Pmt 3	07/02/25		824			1,531.41	4,594.23	
Bill Appl. To Prin. Pmt 4	07/02/25		824			1,531.41	6,125.64	
Rcpt. Appl. To Prin. Pmt 1	08/13/25	2052	9271919.0	942	LOCKBOX	-1,531.41	4,594.23	
Rcpt. Appl. To Prin. Pmt 2	11/05/25	2163	9271964.0	165	LOCKBOX	-1,531.41	3,062.82	

Parcel Balance								3,062.82
Grand Total							=====	4,142.42

FW: RE: Re: 10 Rose St Delinquent Property Taxes

From: laurie@bissonetteproperties.com <laurie@bissonetteproperties.com>

Sent: Thu, Dec 4, 2025 at 12:26 pm

To: trish@bissonetteproperties.com

-----Original Message-----

From: "Maja Kazimieruk" <mkazimieruk@burlingtonvt.gov>

Sent: Monday, January 27, 2025 3:41pm

To: "laurie@bissonetteproperties.com" <laurie@bissonetteproperties.com>

Subject: RE: Re: 10 Rose St Delinquent Property Taxes

Hi Laurie,

I spoke to my supervisor and the only option would be to go through the board of abatement. Please find the link to more information regarding this process below. Our office staff would be present at the abatement meeting and would testify that there was an error made by the Clerk's Office in informing you that there were no outstanding taxes at the time of purchase of 10 Rose St.

Please let me know if you have any questions.

<https://www.burlingtonvt.gov/486/Property-Tax-Abatement>

Thank you,

Maja Kazimieruk
Accounts Receivable Coordinator
Clerk/Treasurer's Office
City of Burlington
(802) 598-0039

From: laurie@bissonetteproperties.com <laurie@bissonetteproperties.com>
Sent: Monday, January 27, 2025 3:33 PM
To: Maja Kazimieruk <mkazimieruk@burlingtonvt.gov>
Subject: FW: Re: 10 Rose St Delinquent Property Taxes

[WARNING]: This email was sent from someone outside of the City of Burlington.

-----Original Message-----

From: "Matt Daly" <matt Daly@dalyanddaly.com>
Sent: Tuesday, January 21, 2025 8:14am
To: "laurie@bissonetteproperties.com" <laurie@bissonetteproperties.com>, "Comcast" <phyllisbissonette@comcast.net>
Subject: Re: 10 Rose St Delinquent Property Taxes

Please keep me posted on how this goes.

Matt Daly
www.dalyanddaly.com
802.658.6665

From: "laurie@bissonetteproperties.com" <laurie@bissonetteproperties.com>
Date: Monday, January 20, 2025 at 12:48 PM
To: "lbuker@burlingtonvt.gov" <lbuker@burlingtonvt.gov>
Cc: "stephanie@bissonetteproperties.com" <stephanie@bissonetteproperties.com>, Phyllis Bissonette <phyllisbissonette@comcast.net>, Matt Daly <matt Daly@dalyanddaly.com>
Subject: RE: FW: Fwd: 10 Rose St Delinquent Property Taxes

Good Afternoon,

We were told that these property taxes had been paid.

Please see the message below from Matt Daly regarding these Delinquent Property Taxes at 10 Rose Street. You can contact Matt at www.dalyanddaly.com 802.658.6665

Mike Ovitt is responsible for this outstanding balance.

Feel free to reach out with any questions.

Regards,
Laurie Brisbin
Bissonette Properties
100 North Street
Burlington, VT 05401
802-864-4449

From: Matt Daly <mattdaly@dalyanddaly.com>
Date: January 14, 2025 at 10:41:40 AM EST
To: Comcast <phyllisbissonette@comcast.net>
Subject: 10 Rose St.

Dear Phyllis,

I have investigated the property tax issue concerning 10 Rose Street.

Before the transaction in 2022, Judy Chapman from our office contacted the City of Burlington to obtain a copy of the current tax bill and to verify that taxes were paid and current. The **e-mail below confirms** that the City clerk's office informed us that the taxes were current at that time. The city did not indicate to us that there were any delinquent taxes owed.

I have attached a copy of the tax bill, a copy of our title opinion certifying that taxes are were current at the time, and a copy of the settlement statement from the closing transaction with Bank of Burlington indicating that only a small prorated amount of taxes was to be exchanged between the parties.

We conclude that the city must have made a mistake. If, as we believe, the City made a mistake and there were actually taxes owed by Mike Ovitt, he needs to pay those and bring the account current.

Please give me a call and let me know what you would like me to do about this. I look forward to hearing from you soon. Thank you.

Matt Daly
www.dalyanddaly.com
802.658.6665

From: Laurie Buker <lbuker@burlingtonvt.gov>
Date: Tuesday, November 29, 2022 at 10:41 AM
To: Judi Chapman <chapman@dalyanddaly.com>
Subject: Copy of Burlington Tax Bill

Good morning Judi,

12/4/25, 1:18 PM

FW: RE: Re: 10 Rose St Delinquent Property Taxes

Please find attached the property tax bill for 10 Rose Street that you requested. The taxes are current with the next installment due 3/12/2023.

Laurie Buker
Customer Service Associate
Clerk Treasurers Office

Please note that this communication and any response to it will be maintained as a public record and may be subject to disclosure under the Vermont Public Records Act.



TAX ABATEMENT COMMITTEE

City Hall, 1st Floor; 149 Church Street, Burlington, VT 05401

WEBSITE: www.burlingtonvt.gov/assessor Voice (802) 865-7114

04/02/2026

Recommended Abatement Decision

Burlington Electric Department
Darren Springer, BED GM
585 Pine Street
Burlington VT 05401

RE: The Board of Tax Abatement Committee recommendation to the full Board of Tax Abatement regarding your request for abatement.

PARCEL ID: 040-1-002-002
TYPE OF PROPERTY: UE
LOCATION: 111 Intervale Road

PROPERTY OWNER ON GRAND LIST: Burlington Electric Department/Central Public Service/VT Public Supply Authority

COMMITTEE HEARING DATE: 03.12.2026

AMOUNT REQUESTED: \$621,494.54
COMMITTEE'S RECOMMENDATION: Grant

AMOUNT RECOMMENDED FOR ABATEMENT: \$621,494.54

The Board of Tax Abatement will make a final decision on your request for tax abatement on **Monday, April 13, 2026**. Board takes the Tax Abatement Committee's recommendation under advisement. You have the right to testify before the Board of Tax Abatement. The hearing will be held in **Contois Auditorium in Burlington City Hall**, during the City Council meeting.

If you are planning on attending this meeting, please contact Lori Olberg at 802-865-7136. She will provide you the start time and the methods of attendance.

Sincerely,

Kenneth Nosek, Administrator, Tax Abatement Committee

Non-Discrimination

The City of Burlington will not tolerate unlawful harassment or discrimination on the basis of political or religious affiliation, race, color, national origin, place of birth, ancestry, age, sex, sexual orientation, gender identity, marital status, veteran status, disability, HIV positive status or genetic information. The City is also committed to providing proper access to services, facilities, and employment opportunities. For accessibility information or alternative formats, please contact Human Resources Department at 865-7145.

City of Burlington Tax Abatement Committee
In re Abatement Application of Burlington Electric Company
Heard before the Committee on March 12, 2026

The applicant seeks to abate taxes assessed for property located at 111 Intervale Road. Because the taxes are uncollectable, the Committee recommends GRANTING the application.

/s/ Joe Kane, Chairperson

/s/ Ranjit “Buddy” Singh

/s/ Evan Litwin

TAX ABATEMENT REQUEST FORM

Please submit one form per property tax abatement request

Additional copies of this form are found at www.burlingtonvt.gov/CT/PropertyTax/Abatement

Submit to: Attention: Kenneth, Burlington City Hall, Ground Floor, 149 Church Street, Burlington, VT 05401

Date of this Request: 23 Jan 2026

Name, Property Owner on Grand List: Burlington Electric Dept/Central VT Public Service/VT Public Power Supply Authority

Name, Applicant: City of Burlington, VT Electric Department, 50% joint owner
(Describe the relationship of applicant to listed owner if the applicant is not the listed owner)

New Owner, Purchase Date: NA

Executor/Administrator of Estate: NA

Mailing Address: 585 Pine St.

City, State, Zip code: Burlington, VT 05401

Applicant's Email and Phone #: estebbins-wheelock@burlingtonelectric.com; (802) 865-7466

Location of Property: 111 Intervale Rd

Parcel ID # (000-0-000-000): 040-1-002-002 or,
Account Number (PPP000000): _____ business personal property
(Can be found on the tax bill or property record card)

Total dollar amount you are requesting be abated:	\$ 621,494.54
Breakout based on amount of:	
taxes:	\$ 172,564.31
penalties:	\$ 1,807.15
interest:	\$ 434,782.01
prior year delinquency:	\$
other:	\$ 12,341.07

Briefly describe your abatement request. You may submit a letter with more details of your request.

Please see memo and other supporting documentation attached.

Required Attachments:

- ☒ Copy of Tax Bill
- ☐ Copy of Tax Payment History (attainable from Clerk/Treasurer's Office) history omitted per Clerk/Treasurer's Office as it is >200pp long
- ☒ Property Record Card

Digitally signed by Emily Stebbins-Wheelock (50085)
DN: cn=US, o=SRA, l=Holskye, ou=ISO New England Inc. ou=USER ID - 000069772,
ou=ISNE, cn=Emily Stebbins-Wheelock (50085).
c=us, email=emily.stebbins-wheelock@iso-newenglandinc.com
Reason: I am approving this document
Location: your signing location here
Date: 2026-01-23 12:48:49

Date 23 Jan 2026

This form received by:

Date received:



To: Burlington Board of Tax Abatement

From: Emily Stebbins-Wheelock, CFO and Manager of Strategy & Innovation

Date: 23 January 2026

Re: Abatement request for McNeil Gasifier property

The City of Burlington Electric Department (BED) respectfully requests that the Burlington Board of Tax Abatement (BTA) abate the outstanding tax liability for parcel 040-01-002-002, the defunct gasifier facility located next to the McNeil Generating Station.

The gasifier facility was constructed in the 1990s by Future Energy Resource Corp (FERCO), a now-defunct Atlanta company, with much of the construction cost coming from a U.S. Department of Energy grant. The gasifier was the first phase of a three-phase project (including gas cleanup followed by gas turbine) that was never completed.

FERCO for Chapter 11 reorganization in November of 2002. The court allowed FERCO to abandon the building in May of 2003 with liquidation Chapter 7 filed in August of 2004. At the time, City of Burlington attorneys working with the Chief Administrative Officer (CAO) concluded that chasing FERCO liquidation funds would be fruitless. City administration then consulted with McNeil Leddy & Sheahan's bankruptcy specialist, who concluded the tax liability through the ground lease lay with the joint owners of McNeil: BED-50%, CVPS-20%, VPPSA-19% and GMP-11%.

City attorneys advised the CAO that the liability was uncollectible since it was one City department collecting from another. Moreover, the City Attorney's Office was concerned that the other McNeil joint owners might sue if asked to pay on the basis of it being manifestly unjust and illegal: the tax bill had been in FERCO's name.

BED filed an abatement request in December 2007 and the subcommittee Board of Abatement recommended granting it. In January 2008 the full City Council requested further examination of the property's ownership and the possibility of obtaining partial payment of taxes and removed the abatement request from the consent agenda. No further progress was made for some years and the outstanding liability continued unresolved.

In 2014, BED found a contractor willing to pay and relocate the plant to upstate New York for \$100,000. The McNeil joint owners formulated a proposal to take to the Board of Abatement that

Burlington Electric Department
585 Pine Street Burlington, VT 05401
burlingtonelectric.com
Phone (802) 865-7300

would have paid \$200,000 of the taxes with interest and penalties abated. The BTA recommended the plan to City Council, which approved it on August 11, 2014. Unfortunately, the contractor subsequently decided against moving forward and no further action was taken.

In late 2019 and early 2020, the City's CAO, City Attorney, and BED's General Manager reengaged in discussions about the tax liability and agreed to bring another abatement request to the BTA. Due to the COVID-19 pandemic and subsequent transitions in the CAO and City Attorney position, however, an abatement request was not submitted at that time.

BED respectfully requests abatement for the outstanding tax liability on the basis of its being uncollectible. The liability was incurred by FERCO, which ceased operations and was liquidated in 2004. BED and the other McNeil joint owners have paid their taxes on this property in full each year since FY2015.

The City took appropriate measures circa 2003/2004 to obtain payment from FERCO and determined at the time that the liability was uncollectible from that entity. An abatement request for this property has been granted twice before by the BTA based on the same set of facts and circumstances articulated here.

Thank you for your consideration of this request at your February 5, 2026 meeting.

Exterior Information

483 - ELEC GENRTR	Type	
Stry Hght		
(Liv) Units	0	Tot 1
Found	S - SLAB	
Frame	S - Steel	
P. Wall	MT - STEEL/METAL	
Sec Wall		0
Roof Str	FL - FLAT	
Roof Cvr	RM - RUBBER MEMB	
Color		
View		
Shape		
Bld Name		

General Information

Grade	A - AVERAGE	
Year Btl	1993	Eff Yr
Alt LUC		
Juris		

Interior Information

Avg Ht / Ft	12.00
P. Int Wall	N - NONE
Sec Int Wall	
Partition	N - NONE
P. Floor	OT - OTHER
Sec Floor	C - CONCRETE B

Comparable Sales

[illegible]

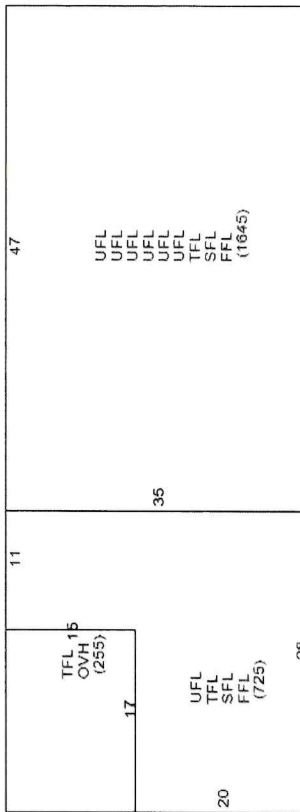
Special Features / Yard Items

Code	Desc	A	Y/S
SHDB	SHED BR/CB	D	Y
SHD	SHED/FR	D	Y
SHDM	SHD MTL. VNL	D	Y
GAR	GARAGE	D	Y
PAVC	PAVING CONC	D	Y
SHD	SHED/FR	D	Y

Comments

Salvage Value GASIFIER PLANT NOT OPERABLE
FUTURE ENERGY RESOURCE CORP. DISOLVED

Sketch



Res Breakdown

Floor	No. Unit	Rooms	Bdms	Exterior Interior Add. Kitchen Bath Plumb Electric Heating General
Bld Total				
Pcd Total				

Calc Ladder

Base Rate	82.70	Depr	1,215,997
Size Adj	1.00000	Depr'd Total	122
Con Adj	0.89177	Juris Ft.	1,0000
Adj Prc	\$73.75	Spec. Features	\$0
Grade Ft.	1.00000	Lump Sum	
Other Feat	\$21,699	Final Total	\$500
NBH Mod	1.0000	Override Val	500.00
NBC Infl	1.2000	Assmnt Ft.	1,0000
LUC Ft.	1.0000	Assessed Val	\$500
Adj Tot (ROW)	1,216,119	Total \$/SF	\$0.06

Sub Areas

Code	Desc	Net Area	Glt
TFL	3RD FLOOR	2,625	
FFL	1ST FLOOR	2,370	
SFL	2ND FLOOR	2,370	
UFL	UPPR FLOOR	10,595	
OvH	OVERHANG	255	
	Building Totals	18,215	
	Parcel Totals	18,215	

made



CITY OF BURLINGTON
149 CHURCH ST
BURLINGTON, VT 05401
802-865-7000

TAX COLLECTORS NOTICE AS OF 06/17/2025

PARCEL NUMBER : 040-1-002-002

BURLINGTON ELECTRIC DEPARTMENT
CENTRAL VERMONT PUBLIC SERVICE
585 PINE ST
BURLINGTON VT 05401

Taxes Assessed Against You

Year	Principal	Interest	Penalty	Other	Total Location
2003	34,982.07	95,270.19	0.00	2799.57	133,051.83 111 INTERVALE RD
2004	50,291.64	132,267.92	0.00	4024.33	186,583.89 111 INTERVALE RD
2005	60,564.04	152,015.64	0.00	4846.12	217,425.80 111 INTERVALE RD
2006	4,005.52	9,409.49	160.24	321.44	13,896.69 111 INTERVALE RD
2007	4,270.08	9,526.56	170.80	342.61	14,310.05 111 INTERVALE RD
2008	4,424.12	9,511.60	353.92	1.00	14,290.64 111 INTERVALE RD
2009	4,581.80	9,297.48	366.56	1.00	14,246.84 111 INTERVALE RD
2010	4,840.04	9,244.40	387.20	1.00	14,472.64 111 INTERVALE RD

*** CONTINUED ON NEXT PAGE ***

IMPORTANT ACTION REQUIRED

Current Fiscal Year taxes will become delinquent if payment is not received by Monday, June 23, 2025.

Penalties and interest on outstanding balances will be applied as follows:

- + For all amounts unpaid for the current fiscal year there will be an 8% penalty and \$1 warrant fee applied.
- + In addition, 4% interest will be charged on any unpaid principal balance from the fourth installment of the current fiscal year.
- + For all amounts due from current or prior fiscal years, 1% interest is charged on the 13th of each month.

Payments are applied to interest, penalty and warrant fee first. Please make checks payable to the City of Burlington. Online payments can be made at: <https://www.burlingtonvt.gov/ct/property-taxes>. Taxes are received in the City of Burlington Monday through Friday between the hours of 8:00 AM and 4:30 PM. Payments postmarked by the US Post Office on or before the due date are accepted as on time.

For additional information, please call 865-7000 ext 1 between the hours of 8:00 am and 4:30 pm Monday through Friday.

Please Remit to:
Property Tax Collector
Clerk Treasurer's Office
149 Church Street
Burlington, VT 05401

CITY OF BURLINGTON
149 CHURCH ST
BURLINGTON, VT 05401
802-865-7000

TAX COLLECTORS NOTICE AS OF 06/17/2025

PARCEL NUMBER : 040-1-002-002

BURLINGTON ELECTRIC DEPARTMENT
CENTRAL VERMONT PUBLIC SERVICE
585 PINE ST
BURLINGTON VT 05401

Taxes Assessed Against You

Year	Principal	Interest	Penalty	Other	Total Location
2011	4,578.96	8,198.16	366.32	1.00	13,144.44 111 INTERVALE RD
2012	2.84	4.85	0.23	1.00	8.92 111 INTERVALE RD
2013	11.40	18.56	0.92	1.00	31.88 111 INTERVALE RD
2014	11.80	17.16	0.96	1.00	30.92 111 INTERVALE RD

TOTAL AMOUNT DUE 621,494.54

IMPORTANT ACTION REQUIRED

Current Fiscal Year taxes will become delinquent if payment is not received by Monday, June 23, 2025.

Penalties and interest on outstanding balances will be applied as follows:

- + For all amounts unpaid for the current fiscal year there will be an 8% penalty and \$1 warrant fee applied.
- + In addition, 4% interest will be charged on any unpaid principal balance from the fourth installment of the current fiscal year.
- + For all amounts due from current or prior fiscal years, 1% interest is charged on the 13th of each month.

Payments are applied to interest, penalty and warrant fee first. Please make checks payable to the City of Burlington. Online payments can be made at: <https://www.burlingtonvt.gov/ct/property-taxes>. Taxes are received in the City of Burlington Monday through Friday between the hours of 8:00 AM and 4:30 PM. Payments postmarked by the US Post Office on or before the due date are accepted as on time.

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Please Remit to:
Property Tax Collector
Clerk Treasurer's Office
149 Church Street
Burlington, VT 05401

01/23/2026
09:07 am

City of Burlington Tax Administration
Tax Year Status Report
Parcel 040-1-002-002 All Tax Years

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Parcel	Tax Year	Name	Pmt	Principal	Interest	Penalty	Other	Credits	Disc.	Total

040-1-002-002 2003 BURLINGTON ELECTRIC DEPARTMENT										
A -----										
C Misc			0.00	0.00	0.00	2799.57	0.00	0.00	0.00	2,799.57
C 1			11,660.69	2740.32	0.00	0.00	0.00	0.00	0.00	14,401.01
U 2			11,660.69	31659.56	0.00	0.00	0.00	0.00	0.00	43,320.25
M 3			11,660.69	31659.56	0.00	0.00	0.00	0.00	0.00	43,320.25
4			11,660.69	31659.56	0.00	0.00	0.00	0.00	0.00	43,320.25

Total			46,642.76	97719.00	0.00	2799.57	0.00	0.00	0.00	147,161.33

P Misc			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
A 1			11,660.69	0.00	0.00	0.00	0.00	0.00	0.00	11,660.69
I 2			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
D 3			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Total			11,660.69	0.00	0.00	0.00	0.00	0.00	0.00	11,660.69

D Misc			0.00	0.00	0.00	2799.57	0.00	0.00	0.00	2,799.57
U 1			0.00	2740.32	0.00	0.00	0.00	0.00	0.00	2,740.32
E 2			11,660.69	31659.56	0.00	0.00	0.00	0.00	0.00	43,320.25
3			11,660.69	31659.56	0.00	0.00	0.00	0.00	0.00	43,320.25
4			11,660.69	31659.56	0.00	0.00	0.00	0.00	0.00	43,320.25

Total			34,982.07	97719.00	0.00	2799.57	0.00	0.00	0.00	135,500.64

040-1-002-002 2004 BURLINGTON ELECTRIC DEPARTMENT										
A -----										
C Misc			0.00	0.00	0.00	4024.33	0.00	0.00	0.00	4,024.33
C 1			12,572.91	33947.09	0.00	0.00	0.00	0.00	0.00	46,520.00
U 2			12,572.91	33947.09	0.00	0.00	0.00	0.00	0.00	46,520.00
M 3			12,572.91	33947.09	0.00	0.00	0.00	0.00	0.00	46,520.00
4			12,572.91	33947.09	0.00	0.00	0.00	0.00	0.00	46,520.00

Total			50,291.64	135788.36	0.00	4024.33	0.00	0.00	0.00	190,104.33

P Misc			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
A 1			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
I 2			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
D 3			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Total			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

D Misc			0.00	0.00	0.00	4024.33	0.00	0.00	0.00	4,024.33
U 1			12,572.91	33947.09	0.00	0.00	0.00	0.00	0.00	46,520.00
E 2			12,572.91	33947.09	0.00	0.00	0.00	0.00	0.00	46,520.00
3			12,572.91	33947.09	0.00	0.00	0.00	0.00	0.00	46,520.00
4			12,572.91	33947.09	0.00	0.00	0.00	0.00	0.00	46,520.00

Total			50,291.64	135788.36	0.00	4024.33	0.00	0.00	0.00	190,104.33

01/23/2026
09:07 am

City of Burlington Tax Administration
Tax Year Status Report
Parcel 040-1-002-002 All Tax Years

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tisham

Parcel	Tax Year	Name	Pmt	Principal	Interest	Penalty	Other	Credits	Disc.	Total

040-1-002-002 2005 BURLINGTON ELECTRIC DEPARTMENT										
A -----										
C Misc			0.00	0.00	0.00	4846.12	0.00	0.00	0.00	4,846.12
C 1			15,141.01	39063.78	0.00	0.00	0.00	0.00	0.00	54,204.79
U 2			15,141.01	39063.78	0.00	0.00	0.00	0.00	0.00	54,204.79
M 3			15,141.01	39063.78	0.00	0.00	0.00	0.00	0.00	54,204.79
4			15,141.01	39063.78	0.00	0.00	0.00	0.00	0.00	54,204.79

Total			60,564.04	156255.12	0.00	4846.12	0.00	0.00	0.00	221,665.28

P Misc			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
A 1			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
I 2			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
D 3			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Total			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

D Misc			0.00	0.00	0.00	4846.12	0.00	0.00	0.00	4,846.12
U 1			15,141.01	39063.78	0.00	0.00	0.00	0.00	0.00	54,204.79
E 2			15,141.01	39063.78	0.00	0.00	0.00	0.00	0.00	54,204.79
3			15,141.01	39063.78	0.00	0.00	0.00	0.00	0.00	54,204.79
4			15,141.01	39063.78	0.00	0.00	0.00	0.00	0.00	54,204.79

Total			60,564.04	156255.12	0.00	4846.12	0.00	0.00	0.00	221,665.28

040-1-002-002 2006 BURLINGTON ELECTRIC DEPARTMENT										
A -----										
C Misc			0.00	0.00	0.00	321.44	0.00	0.00	0.00	321.44
C 1			1,001.38	2472.51	40.06	0.00	0.00	0.00	0.00	3,513.95
U 2			1,001.38	2442.47	40.06	0.00	0.00	0.00	0.00	3,483.91
M 3			1,001.38	2402.41	40.06	0.00	0.00	0.00	0.00	3,443.85
4			1,001.38	2372.38	40.06	0.00	0.00	0.00	0.00	3,413.82

Total			4,005.52	9689.77	160.24	321.44	0.00	0.00	0.00	14,176.97

P Misc			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
A 1			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
I 2			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
D 3			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Total			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

D Misc			0.00	0.00	0.00	321.44	0.00	0.00	0.00	321.44
U 1			1,001.38	2472.51	40.06	0.00	0.00	0.00	0.00	3,513.95
E 2			1,001.38	2442.47	40.06	0.00	0.00	0.00	0.00	3,483.91
3			1,001.38	2402.41	40.06	0.00	0.00	0.00	0.00	3,443.85
4			1,001.38	2372.38	40.06	0.00	0.00	0.00	0.00	3,413.82

Total			4,005.52	9689.77	160.24	321.44	0.00	0.00	0.00	14,176.97

01/23/2026
09:07 am

City of Burlington Tax Administration
Tax Year Status Report
Parcel 040-1-002-002 All Tax Years

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Parcel	Tax Year	Name	Pmt	Principal	Interest	Penalty	Other	Credits	Disc.	Total

040-1-002-002 2007 BURLINGTON ELECTRIC DEPARTMENT										
A -----										
C Misc			0.00	0.00	0.00	342.61	0.00	0.00	0.00	342.61
C 1			1,067.52	2509.80	42.70	0.00	0.00	0.00	0.00	3,620.02
U 2			1,067.52	2477.76	42.70	0.00	0.00	0.00	0.00	3,587.98
M 3			1,067.52	2435.04	42.70	0.00	0.00	0.00	0.00	3,545.26
4			1,067.52	2403.00	42.70	0.00	0.00	0.00	0.00	3,513.22

Total			4,270.08	9825.60	170.80	342.61	0.00	0.00	0.00	14,609.09

P Misc			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
A 1			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
I 2			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
D 3			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Total			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

D Misc			0.00	0.00	0.00	342.61	0.00	0.00	0.00	342.61
U 1			1,067.52	2509.80	42.70	0.00	0.00	0.00	0.00	3,620.02
E 2			1,067.52	2477.76	42.70	0.00	0.00	0.00	0.00	3,587.98
3			1,067.52	2435.04	42.70	0.00	0.00	0.00	0.00	3,545.26
4			1,067.52	2403.00	42.70	0.00	0.00	0.00	0.00	3,513.22

Total			4,270.08	9825.60	170.80	342.61	0.00	0.00	0.00	14,609.09

040-1-002-002 2008 BURLINGTON ELECTRIC DEPARTMENT										
A -----										
C Misc			0.00	0.00	0.00	1.00	0.00	0.00	0.00	1.00
C 1			1,106.03	2510.62	88.48	0.00	0.00	0.00	0.00	3,705.13
U 2			1,106.03	2477.44	88.48	0.00	0.00	0.00	0.00	3,671.95
M 3			1,106.03	2433.20	88.48	0.00	0.00	0.00	0.00	3,627.71
4			1,106.03	2400.02	88.48	0.00	0.00	0.00	0.00	3,594.53

Total			4,424.12	9821.28	353.92	1.00	0.00	0.00	0.00	14,600.32

P Misc			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
A 1			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
I 2			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
D 3			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Total			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

D Misc			0.00	0.00	0.00	1.00	0.00	0.00	0.00	1.00
U 1			1,106.03	2510.62	88.48	0.00	0.00	0.00	0.00	3,705.13
E 2			1,106.03	2477.44	88.48	0.00	0.00	0.00	0.00	3,671.95
3			1,106.03	2433.20	88.48	0.00	0.00	0.00	0.00	3,627.71
4			1,106.03	2400.02	88.48	0.00	0.00	0.00	0.00	3,594.53

Total			4,424.12	9821.28	353.92	1.00	0.00	0.00	0.00	14,600.32

01/23/2026
09:07 am

City of Burlington Tax Administration
Tax Year Status Report
Parcel 040-1-002-002 All Tax Years

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tisham

Parcel	Tax Year	Name	Pmt	Principal	Interest	Penalty	Other	Credits	Disc.	Total

040-1-002-002 2009 BURLINGTON ELECTRIC DEPARTMENT										
A -----										
C Misc			0.00	0.00	0.00	1.00	0.00	0.00	0.00	1.00
C 1			1,145.45	2461.77	91.64	0.00	0.00	0.00	0.00	3,698.86
U 2			1,145.45	2427.42	91.64	0.00	0.00	0.00	0.00	3,664.51
M 3			1,145.45	2381.62	91.64	0.00	0.00	0.00	0.00	3,618.71
4			1,145.45	2347.27	91.64	0.00	0.00	0.00	0.00	3,584.36

Total			4,581.80	9618.08	366.56	1.00	0.00	0.00	0.00	14,567.44

P Misc			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
A 1			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
I 2			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
D 3			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Total			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

D Misc			0.00	0.00	0.00	1.00	0.00	0.00	0.00	1.00
U 1			1,145.45	2461.77	91.64	0.00	0.00	0.00	0.00	3,698.86
E 2			1,145.45	2427.42	91.64	0.00	0.00	0.00	0.00	3,664.51
3			1,145.45	2381.62	91.64	0.00	0.00	0.00	0.00	3,618.71
4			1,145.45	2347.27	91.64	0.00	0.00	0.00	0.00	3,584.36

Total			4,581.80	9618.08	366.56	1.00	0.00	0.00	0.00	14,567.44

040-1-002-002 2010 BURLINGTON ELECTRIC DEPARTMENT										
A -----										
C Misc			0.00	0.00	0.00	1.00	0.00	0.00	0.00	1.00
C 1			1,210.01	2456.30	96.80	0.00	0.00	0.00	0.00	3,763.11
U 2			1,210.01	2420.00	96.80	0.00	0.00	0.00	0.00	3,726.81
M 3			1,210.01	2371.60	96.80	0.00	0.00	0.00	0.00	3,678.41
4			1,210.01	2335.30	96.80	0.00	0.00	0.00	0.00	3,642.11

Total			4,840.04	9583.20	387.20	1.00	0.00	0.00	0.00	14,811.44

P Misc			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
A 1			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
I 2			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
D 3			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Total			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

D Misc			0.00	0.00	0.00	1.00	0.00	0.00	0.00	1.00
U 1			1,210.01	2456.30	96.80	0.00	0.00	0.00	0.00	3,763.11
E 2			1,210.01	2420.00	96.80	0.00	0.00	0.00	0.00	3,726.81
3			1,210.01	2371.60	96.80	0.00	0.00	0.00	0.00	3,678.41
4			1,210.01	2335.30	96.80	0.00	0.00	0.00	0.00	3,642.11

Total			4,840.04	9583.20	387.20	1.00	0.00	0.00	0.00	14,811.44

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City of Burlington Tax Administration
Tax Year Status Report
Parcel 040-1-002-002 All Tax Years

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Parcel	Tax Year	Name	Pmt	Principal	Interest	Penalty	Other	Credits	Disc.	Total

040-1-002-002 2011 BURLINGTON ELECTRIC DEPARTMENT										
A -----										
C Misc			0.00	0.00	0.00	0.00	1.00	0.00	0.00	1.00
C 1			1,144.74	2186.94	91.58	0.00	0.00	0.00	0.00	3,423.26
U 2			1,144.74	2152.59	91.58	0.00	0.00	0.00	0.00	3,388.91
M 3			1,144.74	2106.79	91.58	0.00	0.00	0.00	0.00	3,343.11
4			1,144.74	2072.44	91.58	0.00	0.00	0.00	0.00	3,308.76

Total			4,578.96	8518.76	366.32	1.00	0.00	0.00	0.00	13,465.04
P Misc			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
A 1			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
I 2			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
D 3			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Total			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
D Misc			0.00	0.00	0.00	0.00	1.00	0.00	0.00	1.00
U 1			1,144.74	2186.94	91.58	0.00	0.00	0.00	0.00	3,423.26
E 2			1,144.74	2152.59	91.58	0.00	0.00	0.00	0.00	3,388.91
3			1,144.74	2106.79	91.58	0.00	0.00	0.00	0.00	3,343.11
4			1,144.74	2072.44	91.58	0.00	0.00	0.00	0.00	3,308.76

Total			4,578.96	8518.76	366.32	1.00	0.00	0.00	0.00	13,465.04
040-1-002-002 2012 BURLINGTON ELECTRIC DEPARTMENT										
A -----										
C Misc			0.00	0.00	0.00	0.00	1.00	0.00	0.00	1.00
C 1			2.84	0.53	0.23	0.00	0.00	0.00	0.00	3.60
U 2			2.84	0.44	0.23	0.00	0.00	0.00	0.00	3.51
M 3			2.84	0.32	0.23	0.00	0.00	0.00	0.00	3.39
4			2.84	5.06	0.23	0.00	0.00	0.00	0.00	8.13

Total			11.36	6.35	0.92	1.00	0.00	0.00	0.00	19.63
P Misc			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
A 1			2.84	0.53	0.23	0.00	0.00	0.00	0.00	3.60
I 2			2.84	0.44	0.23	0.00	0.00	0.00	0.00	3.51
D 3			2.84	0.32	0.23	0.00	0.00	0.00	0.00	3.39
4			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Total			8.52	1.29	0.69	0.00	0.00	0.00	0.00	10.50
D Misc			0.00	0.00	0.00	0.00	1.00	0.00	0.00	1.00
U 1			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
E 2			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4			2.84	5.06	0.23	0.00	0.00	0.00	0.00	8.13

Total			2.84	5.06	0.23	1.00	0.00	0.00	0.00	9.13

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City of Burlington Tax Administration
Tax Year Status Report
Parcel 040-1-002-002 All Tax Years

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Parcel	Tax Year	Name	Pmt	Principal	Interest	Penalty	Other	Credits	Disc.	Total

040-1-002-002 2013 BURLINGTON ELECTRIC DEPARTMENT										
A -----										
C Misc			0.00	0.00	0.00	1.00	0.00	0.00	0.00	1.00
C 1			2.85	5.00	0.23	0.00	0.00	0.00	0.00	8.08
U 2			2.85	4.91	0.23	0.00	0.00	0.00	0.00	7.99
M 3			2.85	4.79	0.23	0.00	0.00	0.00	0.00	7.87
4			2.85	4.70	0.23	0.00	0.00	0.00	0.00	7.78

Total			11.40	19.40	0.92	1.00	0.00	0.00	0.00	32.72

P Misc			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
A 1			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
I 2			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
D 3			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Total			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

D Misc			0.00	0.00	0.00	1.00	0.00	0.00	0.00	1.00
U 1			2.85	5.00	0.23	0.00	0.00	0.00	0.00	8.08
E 2			2.85	4.91	0.23	0.00	0.00	0.00	0.00	7.99
3			2.85	4.79	0.23	0.00	0.00	0.00	0.00	7.87
4			2.85	4.70	0.23	0.00	0.00	0.00	0.00	7.78

Total			11.40	19.40	0.92	1.00	0.00	0.00	0.00	32.72

040-1-002-002 2014 BURLINGTON ELECTRIC DEPARTMENT										
A -----										
C Misc			0.00	0.00	0.00	1.00	0.00	0.00	0.00	1.00
C 1			2.95	4.65	0.24	0.00	0.00	0.00	0.00	7.84
U 2			2.95	4.56	0.24	0.00	0.00	0.00	0.00	7.75
M 3			2.95	4.44	0.24	0.00	0.00	0.00	0.00	7.63
4			2.95	4.35	0.24	0.00	0.00	0.00	0.00	7.54

Total			11.80	18.00	0.96	1.00	0.00	0.00	0.00	31.76

P Misc			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
A 1			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
I 2			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
D 3			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Total			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

D Misc			0.00	0.00	0.00	1.00	0.00	0.00	0.00	1.00
U 1			2.95	4.65	0.24	0.00	0.00	0.00	0.00	7.84
E 2			2.95	4.56	0.24	0.00	0.00	0.00	0.00	7.75
3			2.95	4.44	0.24	0.00	0.00	0.00	0.00	7.63
4			2.95	4.35	0.24	0.00	0.00	0.00	0.00	7.54

Total			11.80	18.00	0.96	1.00	0.00	0.00	0.00	31.76

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City of Burlington Tax Administration
Tax Year Status Report
Parcel 040-1-002-002 All Tax Years

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Parcel	Tax Year	Name	Pmt	Principal	Interest	Penalty	Other	Credits	Disc.	Total

040-1-002-002 2015 BURLINGTON ELECTRIC DEPARTMENT										
A -----										
C Misc			0.00	0.00	0.00	1.00	0.00	0.00	0.00	1.00
C 1			3.14	0.00	0.00	0.00	0.00	0.00	0.00	3.14
U 2			3.14	0.00	0.00	0.00	0.00	0.00	0.00	3.14
M 3			3.14	0.25	0.25	0.00	0.00	0.00	0.00	3.64
4			3.14	0.16	0.25	0.00	0.00	0.00	0.00	3.55

Total			12.56	0.41	0.50	1.00	0.00	0.00	0.00	14.47

P Misc			0.00	0.00	0.00	1.00	0.00	0.00	0.00	1.00
A 1			3.14	0.00	0.00	0.00	0.00	0.00	0.00	3.14
I 2			3.14	0.00	0.00	0.00	0.00	0.00	0.00	3.14
D 3			3.14	0.25	0.25	0.00	0.00	0.00	0.00	3.64
4			3.14	0.16	0.25	0.00	0.00	0.00	0.00	3.55

Total			12.56	0.41	0.50	1.00	0.00	0.00	0.00	14.47

D Misc			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
U 1			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
E 2			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Total			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

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City of Burlington Tax Administration
Tax Year Status Report
Parcel 040-1-002-002 All Tax Years

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Pmt	Principal	Interest	Penalty	Other	Credits	Disc.	Total
----- Summary Tax Status Report -----							
A							
C Misc	0.00	0.00	0.00	12342.07	0.00	0.00	12,342.07
C 1	46,061.52	90359.31	451.96	0.00	0.00	0.00	136,872.79
U 2	46,061.52	119078.02	451.96	0.00	0.00	0.00	165,591.50
M 3	46,061.52	118810.89	452.21	0.00	0.00	0.00	165,324.62
4	46,061.52	118615.11	452.21	0.00	0.00	0.00	165,128.84
Total	184,246.08	446863.33	1808.34	12342.07	0.00	0.00	645,259.82
P Misc	0.00	0.00	0.00	1.00	0.00	0.00	1.00
A 1	11,666.67	0.53	0.23	0.00	0.00	0.00	11,667.43
I 2	5.98	0.44	0.23	0.00	0.00	0.00	6.65
D 3	5.98	0.57	0.48	0.00	0.00	0.00	7.03
4	3.14	0.16	0.25	0.00	0.00	0.00	3.55
Total	11,681.77	1.70	1.19	1.00	0.00	0.00	11,685.66
D Misc	0.00	0.00	0.00	12341.07	0.00	0.00	12,341.07
U 1	34,394.85	90358.78	451.73	0.00	0.00	0.00	125,205.36
E 2	46,055.54	119077.58	451.73	0.00	0.00	0.00	165,584.85
3	46,055.54	118810.32	451.73	0.00	0.00	0.00	165,317.59
4	46,058.38	118614.95	451.96	0.00	0.00	0.00	165,125.29
Total	172,564.31	446861.63	1807.15	12341.07	0.00	0.00	633,574.16

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City of Burlington Tax Administration
Cash Receipts Report
Parcel 040-1-002-002, With Parcel Detail

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Parcel	Year	Name/Location	Date	Deposit	Check #	Receipt	Amount
040-1-002-002	2003	BURLINGTON ELECTRIC :111 INTERVALE RD	08/12/02	0.0	PAID AMO	UNT	11,660.69
040-1-002-002	2015	BURLINGTON ELECTRIC :111 INTERVALE RD	11/18/14	179391.0	51471	KMD	6.28
Parcel Total							11,666.97

01/23/26
09:08 am

City of Burlington Tax Administration
Cash Receipts Report
Parcel 040-1-002-002, With Parcel Detail

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tisham

----- Cash Receipts Report Summary -----

2003 Principal Interest Penalty Other Credits Total

Misc. 0.00 0.00 0.00 0.00 0.00 0.00
Payment 1 11660.69 0.00 0.00 0.00 0.00 11660.69
Payment 2 0.00 0.00 0.00 0.00 0.00 0.00
Payment 3 0.00 0.00 0.00 0.00 0.00 0.00
Payment 4 0.00 0.00 0.00 0.00 0.00 0.00

Total 11660.69 0.00 0.00 0.00 0.00 11660.69
 Total Checks:\$11,660.69

2015 Principal Interest Penalty Other Credits Total

Misc. 0.00 0.00 0.00 0.00 0.00 0.00
Payment 1 3.14 0.00 0.00 0.00 0.00 3.14
Payment 2 3.14 0.00 0.00 0.00 0.00 3.14
Payment 3 0.00 0.00 0.00 0.00 0.00 0.00
Payment 4 0.00 0.00 0.00 0.00 0.00 0.00

Total 6.28 0.00 0.00 0.00 0.00 6.28
 Total Checks:\$6.28

Total Principal Interest Penalty Other Credits Total

Misc. 0.00 0.00 0.00 0.00 0.00 0.00
Payment 1 11663.83 0.00 0.00 0.00 0.00 11663.83
Payment 2 3.14 0.00 0.00 0.00 0.00 3.14
Payment 3 0.00 0.00 0.00 0.00 0.00 0.00
Payment 4 0.00 0.00 0.00 0.00 0.00 0.00

Total 11666.97 0.00 0.00 0.00 0.00 11666.97
 Total Checks:\$11,666.97
Total Current Years: \$0.00 Total Previous Years: \$11,666.97
Total of Receipts: \$11,666.97



OFFICE OF THE CLERK/TREASURER

City of Burlington

City Hall, Room 20, 149 Church Street, Burlington, VT 05401

Voice (802) 865-7000

Deaf/Hard of Hearing 711

To: Beth Anderson

From: Jeffrey Herwood

Date: 4/25/2019

Re: Future Energy Resource Corp (FERCO)

Future Energy Resource Corp (FERCO), now a defunct Atlanta company, built a gasifier demonstration project at the McNeil Station in the 1990's with much of the construction cost coming from the US Department of Energy. This was the first phase which would have led to the installation of a gas turbine. The plan was to utilize the energy created in the cleanup system to further power the turbine making it more efficient.

The company filed for reorganization Chapter 11 in November of 2002 and the court allowed them to abandon the building in May of 2003 with liquidation Chapter 7 filed in August of 2004.

City of Burlington attorneys working with the Chief Administrative Officer concluded that chasing FERCO liquidation funds would be fruitless. The administration then consulted with McNeil Leddy's bankruptcy specialist who concluded the tax liability through the ground lease lay with the joint owners of McNeil; BED-50%, CVPS-20%, VPPSA-19% and GMP-11%.

COB attorneys advised the CAO the liability uncollectible since it was one City department collecting from another. Moreover the attorney's office was concerned the joint partners would sue if asked to pay on the basis of it being manifestly unjust and illegal- the tax bill had been in FERCO's name. The abatement request went to the subcommittee Board of Abatement who recommended granting it. In January of 2008 the full City Council requested further examination of the ownership and the possibility of obtaining partial payment of taxes and took off consent the abatement request. No further progress was made and continued unresolved.

In 2014 BED found a contractor willing to pay and relocate the plant to upstate NY for \$100,000. McNeil partners formulated a plan to take to the Board of Abatement; the partners would come up with \$100,000 in addition to the abovementioned for a total of \$200,000 which would pay off the delinquent taxes, this contingent on interest and penalty being abated. The request went to the sub board who recommended the plan which the CC approved on 8/11/2014. Unfortunately, the contractor decided against moving forward and no further action has been made.



BOARD OF TAX ABATEMENT

City Hall, Room 17, 149 Church Street, Burlington, VT 05401

Voice (802) 865-7114

TTY (802) 865-7142

Date: DECEMBER 14, 2007

Meeting Date: JANUARY 22, 2008

FERCO
JEFF HERWOOD
149 CHURCH ST
BURLINGTON, VT 05401

REF LOCATION: 1111 INTERVALE RD
PARCEL ID: 040-1-002-002

Fiscal Year 2007/2008	Total Amount Requested \$ 233,921.00
Plus any additional interest and penalties applied during the time period between this request and actual decisions.	

Appellant's Request: TAXES AND PENALTY AND INTEREST

Motion Made: PAUL DECELLES MADE A MOTION TO GRANT THE
REQUEST, RUSSELL ELLIS SECOND THE MOTION. THE VOTE
WAS UNANIMOUS.

Committee's Recommendation: GRANT REQUEST

And I so Move

city att.
John Stewart
John Vichery

DATE:

9/2/2004

TO:

Brenden Keleher - City of Burlington

RE:

FUTURE ENERGY RESOURCES CORP.

ACCOUNT #:

040-1-002-002

As you should be aware, Future Energy Resources Corp. filed for Chapter 11 bankruptcy protection in the US Bankruptcy Court for the Northern District of Georgia, Atlanta Division on November 6, 2002. The case number is 02-73027.

A trustee was recently appointed to this case and is now responsible for all matters concerning the estate of Future Energy Resources Corp. Since the trustee has been appointed and all records of Future Energy have now been turned over to him, the company no longer has any employees. Therefore, you will need to contact the trustee, Dick McQueen, regarding the above referenced account for Future Energy Resources Corp.

Please immediately begin directing all correspondence for Future Energy Resources Corp. to the following:

C. Richard McQueen
Greene, Buckley, Jones & McQueen
Suite 1010 Park Central
2970 Clairmont Road
Atlanta, GA 30329

Phone: 404-522-3541 (main number)
Direct: 404-420-5913
Fax: 404-522-3677
Email: crmcqueen@gbjm.com

Attached please find a
copy of your most
recent correspondence.
This was forwarded to
the trustee on
9/2/04. Please direct
all future correspondence
directly to trustee



TAX ABATEMENT COMMITTEE

City Hall, 1st Floor; 149 Church Street, Burlington, VT 05401

WEBSITE: www.burlingtonvt.gov/assessor Voice (802) 865-7114

04/02/2026

Recommended Abatement Decision

Yvonne Barnett
Alexandra and Yvonne Barnett
53 Monterey Pine Drive
Newport Coast CA 92657

RE: The Board of Tax Abatement Committee recommendation to the full Board of Tax Abatement regarding your request for abatement.

PARCEL ID: 050-2-043-000
TYPE OF PROPERTY: R1
LOCATION: 34 Summit Ridge

PROPERTY OWNER ON GRAND LIST: ARB LLC

COMMITTEE HEARING DATE: 03.12.2026

AMOUNT REQUESTED: \$13,742.00
COMMITTEE'S RECOMMENDATION: Deny

AMOUNT RECOMMENDED FOR ABATEMENT: \$0.00

The Board of Tax Abatement will make a final decision on your request for tax abatement on **Monday, April 13, 2026**. Board takes the Tax Abatement Committee's recommendation under advisement. You have the right to testify before the Board of Tax Abatement. The hearing will be held in **Contois Auditorium in Burlington City Hall**, during the City Council meeting.

If you are planning on attending this meeting, please contact Lori Olberg at 802-865-7136. She will provide you the start time and the methods of attendance.

Sincerely,

Kenneth Nosek, Administrator, Tax Abatement Committee

Non-Discrimination

The City of Burlington will not tolerate unlawful harassment or discrimination on the basis of political or religious affiliation, race, color, national origin, place of birth, ancestry, age, sex, sexual orientation, gender identity, marital status, veteran status, disability, HIV positive status or genetic information. The City is also committed to providing proper access to services, facilities, and employment opportunities. For accessibility information or alternative formats, please contact Human Resources Department at 865-7145.

City of Burlington Tax Abatement Committee
In re Abatement Application of ARB LLC
Heard before the Committee on March 12, 2026

On January 24, 2025, Yvonne Barnett of Orange County, California, purchased a mid-Twentieth-Century house located at 34 Summit Ridge for her daughter and son-in-law. Initially, the house was rented back to the seller until March 1, 2025. Thereafter, the applicant consulted with a contractor to discuss remodeling the home and learned that, like most buildings of its era, the house was constructed with asbestos. Safely remodeling the home necessitated asbestos remediation, which effectively required tearing the interior of the dwelling down to the studs. The remodel is expected to be completed by April 2026.

Because the subject property was not usable as a residence for significant portions of Fiscal Years 2025 and 2026, the applicant seeks to abate \$13,742 in property taxes assessed against the property. The applicant asserts manifest injustice as the ground for abatement and compares the discovery of asbestos to a fire, flood, or similar disaster that typically would justify abatement. The applicant also cites a prior decision of the Committee recommending that the Board grant an abatement request under similar circumstances. *In re Abatement Application of N. & J. Sky*, 505 North Street, October 16, 2012.

The Committee gives weight to its own precedents but is not bound by them. The Committee strongly disagrees with the 2012 decision that payment of taxes is manifestly unjust during a period in which a residence is undergoing asbestos remediation, especially here where no unique financial hardship has been shown. The presence of asbestos is not a casualty loss. Asbestos was a common construction material in the 1950s and 1960s and was intentionally used to insulate homes. Its presence is capable of being discovered by inspection, and it is common knowledge that it poses minimal health risk unless disturbed, such as in the case of the decision to remodel a home.

In light of these circumstances, the Committee recommends that the application be DENIED.

/s/ Joe Kane, Chairperson

/s/ Ranjit "Buddy" Singh

/s/ Evan Litwin

TAX ABATEMENT REQUEST FORM

Please submit one form per property tax abatement request

Additional copies of this form are found at www.burlingtonvt.gov/CT/PropertyTax/Abatement

Submit to: Attention: Kenneth, Burlington City Hall, Ground Floor, 149 Church Street, Burlington, VT 05401

Date of this Request: 2/27/26

Name, Property Owner on Grand List: ARB LLC

Name, Applicant: YVONNE BARNETT (OWNER)
(Describe the relationship of applicant to listed owner if the applicant is not the listed owner)

New Owner, Purchase Date: 1/24/25

Executor/Administrator of Estate: N/A

Mailing Address: 53 MONTEREY PINE DRIVE

City, State, Zip code: NEWPORT COAST, CA 92657

Applicant's Email and Phone # will.kidney@gmail.com 949-697-2787
yabarnett@cox.net

Location of Property: 34 SUMMIT RIDGE, BURLINGTON, VT 05401

Parcel ID # (000-0-000-000): 057-2-043-000 or,

Account Number (PPP000000): _____ business personal property
(Can be found on the tax bill or property record card)

Total dollar amount you are requesting be abated:	\$	\$13,742
Breakout based on amount of:	taxes:	\$ \$13,742
	penalties:	\$
	interest:	\$
	prior year delinquency:	\$
	other:	\$

Briefly describe your abatement request. You may submit a letter with more details of your request.

PLEASE SEE ATTACHED LETTER

Required Attachments:

- ☒ Copy of Tax Bill
- ☒ Copy of Tax Payment History (attainable from Clerk/Treasurer's Office)
- ☒ Property Record Card

Signature Yvonne Barnett

Date 2-27-2026

This form received by:

Date received: 2/27/26

Tareel Rogers

MAR 02 2026

February 27, 2026

Attn: Kenneth
Burlington City Hall, Ground Floor
149 Church Street
Burlington, VT 05401

Re: Tax Abatement Request

To Whom It May Concern:

On January 24, 2025, I bought the house located at 34 Summit Ridge in Burlington for my daughter, Alexandra. As part of the purchase and sale agreement, I rented the house back to the seller until 3/1/25. I planned for Alexandra to move in promptly thereafter. Shortly after closing, we learned that houses built in Burlington in the 1950s and 1960s have been known to contain asbestos, and we hired Alderson Environmental to test the home. On February 14, 2025, we received word from Alderson Environmental that damaged tiles in the basement and the joint compound in nearly every room in the house contained asbestos. Alderson's Asbestos Inspection Report is enclosed here.

After receiving Alderson's report, we decided to remove the drywall from the house to get rid of the asbestos. We removed and replaced every wall and ceiling. Alexandra has not lived in the house since the seller moved out on 3/1/25. Construction is now wrapping up, and I am hopeful that she will be able to move in by 4/1/26.

We are requesting a property tax abatement from 3/1/25 through 3/31/26. We have calculated that figure as \$13,742. Our request is based on the notion that the payment of such taxes was manifestly unjust due to unforeseen property damage. We did not know that the house contained asbestos in nearly every wall and ceiling when we bought it. Once we learned about the asbestos in damaged materials, we paid to remove it, and construction has taken 14 months. The house has been unsafe and uninhabitable during that time.

Lastly, we are submitting our request at this time because we learned about the possibility of an abatement just this week. Kenneth met Alexandra at the home for a re-assessment on 2/25/26. Kenneth told Alexandra about the prospect of an abatement under the circumstances, and he suggested that we submit this request.

Thank you kindly for your consideration. If you have any questions, please do not hesitate to contact me.

Sincerely,

Yvonne Barnett

March 9, 2026

Attn: Kenneth
Burlington City Hall, Ground Floor
149 Church Street
Burlington, VT 05401

Re: Tax Abatement Request – Proxy for Meeting

To Whom It May Concern:

Last week, I submitted a request for a tax abatement for a house I bought for my daughter at 34 Summit Ridge in Burlington. I understand that my application will be reviewed at a meeting this Thursday, March 12, 2026. Because I live in California, I cannot attend the meeting in person. I'm writing this letter to authorize William Kidney to stand in for me at the meeting. Will is married to my daughter Alexandra. He and Alexandra will reside in the house together. He can speak on my behalf.

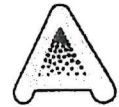
Thank you again for your consideration. Please feel free to contact me with any questions.

Sincerely,


Yvonne Barnett

Asbestos Inspection Report
 In order to confirm asbestos containing materials
 34 Summit Ridge
 Burlington, Vermont

February 14, 2025
 Alderson, Inc.



Inventory of Confirmed Asbestos Containing Materials

Homogenous Area and Sample #	Material Type	Material Condition	Material Location	Analytical Result	Approximate Quantity
Basement #020725-4 #020725-5	9x9 floor tile	Damaged	Basement, around bar area	Positive for asbestos 4% Chrysotile	Not quantified
Basement #020725-6	9x9 floor tile	Damaged	Basement around bar area	Positive for asbestos 3% Chrysotile	Not quantified
Basement #020725-7	Black mastic	Damaged	Under 9x9 floor tile in basement around bar area	Positive for asbestos 6% Chrysotile	Not quantified
Basement #020725-8	Black mastic	Damaged	Under 9x9 floor tile in basement around bar area	Positive for asbestos 5% Chrysotile	Not quantified
Basement bathroom #020725-9	Joint compound	Good with potential for significant damage	Basement bathroom wall	Positive for asbestos 2% Chrysotile	Not quantified
First floor living room #020725-15	Joint compound	Good with potential for damage	First floor living room wall	Positive for asbestos 2% Chrysotile	Not quantified

Asbestos Inspection Report
In order to confirm asbestos containing materials

February 14, 2025
Alderson, Inc.



Inventory of Confirmed Asbestos Containing Materials (continued)

Homogenous Area and Sample #	Material Type	Material Condition	Material Location	Analytical Result	Approximate Quantity
First floor kitchen #020725-16 #020725-19	Joint compound	Good with potential for damage	First floor kitchen soffit box	Positive for asbestos 2% Chrysotile	Not quantified
First floor kitchen #020725-17	Joint compound	Good with potential for damage	First floor kitchen wall	Positive for asbestos 2% Chrysotile	Not quantified
First floor hall #020725-20 #020725-23	Joint compound	Good with potential for damage	First floor hall wall	Positive for asbestos 2% Chrysotile	Not quantified
First floor living room #020725-21	Joint compound	Good with potential for damage	First floor living room ceiling	Positive for asbestos 2% Chrysotile	Not quantified
First floor lower mudroom wall #020725-25	Joint compound	Good with potential for damage	Basement bathroom wall	Positive for asbestos 2% Chrysotile	Not quantified
Second floor bedroom wall #020725-30	Joint compound	Good with potential for damage	Second floor bedroom wall, south of stairs	Positive for asbestos 2% Chrysotile	Not quantified

Asbestos Inspection Report
In order to confirm asbestos containing materials

February 14, 2025
Alderson, Inc.



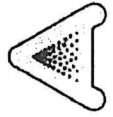
Inventory of Confirmed Asbestos Containing Materials (continued)

Homogenous Area and Sample #	Material Type	Material Condition	Material Location	Analytical Result	Approximate Quantity
Second floor lower north most bedroom #020725-31	Joint compound	Good with potential for damage	Second floor lower north most bedroom wall	Positive for asbestos 2% Chrysotile	Not quantified
Second floor lower north most bedroom #020725-32	Joint compound	Good with potential for damage	Second floor lower north most bedroom ceiling	Positive for asbestos 2% Chrysotile	Not quantified
Second floor southeast most bedroom #020725-34	Joint compound	Good with potential for damage	Second floor southeast most bedroom wall	Positive for asbestos 2% Chrysotile	Not quantified

Inventory of Bulk Samples Collected / Asbestos Findings

Sample Number	Homogeneous Area	Material Type	% Fibrous	% Non-Fibrous	Asbestos % Type
020725-1	Basement	12x12 ceiling tile	95% Cellulose	5% Non-fibrous	NAD
020725-2	Basement	12x12 ceiling tile	95% Cellulose	5% Non-fibrous	NAD
020725-3	Basement	12x12 ceiling tile	90% Cellulose	10% Non-fibrous	NAD
020725-4	Basement	9x9 floor tile		96% Non-fibrous	4% Chrysotile
020725-5	Basement	9x9 floor tile		96% Non-fibrous	4% Chrysotile
020725-6	Basement	9x9 floor tile	6% Fibrous	91% Non-fibrous	3% Chrysotile
020725-7	Basement floor	Black mastic		94% Non-fibrous	6% Chrysotile
020725-8	Basement floor	Black mastic		95% Non-fibrous	5% Chrysotile
020725-9	Basement bathroom wall	Joint compound		98% Non-fibrous	2% Chrysotile
020725-10	Basement	Wall grout		100% Non-fibrous	NAD
020725-11	Basement	12x12 sparkle ceiling tile	95% Cellulose	5% Non-fibrous	NAD
020725-12	Basement	12x12 sparkle ceiling tile	90% Cellulose	10% Non-fibrous	NAD
020725-13 Floor tile	Basement	12x12 floor tile		100% Non-fibrous	NAD
020725-13 Mastic	Basement	Mastic associated with 12x12 floor tile	2% Cellulose	98% Non-fibrous	NAD
020725-14 Floor tile	Basement	12x12 floor tile		100% Non-fibrous	NAD
020725-14 Mastic	Basement	Mastic associated with 12x12 floor tile	2% Cellulose	98% Non-fibrous	NAD

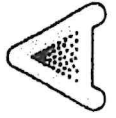
Note: Asbestos containing materials are greater than 1% asbestos. Trace is considered less than 1% asbestos.
NAD – no asbestos detected, NA – not applicable, PS – Positive Stop, SF – square feet, LF – linear feet



Inventory of Bulk Samples Collected / Asbestos Findings

Sample Number	Homogeneous Area	Material Type	% Fibrous	% Non-Fibrous	Asbestos % Type
020725-15	First floor living room wall	Joint compound		98% Non-fibrous	2% Chrysotile
020725-16	First floor kitchen soffit box	Joint compound		98% Non-fibrous	2% Chrysotile
020725-17	First floor kitchen wall	Joint compound		98% Non-fibrous	2% Chrysotile
020725-18	First floor kitchen floor	Black mastic on wood	5% Cellulose	95% Non-fibrous	NAD
020725-19	First floor kitchen soffit box	Joint compound		98% Non-fibrous	2% Chrysotile
020725-20	First floor hall wall	Joint compound		98% Non-fibrous	2% Chrysotile
020725-21	First floor living room ceiling	Joint compound		98% Non-fibrous	2% Chrysotile
020725-22	First floor mudroom ceiling	Joint compound		100% Non-fibrous	NAD
020725-22	First floor mudroom ceiling	Joint compound		100% Non-fibrous	NAD
020725-23	First floor wall	Joint compound		98% Non-fibrous	2% Chrysotile
020725-24	First floor lower mudroom, under ceramic on floor	Black mastic	2% Cellulose	98% Non-fibrous	NAD
020725-25	First floor lower mudroom wall	Joint compound		98% Non-fibrous	2% Chrysotile
020725-26	First floor lower northeast room	12x12 sparkle ceiling tile	85% Cellulose	15% Non-fibrous	NAD

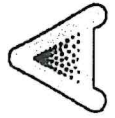
Note: Asbestos containing materials are greater than 1% asbestos. Trace is considered less than 1% asbestos.
NAD – no asbestos detected, NA – not applicable, PS – Positive Stop, SF – square feet, LF – linear feet



Inventory of Bulk Samples Collected / Asbestos Findings

Sample Number	Homogeneous Area	Material Type	% Fibrous	% Non-Fibrous	Asbestos % Type
020725-27	First floor lower northeast room	12x12 sparkle ceiling tile	90% Cellulose	10% Non-fibrous	NAD
020725-28	Exterior window lower northeast room	Window glazing		100% Non-fibrous	NAD
020725-29	Exterior window lower northeast room	Window glazing		100% Non-fibrous	NAD
020725-30	Second floor bedroom wall, south of stairs	Joint compound		98% Non-fibrous	2% Chrysotile
020725-31	Second floor lower north most bedroom wall	Joint compound		98% Non-fibrous	2% Chrysotile
020725-32	Second floor lower north most bedroom ceiling	Joint compound		98% Non-fibrous	2% Chrysotile
020725-33	Second floor lower north most bedroom	Exterior window glazing		100% Non-fibrous	NAD
020725-34	Second floor southeast most bedroom wall	Joint compound		98% Non-fibrous	2% Chrysotile
020725-35	Second floor southeast most bedroom wall	Sheetrock	15% Cellulose	95% Non-fibrous	NAD
020725-36	Second floor master bedroom	Exterior window glazing		100% Non-fibrous	NAD

Note: Asbestos containing materials are greater than 1% asbestos. Trace is considered less than 1% asbestos.
NAD – no asbestos detected, NA – not applicable, PS – Positive Stop, SF – square feet, LF – linear feet



**EMSL Analytical, Inc.**

200 Route 130 North Cinnaminson, NJ 08077
 Tel/Fax: (800) 220-3675 / (856) 786-5974
<http://www.EMSL.com/cinnasblab@EMSL.com>

EMSL Order: 042502504

Customer ID: ABID50

Customer PO:

Project ID:

Attention: Chuck Catlett
 Alderson, Inc.
 266 Pine Street
 PO Box 484
 Burlington, VT 05402
 Project: 34 Summit Ridge

Phone: (802) 660-8899
 Fax: (802) 660-1977
 Received Date: 02/10/2025 9:00 AM
 Analysis Date: 02/12/2025 - 02/13/2025
 Collected Date: 02/07/2025

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E
Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
020725-1 042502504-0001	Basement - 12x12 Ceiling Tile	Brown/White Fibrous Homogeneous	95% Cellulose	5% Non-fibrous (Other)	None Detected
020725-2 042502504-0002	Basement - 12x12 Ceiling Tile	Brown/White Fibrous Homogeneous	95% Cellulose	5% Non-fibrous (Other)	None Detected
020725-3 042502504-0003	Basement - 12x12 Ceiling Tile	Brown/White Fibrous Homogeneous	90% Cellulose	10% Non-fibrous (Other)	None Detected
020725-4 042502504-0004	Basement - 9x9 Floor Tile	Tan Non-Fibrous Homogeneous		96% Non-fibrous (Other)	4% Chrysotile
020725-5 042502504-0005	Basement - 9x9 Floor Tile	Tan Non-Fibrous Homogeneous		96% Non-fibrous (Other)	4% Chrysotile
020725-6 042502504-0006	Basement - 9x9 Floor Tile	Brown/Tan Non-Fibrous Homogeneous	6% Fibrous (Other)	91% Non-fibrous (Other)	3% Chrysotile
020725-7 042502504-0007	Basement Floor - Black Mastic	Black Non-Fibrous Homogeneous		94% Non-fibrous (Other)	6% Chrysotile
020725-8 042502504-0008	Basement Floor - Black Mastic	Black Non-Fibrous Homogeneous		95% Non-fibrous (Other)	5% Chrysotile
020725-9 042502504-0009	Basement Bathroom Wall - Joint Compound	Tan Non-Fibrous Homogeneous		98% Non-fibrous (Other)	2% Chrysotile
020725-10 042502504-0010	Basement - Wall Grout	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
020725-11 042502504-0011	Basement - 12x12 Sparkle Ceiling Tile	Brown/White Fibrous Homogeneous	95% Cellulose	5% Non-fibrous (Other)	None Detected
020725-12 042502504-0012	Basement - 12x12 Sparkle Ceiling Tile	Brown/White/Gold Fibrous Homogeneous	90% Cellulose	10% Non-fibrous (Other)	None Detected
020725-13-Floor Tile 042502504-0013	Basement - 12x12 Floor Tile	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
020725-13-Mastic 042502504-0013A	Basement - 12x12 Floor Tile	Yellow Non-Fibrous Homogeneous	2% Cellulose	98% Non-fibrous (Other)	None Detected
020725-14-Floor Tile 042502504-0014	Basement - 12x12 Floor Tile	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
020725-14-Mastic 042502504-0014A	Basement - 12x12 Floor Tile	Yellow Non-Fibrous Homogeneous	2% Cellulose	98% Non-fibrous (Other)	None Detected

Initial report from: 02/13/2025 13:57:43

**EMSL Analytical, Inc.**

200 Route 130 North Cinnaminson, NJ 08077
 Tel/Fax: (800) 220-3675 / (856) 786-5974
<http://www.EMSL.com/cinnasblab@EMSL.com>

EMSL Order: 042502504

Customer ID: ABID50

Customer PO:

Project ID:

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E
Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
020725-15 042502504-0015	First Floor Living Room Wall - Joint Compound	Tan Non-Fibrous Homogeneous		98% Non-fibrous (Other)	2% Chrysotile
020725-16 042502504-0016	First Floor Kitchen Soffit Box - Joint Compound	Tan Non-Fibrous Homogeneous		98% Non-fibrous (Other)	2% Chrysotile
020725-17 042502504-0017	First Floor Kitchen Wall - Joint Compound	Tan Non-Fibrous Homogeneous		98% Non-fibrous (Other)	2% Chrysotile
020725-18 042502504-0018	First Floor Kitchen Floor - Black Mastic on Wood	Black Non-Fibrous Heterogeneous	5% Cellulose	95% Non-fibrous (Other)	None Detected
Result includes a small amount of inseparable attached material					
020725-19 042502504-0019	First Floor Kitchen Soffit Box - Joint Compound	Tan Non-Fibrous Homogeneous		98% Non-fibrous (Other)	2% Chrysotile
020725-20 042502504-0020	First Floor Hall Wall - Joint Compound	Tan Non-Fibrous Homogeneous		98% Non-fibrous (Other)	2% Chrysotile
020725-21 042502504-0021	First Floor Living Room Ceiling - Joint Compound	Tan Non-Fibrous Homogeneous		98% Non-fibrous (Other)	2% Chrysotile
020725-22-Joint Compound 042502504-0022	First Floor Mudroom Ceiling - Joint Compound	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
020725-22-Joint Compound 2 042502504-0022A	First Floor Mudroom Ceiling - Joint Compound	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
020725-23 042502504-0023	First Floor Wall - Joint Compound	Tan Non-Fibrous Homogeneous		98% Non-fibrous (Other)	2% Chrysotile
020725-24 042502504-0024	First Floor Lower Mudroom, under Ceramic on Floor - Black Mastic	Black Non-Fibrous Heterogeneous	2% Cellulose	98% Non-fibrous (Other)	None Detected
Result includes a small amount of inseparable attached material					
020725-25 042502504-0025	First Floor Lower Mudroom Wall - Joint Compound	Tan/White/Green Non-Fibrous Heterogeneous		98% Non-fibrous (Other)	2% Chrysotile
Inseparable paint / coating layer included in analysis					
020725-26 042502504-0026	First Floor Lower Northeast Room - 12x12 Sparkle Ceiling Tile	Brown/White/Gold Fibrous Homogeneous	85% Cellulose	15% Non-fibrous (Other)	None Detected
020725-27 042502504-0027	First Floor Lower Northeast Room - 12x12 Sparkle Ceiling Tile	Brown/White/Gold Fibrous Homogeneous	90% Cellulose	10% Non-fibrous (Other)	None Detected
020725-28 042502504-0028	Exterior Window Lower Northeast Room - Window Glazing	Tan/White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
020725-29 042502504-0029	Exterior Window Lower Northeast Room - Window Glazing	Tan/White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected

Initial report from: 02/13/2025 13:57:43

**EMSL Analytical, Inc.**

200 Route 130 North Cinnaminson, NJ 08077

Tel/Fax: (800) 220-3675 / (856) 786-5974

http://www.EMSL.com / cinnaslab@EMSL.com

EMSL Order: 042502504

Customer ID: ABID50

Customer PO:

Project ID:

**Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E
Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy**

Sample	Description	Appearance	Non-Asbestos		Asbestos % Type
			% Fibrous	% Non-Fibrous	
020725-30 042502504-0030	Second Floor Bedroom Wall, South of Stairs - Joint Compound	Tan Non-Fibrous Homogeneous		98% Non-fibrous (Other)	2% Chrysotile
020725-31 042502504-0031	Second Floor Lower North most Bedroom Wall - Joint Compound	Tan Non-Fibrous Homogeneous		98% Non-fibrous (Other)	2% Chrysotile
020725-32 042502504-0032	Second Floor Lower North most Bedroom Ceiling - Joint Compound	Tan Non-Fibrous Homogeneous		98% Non-fibrous (Other)	2% Chrysotile
020725-33 042502504-0033	Second Floor Lower North most Bedroom - Exterior Window Glazing	Gray/Tan/White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
020725-34 042502504-0034	Second Floor Southeast most Bedroom Wall - Joint Compound	Tan Non-Fibrous Homogeneous		98% Non-fibrous (Other)	2% Chrysotile
020725-35 042502504-0035	Second Floor Southeast most Bedroom Wall - Sheetrock	Brown/White Fibrous Homogeneous	15% Cellulose	85% Non-fibrous (Other)	None Detected
020725-36 042502504-0036	Second Floor Master Bedroom - Exterior Window Glazing	Gray/White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected

Analyst(s)

Andrew Borsos (25)

Andrea Doughty (7)

Michael Bocchicchio (7)

Samantha Rundstrom, Laboratory Manager
or Other Approved Signatory

EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted. The above analyses were performed in general compliance with Appendix E to Subpart E of 40 CFR (previously EPA 600/M4-82-020 "Interim Method") but augmented with procedures outlined in the 1993 ("final") version of the method. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. Non-friable organically bound materials present a problem matrix and therefore EMSL recommends gravimetric reduction prior to analysis. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. Estimation of uncertainty is available on request.

Samples analyzed by EMSL Analytical, Inc. Cinnaminson, NJ NVLAP Lab Code 101048-0, AIHA LAP, LLC-IHLAP Lab 100194, PA ID# 68-00367, LA #04127

Initial report from: 02/13/2025 13:57:43

Certificate of License - Vermont Asbestos and Lead Regulatory Program

Asbestos Consulting Company

ALDERSON INC
266 Pine Street
Burlington, Vermont 05401

LICENSE: Asb-Co-Con-000030
EXPIRES: 3/29/2025

This certificate shall remain in force until the expiration date unless revoked or voided before that time. This certificate is not transferable and is valid only for the above party.



Scan the QR Code for
License Information

Vermont Department of Health
Environmental Health
280 State Drive
Waterbury, VT 05671-8350
ALRP@vermont.gov



Certificate of License - Vermont Asbestos and Lead Regulatory Program

Asbestos Inspector Management Planner

CHARLES A. CATLETT
LICENSE: Asb-I/MP-000109
EXPIRES: 3/26/2025

This certificate shall remain in force until the expiration date unless revoked or voided before that time. This certificate is not transferable and is valid only for the above party.



Scan the QR Code for
License Information

Vermont Department of Health
Environmental Health
280 State Drive
Waterbury, VT 05671-8350
ALRP@vermont.gov

PAYABLE TO:
MAIL TO:

Clerk Treasurer Office
City of Burlington Vermont
PO Box 22086
Albany, NY 12201-2086

TAX BILL

PARCEL ID	BILL DATE	TAX YEAR
050-2-043-000	02/23/2026	2025-2026

Location: 34 SUMMIT RDG

OWNER ARB LLC
53 MONTEREY PINE DRIVE
NEWPORT COAST CA 92657

SPAN # 114-035-17985 SCL CODE: 035
TOTAL PARCEL ACRES 0.24

FOR INCOME TAX PURPOSES

ASSESSED VALUE				NONHOMESTEAD			
REAL		612,900				612,900	
TOTAL TAXABLE VALUE		612,900				612,900	
GRAND LIST VALUES		6,129.00				6,129.00	
MUNICIPAL TAXES				EDUCATION TAXES			
TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES	TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
MUNICIPAL	0.8557	x6,129.00=	5,244.56	NON HOMESTEAD EDUCATION 1.5072 x6,129.00= 9,237.63 1.7030 (state rate) / 112.99% (CLA + SA) = 1.5072			
LOCAL AGREEMENT	0.0004	x6,129.00=	2.45				
				TOTAL EDUCATION TAX 9,237.63			
				EDUCATION STATE PAYMENT 0.00			
				EDUCATION NET TAX DUE 9,237.63			
				TAX SUMMARY			
				Municipal + Education			
				TOTAL TAX 14,484.64			
				TOTAL STATE PAYMENT 0.00			
				TOTAL NET TAX DUE 14,484.64			
TOTAL MUNICIPAL TAX		5,247.01					
MUNICIPAL STATE PAYMENT		0.00					
MUNICIPAL NET TAX DUE		5,247.01					

PAYABLE TO:
MAIL TO:

Clerk Treasurer Office
City of Burlington Vermont
PO Box 22086
Albany, NY 12201-2086

TAX BILL

PARCEL ID	BILL DATE	TAX YEAR
050-2-043-000	06/24/2025	2024-2025

Location: 34 SUMMIT RDG

OWNER ARB LLC
 53 MONTEREY PINE DRIVE
 NEWPORT COAST CA 92657

HOUSESITE TAX INFORMATION	
SPAN # 114-035-17985	SCL CODE: 035
TOTAL PARCEL ACRES	0.24
HOUSESITE VALUE	605,300
HOUSESITE EDUCATION TAX	9,675.72
HOUSESITE MUNICIPAL TAX	5,042.72
HOUSESITE TOTAL TAX	14,718.44
FOR INCOME TAX PURPOSES	

ASSESSED VALUE				HOMESTEAD			
REAL		605,300		605,300			
TOTAL TAXABLE VALUE		605,300		605,300			
GRAND LIST VALUES		6,053.00		6,053.00			
MUNICIPAL TAXES				EDUCATION TAXES			
TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES	TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
MUNICIPAL	0.8326	x6,053.00=	5,039.69	HOMESTEAD EDUCATION	1.5985	x6,053.00=	9,675.72
REVISED LOCAL AGRMNT	0.0005	x6,053.00=	3.03	1.4040 (district rate) / 87.83% (CLA) = 1.5985			
Revised Bill			Payments		TOTAL EDUCATION TAX 9,675.72		
			1	08/12/2024	EDUCATION STATE PAYMENT 4,326.00		
				2,598.11	EDUCATION NET TAX DUE 5,349.72		
			2	11/12/2024	TAX SUMMARY		
				2,598.11			
			3	03/12/2025	Municipal + Education		
				2,598.11	TOTAL TAX 14,718.44		
TOTAL MUNICIPAL TAX 5,042.72			4	06/12/2025	TOTAL STATE PAYMENT 4,326.00		
MUNICIPAL STATE PAYMENT 0.00				2,598.11	TOTAL NET TAX DUE 10,392.44		
MUNICIPAL NET TAX DUE 5,042.72							

DETACH THE STUBS BELOW AND RETURN WITH YOUR PAYMENT

Clerk Treasurer Office
TAX YEAR 2024-2025

Clerk Treasurer Office
TAX YEAR 2024-2025

Clerk Treasurer Office
TAX YEAR 2024-2025

Clerk Treasurer Office
TAX YEAR 2024-2025

1ST PAYMENT DUE	
08/12/2024	
OWNER NAME	
ARB LLC	
PARCEL ID	
050-2-043-000	
AMOUNT DUE	2598.11
AMOUNT PAID	Revised Bill

2ND PAYMENT DUE	
11/12/2024	
OWNER NAME	
ARB LLC	
PARCEL ID	
050-2-043-000	
AMOUNT DUE	2598.11
AMOUNT PAID	Revised Bill

3RD PAYMENT DUE	
03/12/2025	
OWNER NAME	
ARB LLC	
PARCEL ID	
050-2-043-000	
AMOUNT DUE	2598.11
AMOUNT PAID	Revised Bill

4TH PAYMENT DUE	
06/12/2025	
OWNER NAME	
ARB LLC	
PARCEL ID	
050-2-043-000	
AMOUNT DUE	2598.11
AMOUNT PAID	Revised Bill

02/26/26
11:03 am

City of Burlington Tax Administration
Detail Transactions Report
Parcel 050-2-043-000 All Tax Years Detail From 01/24/2025-End

Page 1
wbutler

Parcel	Tax Year	Name							
Description		Date	Check #	Deposit #	G/L Batch#	Remit	Amount	Balance	

050-2-043-000	2025	ARB LLC			34 SUMMIT RDG				
					Balance as of 01/24/25			3,033.22	3,033.22
Rcpt. Appl. To Prin. Pmt 3		02/13/25	3373	9271793.0	439	LOCKBOX	-435.11	2,598.11	
Rcpt. Appl. To Prin. Pmt 4		02/13/25	3373	9271793.0	439	LOCKBOX	-2,598.11	0.00	

					Parcel Balance			0.00	
050-2-043-000	2026	ARB LLC			34 SUMMIT RDG				
Bill Appl. To Prin. Pmt 1		07/02/25		824			3,621.16	3,621.16	
Bill Appl. To Prin. Pmt 2		07/02/25		824			3,621.16	7,242.32	
Bill Appl. To Prin. Pmt 3		07/02/25		824			3,621.16	10,863.48	
Bill Appl. To Prin. Pmt 4		07/02/25		824			3,621.16	14,484.64	
Rcpt. Appl. To Prin. Pmt 1		07/23/25	1010	9271899.0	875	LOCKBOX	-3,621.16	10,863.48	
Rcpt. Appl. To Prin. Pmt 2		07/23/25	1010	9271899.0	875	LOCKBOX	-3,621.16	7,242.32	
Rcpt. Appl. To Prin. Pmt 3		07/23/25	1010	9271899.0	875	LOCKBOX	-3,621.16	3,621.16	
Rcpt. Appl. To Prin. Pmt 4		07/23/25	1010	9271899.0	875	LOCKBOX	-3,621.16	0.00	
Bill Appl. To Prin. Pmt 1		10/21/25		120			216.53	216.53	
Bill Appl. To Prin. Pmt 2		10/21/25		120			216.53	433.06	
Bill Appl. To Prin. Pmt 3		10/21/25		120			216.53	649.59	
Bill Appl. To Prin. Pmt 4		10/21/25		120			216.53	866.12	
Rcpt. Appl. To Prin. Pmt 1		11/06/25	1019	9271965.0	170	LOCKBOX	-216.53	649.59	
Rcpt. Appl. To Prin. Pmt 2		11/06/25	1019	9271965.0	170	LOCKBOX	-216.53	433.06	
Rcpt. Appl. To Prin. Pmt 3		11/06/25	1019	9271965.0	170	LOCKBOX	-216.53	216.53	
Rcpt. Appl. To Prin. Pmt 4		11/06/25	1019	9271965.0	170	LOCKBOX	-98.83	117.70	
Bill Appl. To Prin. Pmt 1		11/12/25		187			-216.53	-98.83	
Bill Appl. To Prin. Pmt 2		11/12/25		187			-216.53	-315.36	
Bill Appl. To Prin. Pmt 3		11/12/25		187			-216.53	-531.89	
Bill Appl. To Prin. Pmt 4		11/12/25		187			-216.53	-748.42	
Adj. Appl. To Prin. Pmt 1		11/12/25					216.53	-531.89	
Adj. Appl. To Prin. Pmt 2		11/12/25					216.53	-315.36	
Adj. Appl. To Prin. Pmt 3		11/12/25					216.53	-98.83	
Adj. Appl. To Prin. Pmt 4		11/12/25					98.83	0.00	
Adj. Appl. To Cred.		11/12/25					-748.42	-748.42	

					Parcel Balance			-748.42	
					Grand Total			=====	-748.42



TAX ABATEMENT COMMITTEE

City Hall, 1st Floor; 149 Church Street, Burlington, VT 05401

WEBSITE: www.burlingtonvt.gov/assessor Voice (802) 865-7114

04/02/2026

Recommended Abatement Decision

Katherine Schad , Chief Administrative Officer
149 Church Street
Burlington VT 05401

RE: The Board of Tax Abatement Committee recommendation to the full Board of Tax Abatement regarding your request for abatement.

PARCEL ID: 029-2-052-017

TYPE OF PROPERTY:

LOCATION: demolished

PROPERTY OWNER ON GRAND LIST: none

COMMITTEE HEARING DATE: 03.12.2026

AMOUNT REQUESTED:

COMMITTEE'S RECOMMENDATION: Grant

AMOUNT RECOMMENDED FOR ABATEMENT: **\$69,338.17 (total of 7 properties)**

The Board of Tax Abatement will make a final decision on your request for tax abatement on **Monday, April 13, 2026**. Board takes the Tax Abatement Committee's recommendation under advisement. You have the right to testify before the Board of Tax Abatement. The hearing will be held in **Contois Auditorium in Burlington City Hall**, during the City Council meeting.

If you are planning on attending this meeting, please contact Lori Olberg at 802-865-7136. She will provide you the start time and the methods of attendance.

Sincerely,

Kenneth Nosek, Administrator, Tax Abatement Committee

Non-Discrimination

The City of Burlington will not tolerate unlawful harassment or discrimination on the basis of political or religious affiliation, race, color, national origin, place of birth, ancestry, age, sex, sexual orientation, gender identity, marital status, veteran status, disability, HIV positive status or genetic information. The City is also committed to providing proper access to services, facilities, and employment opportunities. For accessibility information or alternative formats, please contact Human Resources Department at 865-7145.



TAX ABATEMENT COMMITTEE

City Hall, 1st Floor; 149 Church Street, Burlington, VT 05401

WEBSITE: www.burlingtonvt.gov/assessor Voice (802) 865-7114

04/02/2026

Recommended Abatement Decision

Katherine Schadd, Chief Administrative Officer
149 Church Street
Burlington VT 05401

RE: The Board of Tax Abatement Committee recommendation to the full Board of Tax Abatement regarding your request for abatement.

PARCEL ID: 029-2-052-020
TYPE OF PROPERTY: MHU
LOCATION: 20 AVENUE B

PROPERTY OWNER ON GRAND LIST: Cathleen Cawley

COMMITTEE HEARING DATE: 03.12.2026

AMOUNT REQUESTED:
COMMITTEE'S RECOMMENDATION: Grant

AMOUNT RECOMMENDED FOR ABATEMENT:

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TAX ABATEMENT COMMITTEE

City Hall, 1st Floor; 149 Church Street, Burlington, VT 05401

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04/02/2026

Recommended Abatement Decision

Katherine Schad :, Chief Administrative Officer
149 Church Street
Burlington VT 05401

RE: The Board of Tax Abatement Committee recommendation to the full Board of Tax Abatement regarding your request for abatement.

PARCEL ID: 029-2-052-030
TYPE OF PROPERTY: MHU
LOCATION: 35 AVENUE B

PROPERTY OWNER ON GRAND LIST: Karen Cabrera

COMMITTEE HEARING DATE: 03.12.2026

AMOUNT REQUESTED:
COMMITTEE'S RECOMMENDATION: Grant

AMOUNT RECOMMENDED FOR ABATEMENT:

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TAX ABATEMENT COMMITTEE

City Hall, 1st Floor; 149 Church Street, Burlington, VT 05401

WEBSITE: www.burlingtonvt.gov/assessor Voice (802) 865-7114

04/02/2026

Recommended Abatement Decision

Katherine Schadt, Chief Administrative Officer
149 Church Street
Burlington VT 05401

RE: The Board of Tax Abatement Committee recommendation to the full Board of Tax Abatement regarding your request for abatement.

PARCEL ID: 029-2-052-047
TYPE OF PROPERTY: MHU
LOCATION: 52 AVENUE B

PROPERTY OWNER ON GRAND LIST: WILFRED D BURBO

COMMITTEE HEARING DATE: 03.12.2026

AMOUNT REQUESTED:
COMMITTEE'S RECOMMENDATION: Grant

AMOUNT RECOMMENDED FOR ABATEMENT:

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Sincerely,

Kenneth Nosek, Administrator, Tax Abatement Committee

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TAX ABATEMENT COMMITTEE

City Hall, 1st Floor; 149 Church Street, Burlington, VT 05401

WEBSITE: www.burlingtonvt.gov/assessor Voice (802) 865-7114

04/02/2026

Recommended Abatement Decision

Katherine Schadu, Chief Administrative Officer
149 Church Street
Burlington VT 05401

RE: The Board of Tax Abatement Committee recommendation to the full Board of Tax Abatement regarding your request for abatement.

PARCEL ID: 029-2-052-106
TYPE OF PROPERTY: MHU
LOCATION: 57 AVENUE C

PROPERTY OWNER ON GRAND LIST: KATHLEEN M MASHTEARE

COMMITTEE HEARING DATE: 03.12.2026

AMOUNT REQUESTED:
COMMITTEE'S RECOMMENDATION: Grant

AMOUNT RECOMMENDED FOR ABATEMENT:

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TAX ABATEMENT COMMITTEE

City Hall, 1st Floor; 149 Church Street, Burlington, VT 05401

WEBSITE: www.burlingtonvt.gov/assessor Voice (802) 865-7114

04/02/2026

Recommended Abatement Decision

Katherine Schad..., Chief Administrative Officer
149 Church Street
Burlington VT 05401

RE: The Board of Tax Abatement Committee recommendation to the full Board of Tax Abatement regarding your request for abatement.

PARCEL ID: 053-1-010-000
TYPE OF PROPERTY: CL
LOCATION: 431 PINE ST

PROPERTY OWNER ON GRAND LIST: DAVIS DEVELOPMENT CORP

COMMITTEE HEARING DATE: 03.12.2026

AMOUNT REQUESTED:
COMMITTEE'S RECOMMENDATION: Grant

AMOUNT RECOMMENDED FOR ABATEMENT:

The Board of Tax Abatement will make a final decision on your request for tax abatement on **Monday, April 13, 2026**. Board takes the Tax Abatement Committee's recommendation under advisement. You have the right to testify before the Board of Tax Abatement. The hearing will be held in **Contois Auditorium in Burlington City Hall**, during the City Council meeting.

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Sincerely,

Kenneth Nosek, Administrator, Tax Abatement Committee

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TAX ABATEMENT COMMITTEE

City Hall, 1st Floor; 149 Church Street, Burlington, VT 05401

WEBSITE: www.burlingtonvt.gov/assessor Voice (802) 865-7114

04/02/2026

Recommended Abatement Decision

Katherine Schad . Chief Administrative Officer
149 Church Street
Burlington VT 05401

RE: The Board of Tax Abatement Committee recommendation to the full Board of Tax Abatement regarding your request for abatement.

PARCEL ID: 053-1-011-000
TYPE OF PROPERTY: FL
LOCATION: 0 PINE ST

PROPERTY OWNER ON GRAND LIST: BCV ASSOCIATES INC

COMMITTEE HEARING DATE: 03.12.2026

AMOUNT REQUESTED:
COMMITTEE'S RECOMMENDATION: Grant

AMOUNT RECOMMENDED FOR ABATEMENT:

The Board of Tax Abatement will make a final decision on your request for tax abatement on **Monday, April 13, 2026**. Board takes the Tax Abatement Committee's recommendation under advisement. You have the right to testify before the Board of Tax Abatement. The hearing will be held in **Contois Auditorium in Burlington City Hall**, during the City Council meeting.

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Kenneth Nosek, Administrator, Tax Abatement Committee

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City of Burlington Tax Abatement Committee
In re Abatement Application of the Chief Administrative Officer
Heard before the Committee on March 12, 2026

Before real property may be sold at tax sale to collect unpaid property taxes, the taxes must be delinquent for at least a year, and the taxpayer must owe a minimum of \$1,500. The property owner also must be given an opportunity to negotiate a payment plan in lieu of tax sale. 32 V.S.A. § 5252. Unpaid taxes remain a lien on the property for only 15 years, however, so any tax sale must be conducted within that timeframe. 32 V.S.A. § 5061. Per the City Charter, the Chief Administrative Officer is responsible for collecting delinquent taxes. This responsibility has been delegated to the Revenue Operations Manager in the Clerk-Treasurer's Office.

The City is about to initiate its first tax sale since before the pandemic. In preparing a list of properties to take to tax sale, staff has identified \$69,338.17 worth of taxes beyond the 15 year period for collection. This is essentially "bad debt" that cannot be collected, but staff lacks authority to write it off the books and therefore has applied to have the debt abated. Going forward, staff intends to conduct annual tax sales, which typically will avoid the need to write off similar tax debt, except in cases where the total amount of delinquent tax debt against a property is below the minimum for conducting a tax sale.

Because the tax debt in question is uncollectable, the Committee recommends GRANTING the application.

/s/ Joe Kane, Chairperson

/s/ Ranjit "Buddy" Singh

/s/ Evan Litwin

TAX ABATEMENT REQUEST FORM

Please submit one form per property tax abatement request

Additional copies of this form are found at www.burlingtonvt.gov/CT/PropertyTax/Abatement

Submit to: Attention: Kenneth, Burlington City Hall, Ground Floor, 149 Church Street, Burlington, VT 05401

Date of this Request: 3/6/20

Name, Property Owner on Grand List: Multiple - see Attachment

Name, Applicant: Dept of Finance and Administration
(Describe the relationship of applicant to listed owner if the applicant is not the listed owner)

New Owner, Purchase Date: N/A

Executor/Administrator of Estate: _____

Mailing Address: _____

City, State, Zip code: _____

Applicant's Email and Phone #: _____

Location of Property: _____

Parcel ID # (000-0-000-000): _____ or,
Account Number (PPP000000): _____ business personal property
(Can be found on the tax bill or property record card)

Total dollar amount you are requesting be abated:	\$ <u>69,338.17</u>
Breakout based on amount of:	
taxes:	\$ <u>18,759.17</u>
penalties:	\$ <u>537.45</u>
interest:	\$ <u>49,108.41</u>
prior year delinquency:	\$ _____
other:	\$ <u>933.00</u>

Briefly describe your abatement request. You may submit a letter with more details of your request.

Taxes are uncollectable due to 15 year statute of limitations

Required Attachments:

- ☐ Copy of Tax Bill
- ☐ Copy of Tax Payment History (attainable from Clerk/Treasurer's Office)
- ☐ Property Record Card

Signature Joni Lehen

Date 3/6/20

This form received by:

Date received:

Parcel ID	Owner 1	Owner 2	Property Address	Tax Years Abated	Amount to Abate	Principal	Interest	Penalty	Other
029-2-052-017	Linda Pidgeon		16 Avenue B	1993 to 2001	7,392.84	1,613.09	5,691.36	-	88.39
029-2-052-020	Cathleen Cawley		20 Avenue B	2003 to 2010	17,427.39	5,081.16	11,901.08	181.26	263.89
029-2-052-030	Karen Cabrera		35 Avenue B	2002 to 2009	18,520.84	5,292.20	12,784.38	100.60	343.66
029-2-052-047	Wilfred D Burbo		52 Avenue B	2005	688.35	193.51	478.36	-	16.48
029-2-052-106	Kathleen M Mashteare	Christipher L Mashteare	57 Avenue C	2009 to 2010	940.53	302.89	611.41	24.23	2.00
053-1-010-000	Davis Development Corp		431 Pine St	2006 to 2010	7,856.81	2,379.08	5,246.77	154.76	76.20
053-1-011-000	BCV Associates Inc	Rick Davis	0 Pine St	1989 to 1996, 2002 to 2010	16,511.41	3,897.24	12,395.11	76.60	142.46
Net Abatement Total =					\$ 69,338.17	18,759.17	49,108.47	537.45	933.08

CITY OF BURLINGTON
149 CHURCH ST
BURLINGTON, VT 05401
(802) 865-7000

DELINQUENT TAX ACCOUNT STATEMENT AS OF 03/06/2026

PARCEL NUMBER : 029-2-052-017

LINDA PIDGEON
28 AVENUE C
BURLINGTON, VT 05401-2508
05401-2508

Our records show that the amounts below are outstanding for the following years:

Year	Principal	Interest	Penalty	Other	Total Location
1993	200.68	793.40	0.00	0.00	994.08 16 AVENUE B
1994	210.32	804.82	0.00	0.00	1,015.14 16 AVENUE B
1995	172.21	638.43	0.00	0.00	810.64 16 AVENUE B
1996	160.72	585.78	0.00	13.86	760.36 16 AVENUE B
1997	165.64	580.89	0.00	14.25	760.78 16 AVENUE B
1998	166.04	574.20	0.00	14.28	754.52 16 AVENUE B
1999	166.04	554.04	0.00	14.28	734.36 16 AVENUE B
2000	181.36	572.64	0.00	15.51	769.51 16 AVENUE B

*** CONTINUED ON NEXT PAGE ***

Interest accrues 1% after the 12th of each month based on the tax amount outstanding.

Please Remit to :

DELINQUENT TAX COLLECTOR
CITY OF BURLINGTON
Clerk & Treasurer's Office
149 Church Street
Burlington, VT 05401

CITY OF BURLINGTON
149 CHURCH ST
BURLINGTON, VT 05401
(802) 865-7000

DELINQUENT TAX ACCOUNT STATEMENT AS OF 03/06/2026

PARCEL NUMBER : 029-2-052-017

LINDA PIDGEON
28 AVENUE C
BURLINGTON, VT 05401-2508
05401-2508

— Our records show that the amounts below are outstanding for the
following years: —

Year	Principal	Interest	Penalty	Other	Total Location
2001	190.08	587.16	0.00	16.21	793.45 16 AVENUE B

TOTAL AMOUNT DUE 7,392.84

Interest accrues 1% after the 12th of each month based on the tax amount outstanding.

Please Remit to :

DELINQUENT TAX COLLECTOR
CITY OF BURLINGTON
Clerk & Treasurer's Office
149 Church Street
Burlington, VT 05401

03/10/2026
07:38 am

City of Burlington Tax Administration
Tax Year Status Report
Parcel 029-2-052-017 For Tax Years 1985 - 2010

Page 6 of 6
tisham

Pmt	Principal	Interest	Penalty	Other	Credits	Disc.	Total
----- Summary Tax Status Report -----							
A	-----						
C Misc	0.00	0.00	0.00	88.39	0.00	0.00	88.39
C 1	840.68	3100.32	0.00	0.00	0.00	0.00	3,941.00
U 2	257.47	863.68	0.00	0.00	0.00	0.00	1,121.15
M 3	257.47	863.68	0.00	0.00	0.00	0.00	1,121.15
4	257.47	863.68	0.00	0.00	0.00	0.00	1,121.15
Total	1,613.09	5691.36	0.00	88.39	0.00	0.00	7,392.84
P Misc	0.00	0.00	0.00	0.00	0.00	0.00	0.00
A 1	0.00	0.00	0.00	0.00	0.00	0.00	0.00
I 2	0.00	0.00	0.00	0.00	0.00	0.00	0.00
D 3	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00
D Misc	0.00	0.00	0.00	88.39	0.00	0.00	88.39
U 1	840.68	3100.32	0.00	0.00	0.00	0.00	3,941.00
E 2	257.47	863.68	0.00	0.00	0.00	0.00	1,121.15
3	257.47	863.68	0.00	0.00	0.00	0.00	1,121.15
4	257.47	863.68	0.00	0.00	0.00	0.00	1,121.15
Total	1,613.09	5691.36	0.00	88.39	0.00	0.00	7,392.84

CITY OF BURLINGTON
149 CHURCH ST
BURLINGTON, VT 05401
(802)865-7000

DELINQUENT TAX ACCOUNT STATEMENT AS OF 03/06/2026

PARCEL NUMBER : 029-2-052-020

CAWLEY, CATHLEEN
PO BOX 683
BURLINGTON VT 05402

Our records show that the amounts below are outstanding for the following years:

Year	Principal	Interest	Penalty	Other	Total Location
2003	465.85	886.80	0.00	12.28	1,364.93 20 AVENUE B
2004	741.80	2,005.76	0.00	60.34	2,807.90 20 AVENUE B
2005	900.44	2,331.04	0.00	73.04	3,304.52 20 AVENUE B
2006	958.32	2,332.71	38.32	77.67	3,407.02 20 AVENUE B
2007	457.04	1,053.36	18.28	37.56	1,566.24 20 AVENUE B
2008	563.36	1,257.68	45.08	1.00	1,867.12 20 AVENUE B
2009	492.07	1,030.85	39.38	1.00	1,563.30 20 AVENUE B
2010	502.28	1,002.88	40.20	1.00	1,546.36 20 AVENUE B

TOTAL AMOUNT DUE 17,427.39

Interest accrues 1% after the 12th of each month based on the tax amount outstanding.

Please Remit to :

DELINQUENT TAX COLLECTOR
CITY OF BURLINGTON
Clerk & Treasurer's Office
149 Church Street
Burlington, VT 05401

03/10/2026
07:40 am

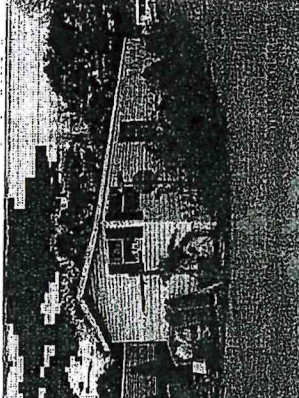
City of Burlington Tax Administration
Tax Year Status Report
Parcel 029-2-052-020 For Tax Years 1985 - 2010

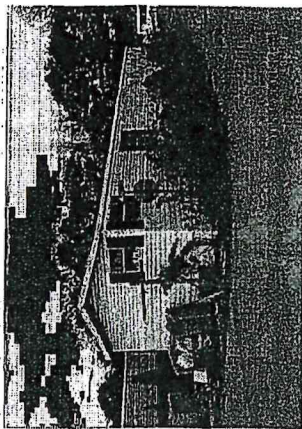
Page 6 of 6
tisham

Pmt	Principal	Interest	Penalty	Other	Credits	Disc.	Total
----- Summary Tax Status Report -----							
A							
C Misc	0.00	0.00	0.00	293.88	0.00	0.00	293.88
C 1	1,357.51	2691.14	39.75	0.00	0.00	0.00	4,088.40
U 2	1,357.54	3232.53	47.17	0.00	0.00	0.00	4,637.24
M 3	1,357.54	3259.87	47.17	0.00	0.00	0.00	4,664.58
4	1,357.54	3236.86	47.17	0.00	0.00	0.00	4,641.57
Total	5,430.13	12420.40	181.26	293.88	0.00	0.00	18,325.67
P Misc	0.00	0.00	0.00	29.99	0.00	0.00	29.99
A 1	273.20	50.31	0.00	0.00	0.00	0.00	323.51
I 2	58.59	298.59	0.00	0.00	0.00	0.00	357.18
D 3	8.59	91.31	0.00	0.00	0.00	0.00	99.90
4	8.59	79.11	0.00	0.00	0.00	0.00	87.70
Total	348.97	519.32	0.00	29.99	0.00	0.00	898.28
D Misc	0.00	0.00	0.00	263.89	0.00	0.00	263.89
U 1	1,084.31	2640.83	39.75	0.00	0.00	0.00	3,764.89
E 2	1,298.95	2933.94	47.17	0.00	0.00	0.00	4,280.06
3	1,348.95	3168.56	47.17	0.00	0.00	0.00	4,564.68
4	1,348.95	3157.75	47.17	0.00	0.00	0.00	4,553.87
Total	5,081.16	11901.08	181.26	263.89	0.00	0.00	17,427.39

Comparable Sales						Sub Areas							Alt Areas							
	Ring	Parcel ID	Type	Sale Date	Price	Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val	S. Area	Alt Type	% Alt	Tenants	Qual	% U	
JOB FLOODS																				
1 Garage						FFL	1ST FLOOR	700	700	700	700	43.57	30,499							
T - TYPICAL																				
Insulation						PIER	PIER FNDTN	700	700	0	0	2.18	1,526							
ITVS Ext S																				
P- PROPANE																				
Heat Fuel																				
HW - HOT WATER																				
Heat Sys 1																				
100 AC %																				
Grill Vac's																				
100 HW %																				
100m Wall's																				
Avg Ring					mdVal															
Building Totals								1,400	1,400	700	700		32,025							
Parcel Totals								1,400	1,400	700	700		32,025							

Code	Desc	A	V/S	Qty	Size	Qual	Con	Year	Unit	Pir	D/S	Depr %	LUC	FL	NBC	FL	Juris	FL	Appl Val	Assessed					
HD	SHEDFR	D	Y	1	64.00	E	AV	2000	13.21	I	29.4%			1		1			400	400					
Building Totals																					Yard Item Appr	400	Special Feature Appr	400	400
Parcel Totals																					Yard Item Appr	400	Special Feature Appr	400	400





CITY OF BURLINGTON
149 CHURCH ST
BURLINGTON, VT 05401
(802)865-7000

DELINQUENT TAX ACCOUNT STATEMENT AS OF 03/06/2026

PARCEL NUMBER : 029-2-052-030

CABRERA, KAREN
35 AVENUE B
BURLINGTON VT 05408

Our records show that the amounts below are outstanding for the following years:

Year	Principal	Interest	Penalty	Other	Total Location
2002	601.84	1,290.85	0.00	49.15	1,941.84 35 AVENUE B
2003	636.88	1,793.68	0.00	51.95	2,482.51 35 AVENUE B
2004	686.84	1,864.24	0.00	55.95	2,607.03 35 AVENUE B
2005	833.76	2,155.24	0.00	67.70	3,056.70 35 AVENUE B
2006	917.64	2,225.97	36.72	74.41	3,254.74 35 AVENUE B
2007	518.76	1,201.20	20.76	42.50	1,783.22 35 AVENUE B
2008	538.76	1,204.16	43.12	1.00	1,787.04 35 AVENUE B
2009	557.72	1,049.04	0.00	1.00	1,607.76 35 AVENUE B

TOTAL AMOUNT DUE 18,520.84

Interest accrues 1% after the 12th of each month based on the tax amount outstanding.

Please Remit to :

DELINQUENT TAX COLLECTOR
CITY OF BURLINGTON
Clerk & Treasurer's Office
149 Church Street
Burlington, VT 05401

03/10/2026
07:40 am

City of Burlington Tax Administration
Tax Year Status Report
Parcel 029-2-052-030 For Tax Years 1985 - 2010

Page 7 of 7
tisham

Pmt	Principal	Interest	Penalty	Other	Credits	Disc.	Total
----- Summary Tax Status Report -----							
A							
C Misc	0.00	0.00	0.00	391.49	0.00	0.00	391.49
C 1	1,754.17	3563.59	36.33	0.00	0.00	0.00	5,354.09
U 2	1,754.17	3545.19	36.33	0.00	0.00	0.00	5,335.69
M 3	1,754.17	3516.04	36.33	0.00	0.00	0.00	5,306.54
4	1,754.17	3439.98	36.33	0.00	0.00	0.00	5,230.48
Total	7,016.68	14064.80	145.32	391.49	0.00	0.00	21,618.29
P Misc	0.00	0.00	0.00	47.83	0.00	0.00	47.83
A 1	432.26	500.31	11.18	0.00	0.00	0.00	943.75
I 2	430.74	420.31	11.18	0.00	0.00	0.00	862.23
D 3	430.74	210.52	11.18	0.00	0.00	0.00	652.44
4	430.74	149.28	11.18	0.00	0.00	0.00	591.20
Total	1,724.48	1280.42	44.72	47.83	0.00	0.00	3,097.45
D Misc	0.00	0.00	0.00	343.66	0.00	0.00	343.66
U 1	1,321.91	3063.28	25.15	0.00	0.00	0.00	4,410.34
E 2	1,323.43	3124.88	25.15	0.00	0.00	0.00	4,473.46
3	1,323.43	3305.52	25.15	0.00	0.00	0.00	4,654.10
4	1,323.43	3290.70	25.15	0.00	0.00	0.00	4,639.28
Total	5,292.20	12784.38	100.60	343.66	0.00	0.00	18,520.84

CITY OF BURLINGTON
149 CHURCH ST
BURLINGTON, VT 05401
(802) 865-7000

DELINQUENT TAX ACCOUNT STATEMENT AS OF 03/06/2026

PARCEL NUMBER : 029-2-052-047

BURBO, WILFRED D
52 AVENUE B
BURLINGTON VT 05408

Our records show that the amounts below are outstanding for the following years:

Year	Principal	Interest	Penalty	Other	Total Location
2005	193.51	478.36	0.00	16.48	688.35 52 AVENUE B

TOTAL AMOUNT DUE 688.35

Interest accrues 1% after the 12th of each month based on the tax amount outstanding.

Please Remit to :

DELINQUENT TAX COLLECTOR
CITY OF BURLINGTON
Clerk & Treasurer's Office
149 Church Street
Burlington, VT 05401

03/10/2026
07:41 am

City of Burlington Tax Administration
Tax Year Status Report
Parcel 029-2-052-047 For Tax Years 1985 - 2010

Page 4 of 4
tisham

Pmt	Principal	Interest	Penalty	Other	Credits	Disc.	Total
----- Summary Tax Status Report -----							
A -----							
C Misc	0.00	0.00	0.00	25.26	0.00	0.00	25.26
C 1	289.56	386.23	0.00	0.00	0.00	0.00	675.79
U 2	289.56	9.67	1.30	0.00	0.00	0.00	300.53
M 3	289.56	8.39	1.30	0.00	0.00	0.00	299.25
4	289.56	112.03	1.30	0.00	0.00	0.00	402.89

Total	1,158.24	516.32	3.90	25.26	0.00	0.00	1,703.72

P Misc	0.00	0.00	0.00	8.78	0.00	0.00	8.78
A 1	138.13	13.72	0.00	0.00	0.00	0.00	151.85
I 2	289.56	9.25	1.30	0.00	0.00	0.00	300.11
D 3	289.56	7.97	1.30	0.00	0.00	0.00	298.83
4	247.48	7.02	1.30	0.00	0.00	0.00	255.80

Total	964.73	37.96	3.90	8.78	0.00	0.00	1,015.37

D Misc	0.00	0.00	0.00	16.48	0.00	0.00	16.48
U 1	151.43	372.51	0.00	0.00	0.00	0.00	523.94
E 2	0.00	0.42	0.00	0.00	0.00	0.00	0.42
3	0.00	0.42	0.00	0.00	0.00	0.00	0.42
4	42.08	105.01	0.00	0.00	0.00	0.00	147.09

Total	193.51	478.36	0.00	16.48	0.00	0.00	688.35

Prior Information	
Type	MH - MOBILE HOME
Year Bld	1971
Units	1
Floor	1
Foundation	P - PIERS
Roof	O - Other
Wall	MT - STEEL/METAL

Condo Information	
Location	
Tot Units	1
Floor	1
% Own	
Name	

Bath Features	
Full Bath	1 Ring
Add Full	0 Ring
3/4 Bath	0 Ring
Add 3/4	0 Ring
1/2 Bath	0 Ring
Add 1/2	0 Ring
Other Fix	0 Ring

Res Breakdown	
Floor	U
No. Unit	1
Rooms	4
Bdrms	2
Exterior	
Interior	
Add	
Kitchen	
Bath	
Plumb	
Electric	
Heating	
General	

Remodeling	
Exterior	
Interior	
Add	
Kitchen	
Bath	
Plumb	
Electric	
Heating	
General	

Calc Ladder	
Base Rate	20,500
Size Adj	6,833
Con Adj	1,000
Adj Prc	\$ 0
Grade Flt	
Other Feat	
NBH Mod	
NBC Init	
LUC Flt	
Adj Tot (sch)	
Depr %	75%

Other Features	
Kitchens	1 Ring
Add Kit	0 Ring
Fireplaces	0 Ring
WS Flues	0 Ring

Depreciation	
Phys Con. AV	75
Functional	
Economic	
Special	
Override	

Comparable Sales	
Ring	
Parcel ID	
Type	
Sale Date	
Price	
Qual	
Size	
Year	
Con	
Unif Prc	
D/S	
Depr %	
UUC	
NBC	
Flt	
Juris	
Appr. Val	
Assessed	
Image	

Comments
MH
Dimensions: 12x47

Bath Features	
Full Bath	1 Ring
Add Full	0 Ring
3/4 Bath	0 Ring
Add 3/4	0 Ring
1/2 Bath	0 Ring
Add 1/2	0 Ring
Other Fix	0 Ring

Res Breakdown	
Floor	U
No. Unit	1
Rooms	4
Bdrms	2
Exterior	
Interior	
Add	
Kitchen	
Bath	
Plumb	
Electric	
Heating	
General	

Remodeling	
Exterior	
Interior	
Add	
Kitchen	
Bath	
Plumb	
Electric	
Heating	
General	

Calc Ladder	
Base Rate	20,500
Size Adj	6,833
Con Adj	1,000
Adj Prc	\$ 0
Grade Flt	
Other Feat	
NBH Mod	
NBC Init	
LUC Flt	
Adj Tot (sch)	
Depr %	75%

Other Features	
Kitchens	1 Ring
Add Kit	0 Ring
Fireplaces	0 Ring
WS Flues	0 Ring

Depreciation	
Phys Con. AV	75
Functional	
Economic	
Special	
Override	

Comparable Sales	
Ring	
Parcel ID	
Type	
Sale Date	
Price	
Qual	
Size	
Year	
Con	
Unif Prc	
D/S	
Depr %	
UUC	
NBC	
Flt	
Juris	
Appr. Val	
Assessed	
Image	

Sketch

Bath Features	
Full Bath	1 Ring
Add Full	0 Ring
3/4 Bath	0 Ring
Add 3/4	0 Ring
1/2 Bath	0 Ring
Add 1/2	0 Ring
Other Fix	0 Ring

Res Breakdown	
Floor	U
No. Unit	1
Rooms	4
Bdrms	2
Exterior	
Interior	
Add	
Kitchen	
Bath	
Plumb	
Electric	
Heating	
General	

Remodeling	
Exterior	
Interior	
Add	
Kitchen	
Bath	
Plumb	
Electric	
Heating	
General	

Calc Ladder	
Base Rate	20,500
Size Adj	6,833
Con Adj	1,000
Adj Prc	\$ 0
Grade Flt	
Other Feat	
NBH Mod	
NBC Init	
LUC Flt	
Adj Tot (sch)	
Depr %	75%

Other Features	
Kitchens	1 Ring
Add Kit	0 Ring
Fireplaces	0 Ring
WS Flues	0 Ring

Depreciation	
Phys Con. AV	75
Functional	
Economic	
Special	
Override	

Comparable Sales	
Ring	
Parcel ID	
Type	
Sale Date	
Price	
Qual	
Size	
Year	
Con	
Unif Prc	
D/S	
Depr %	
UUC	
NBC	
Flt	
Juris	
Appr. Val	
Assessed	
Image	

12

47

FEL
PIER
(564)

Mobile Home

Make

Model

Year

Color

Alt Areas

S. Area

Alt Type

% Alt

Tenants

Qual

% U

Undepr Val

Rate A

Sub Areas

Code

Desc

F. Area

Gross A.

Net Area

1ST FLOOR

PIER

PIER ENDTN

Building Totals

Parcel Totals

Building Totals

Parcel Totals

Building Totals

Parcel Totals

Building Totals

Parcel Totals

Building Totals

Special Feature Appr

Special Feature Appr

Special Feature Appr

Special Feature Appr

Special Feature Appr

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CITY OF BURLINGTON
149 CHURCH ST
BURLINGTON, VT 05401
(802)865-7000

DELINQUENT TAX ACCOUNT STATEMENT AS OF 03/06/2026

PARCEL NUMBER : 029-2-052-106

MASHTEARE, KATHLEEN M
MASHTEARE, CHRISTOPHER L
57 AVENUE C
BURLINGTON VT 05408

Our records show that the amounts below are outstanding for the following years:

Year	Principal	Interest	Penalty	Other	Total Location
2009	64.85	133.89	5.19	1.00	204.93 57 AVENUE C
2010	238.04	477.52	19.04	1.00	735.60 57 AVENUE C

TOTAL AMOUNT DUE 940.53

Interest accrues 1% after the 12th of each month based on the tax amount outstanding.

Please Remit to :

DELINQUENT TAX COLLECTOR
CITY OF BURLINGTON
Clerk & Treasurer's Office
149 Church Street
Burlington, VT 05401

03/10/2026
07:41 am

City of Burlington Tax Administration
Tax Year Status Report
Parcel 029-2-052-106 For Tax Years 1985 - 2010

Page 4 of 4
tisham

Pmt	Principal	Interest	Penalty	Other	Credits	Disc.	Total
----- Summary Tax Status Report -----							
A							
C Misc	0.00	0.00	0.00	21.51	0.00	0.00	21.51
C 1	272.90	138.72	9.76	0.00	0.00	0.00	421.38
U 2	272.90	145.18	13.21	0.00	0.00	0.00	431.29
M 3	272.90	141.79	12.17	0.00	0.00	0.00	426.86
4	272.90	273.61	18.40	0.00	0.00	0.00	564.91
Total	1,091.60	699.30	53.54	21.51	0.00	0.00	1,865.95
P Misc	0.00	0.00	0.00	19.51	0.00	0.00	19.51
A 1	213.39	16.34	5.00	0.00	0.00	0.00	234.73
I 2	213.39	24.60	8.45	0.00	0.00	0.00	246.44
D 3	213.39	23.61	7.41	0.00	0.00	0.00	244.41
4	148.54	23.34	8.45	0.00	0.00	0.00	180.33
Total	788.71	87.89	29.31	19.51	0.00	0.00	925.42
D Misc	0.00	0.00	0.00	2.00	0.00	0.00	2.00
U 1	59.51	122.38	4.76	0.00	0.00	0.00	186.65
E 2	59.51	120.58	4.76	0.00	0.00	0.00	184.85
3	59.51	118.18	4.76	0.00	0.00	0.00	182.45
4	124.36	250.27	9.95	0.00	0.00	0.00	384.58
Total	302.89	611.41	24.23	2.00	0.00	0.00	940.53

29 feet 2 Lot 052 Unit# 106 Bid#
PROPERTY LOCATION
AVENUE C
BURLINGTON, VT 05408
OWNERSHIP
SHEARE KATHLEEN M
SHEARE CHRISTOPHER L
AVENUE C
BURLINGTON, VT 05408-0000

029-2-052-106
Parcel ID
IN PROCESS APPRAISAL SUMMARY
Building Location 57 AVENUE C
BURLINGTON, VT

Card: 1 of 1 Total Card 10,100 /
APPR 10,100 /
USE + IMP 10,100 /
USE LAND 10,100 /
ASSESSED 10,100 /
Total Parcel 10,100



Patriot
PROPERTIES INC

User Account
12905
GIS Coord 1
305945732219.0000000
GIS Coord 1
Insp Date

Print Date / Time
3/6/2026 2:42 pm

Last Date / Time
6/14/23 3:59 pm
BURLINGTONturner

USER DEFINED
RAD:
120
OLD PID:
204274
State District:
3-01

CAD:
610
SPAN:
114-035-12905
Accessory Dwl
PriorID1c
00
PriorID2c
00
PriorID3c
00
Assessor Map
029-2-052-000

LEGAL DESCRIPTION

Lot Size
Total Land 0.00
Land Unit Type SF

Property ID: 2905

Tx Yr	Cal	Use	Bld Value	Yard Items	Land Size	Land Val	Total Appr	Assessed/Notes	Date
2026	TEST	MH	9,900	200	0	0	10,100	10,100/2026LDS 03/05/26 3:00	03/05/2026
2025	FV	MH	9,900	200	0	0	10,100	10,100/2025LDS 06/19/25 1:12	06/19/2025
2024	FV	MH	9,900	200	0	0	10,100	10,100/2024LDS 06/14/24 11:54	06/14/2024
2023	FV	MH	9,900	200	0	0	10,100	10,100/2023LDS 07/07/23 9:47	07/07/2023
2022	FV	MH	9,900	200	0	0	10,100	10,100/2022LDS 08/25/22 10:15	08/25/2022
2021	FV	MH	9,900	200	0	0	10,100	10,100/DS Patriot Support	01/11/2022
2020	FV	MH	11,900	300	0	0	12,200	12,200/post BOA	06/23/2020
2019	FV	MH	11,900	300	0	0	12,200	12,200/9.23.2019	09/23/2019

PREVIOUS ASSESSMENTS

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Price	TSF	Verif	NAL	Notes
ROBERGE STEVEN	1048-242	MH	10/28/2008	13,000	No	BQ	3	CARAVELLE NEWPORT YEAR 1972, S#96
COLLINS ELIZABETH	1047-375	MH	06/19/2008	5,500	No		19	1972 CARAVELLE NEWPORT S#9675
STELI ENTERPRISES LLC	954-632	MH	03/21/2006	21,500	No		33	NEWPORT CARAVELLE #9675
STELI ENTERPRISES LLC	889-242	MH	09/03/2004	0	No		19	STEVE & LISA ROBERGE TO STELI ENTER
LEBLANC RICHARD SR	876-218	MH	10/22/2003	14,750	No		33	UNRECORDED SALE
LEBLANC RICHARD SR	0-0	MH	09/04/2003	0	No		11	UNRECORDED SALE FOR NO MONEY

BUILDING PERMITS

Date	Number	Desc	Amount	Closed	Status	Fed ID	Notes	Last Visit
10/01/2020	2020 292157 00	Building	2,500		A		Specific to VT Fire	
09/03/2020	21-0136CA	Zoning I	3,500		A		Replace porch and	
06/20/2005	2005 115342 00	Electrical	500	11/21/2005	I		Install new wiring	

ACTIVITIES

Date	Result	By

CD	LU	Desc	FL	# Units	Depth	U. Type	L. Type	Fl.	Base V.	Unit Pro	Adj Pct	NBC	Fl.	Mod	Inf 1	%	Inf 2	%	Inf 3	%	Appr	AR LUG	%	Spec L.V.	Juris	L. Fl.	Assessed/Notes
1		Mobile Home	1	0	0	SITE		1	6.5		0	MH	1								0			0	1	0	
Total AC/Ha																											
Total SF/SM																											
Total AC/Ha																											
Total SF/SM																											
Parcel LUCMH - Mobile Home																											
P. NBC Desc MOBILE HOME																											
Tot																											
Tot																											

RRATIVE DESCRIPTION
s parcel contains 0.00000 SF of land mainly classified as
ble Home It has 1 building(s) first built in 1972 with a total of
square feet. There are 1 living unit(s), 1 Bath, 5 Rooms, and
drms.

HER ASSESSMENTS

Code	Desc	Amt	Comm Int Amt

Item Code	Item	Code	%
Util 1A - ALL UTILITIES	Dis 1B		100.0
Util 2	Dis 2SH		0.000
Util 3	Dis 3SN		100.0
ensus	Zone 1RM		-100
Haz	Zone 2		
Zone 3 - SUITABLE	Zone 3		
Street			
Traffic			
temp			

ID SECTION

CD	LU	Desc	FL	# Units	Depth	U. Type	L. Type	Fl.	Base V.	Unit Pro	Adj Pct	NBC	Fl.	Mod	Inf 1	%	Inf 2	%	Inf 3	%	Appr	AR LUG	%	Spec L.V.	Juris	L. Fl.	Assessed/Notes
1		Mobile Home	1	0	0	SITE		1	6.5		0	MH	1								0			0	1	0	

Prior Information

pe	MH - MOBILE HOME	
Right	1 - One Story	
Units	1	Tot 1
ind	P - PIERS	
me	O - Other	
Wall	A - ALUMINUM	
		ρ
fSfr	FL - FLAT	
fCvr	MT - METAL	
lor		
hw		
ape		
name		

General Information

Code	F - FAIR
------	----------

Condo Information

**SEE TRANSFERS IN
GROUPED TOGETHER
CARAVELLE NEWFW**
Dimensions: 12x60

Floor	No. Units
U	1
Bld Total	1
Prd Total	1

Calc Ladder	Base Rate	Size Adj.	Con Adj.	Adj Prc	Grade Ft.	Other Feat.	NBH Mod	NBC Infl	LUC Ft.	Adj Tot (cont)	Depr %
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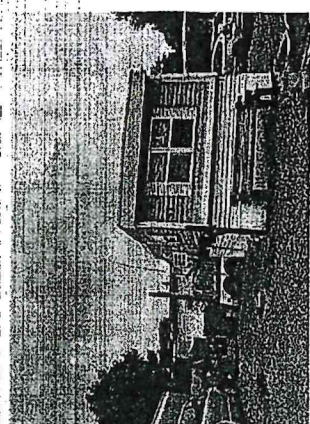
Mobile	
Make	

	Loss A.	F
	720	
	720	
	48	
	1,488	
	1,488	

[illegible]

100

12	FFL PIER (720)	60	12
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CITY OF BURLINGTON
149 CHURCH ST
BURLINGTON, VT 05401
(802) 865-7000

DELINQUENT TAX ACCOUNT STATEMENT AS OF 03/06/2026

PARCEL NUMBER : 053-1-010-000

DAVIS DEVELOPMENT CORP
C/O SUE CONLEY
1381 WILLISTON ROAD
SOUTH BURLINGTON VT 05403

Our records show that the amounts below are outstanding for the following years:

Year	Principal	Interest	Penalty	Other	Total Location
2006	430.76	1,049.69	17.24	35.46	1,533.15 431 PINE ST
2007	459.24	1,062.60	18.36	37.74	1,577.94 431 PINE ST
2008	475.80	1,061.48	38.08	1.00	1,576.36 431 PINE ST
2009	492.76	1,038.16	39.44	1.00	1,571.36 431 PINE ST
2010	520.52	1,034.84	41.64	1.00	1,598.00 431 PINE ST

TOTAL AMOUNT DUE 7,856.81

Interest accrues 1% after the 12th of each month based on the tax amount outstanding.

Please Remit to :

DELINQUENT TAX COLLECTOR
CITY OF BURLINGTON
Clerk & Treasurer's Office
149 Church Street
Burlington, VT 05401

03/10/2026
07:42 am

City of Burlington Tax Administration
Tax Year Status Report
Parcel 053-1-010-000 For Tax Years 1985 - 2010

Page 4 of 4
tisham

Pmt	Principal	Interest	Penalty	Other	Credits	Disc.	Total
----- Summary Tax Status Report -----							
A							
C Misc	0.00	0.00	0.00	76.20	0.00	0.00	76.20
C 1	594.77	1341.43	38.69	0.00	0.00	0.00	1,974.89
U 2	594.77	1323.59	38.69	0.00	0.00	0.00	1,957.05
M 3	594.77	1299.80	38.69	0.00	0.00	0.00	1,933.26
4	594.77	1281.95	38.69	0.00	0.00	0.00	1,915.41
Total	2,379.08	5246.77	154.76	76.20	0.00	0.00	7,856.81
P Misc	0.00	0.00	0.00	0.00	0.00	0.00	0.00
A 1	0.00	0.00	0.00	0.00	0.00	0.00	0.00
I 2	0.00	0.00	0.00	0.00	0.00	0.00	0.00
D 3	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00
D Misc	0.00	0.00	0.00	76.20	0.00	0.00	76.20
U 1	594.77	1341.43	38.69	0.00	0.00	0.00	1,974.89
E 2	594.77	1323.59	38.69	0.00	0.00	0.00	1,957.05
3	594.77	1299.80	38.69	0.00	0.00	0.00	1,933.26
4	594.77	1281.95	38.69	0.00	0.00	0.00	1,915.41
Total	2,379.08	5246.77	154.76	76.20	0.00	0.00	7,856.81

053-1-010-000
Parcel ID
IN PROCESS APPRAISAL SUMMARY
Building Location 431 PINE ST
BURLINGTON, VT
Card: 1 of 1 Total Card
APPR 31,500 /
USE + IMP 31,500 /
USE LAND 31,500 /
ASSESSED 37,800 /
Total Parcel 31,500
31,500
31,500
37,800



Patriot
PROPERTIES INC

User Account
18319
GIS Coord 1
312388717885.0000000
GIS Coord 1
Insp Date
Print Date / Time
3/6/2026 2:49 pm
Last Date / Time
6/14/23 3:57 pm
BURLINGTON Turner

053-1-010-000
Parcel ID
IN PROCESS APPRAISAL SUMMARY
Building Location 431 PINE ST
BURLINGTON, VT

Use Code	Building Val	Yard Items	Land Size	Land Val	Total Val
CL	0	0	50,069.00	31,500	31,500
CL	0	0	0.00	0	0
Building Total	0	0	50,069.00	31,500	31,500
Parcel Total	0	0	50,069.00	31,500	31,500
Source	10 - Mkt Adj Cost		Tot Val SF/Bld		

PREVIOUS ASSESSMENTS

Tx Yr	Cat	Use	Bld Value	Yard Items	Land Size	Land Val	Total Appr	Assessed/Notes	Date
2026	TEST	CL	0	0	50,069	31,500	31,500	37,800/2026/LDS 03/05/26 3:00	03/05/2026
2025	FV	CL	0	0	50,069	31,500	31,500	37,800/2025/LDS 06/19/25 1:12	06/19/2025
2024	FV	CL	0	0	50,069	31,500	31,500	37,800/2024/LDS 06/14/24 11:54	06/14/2024
2023	FV	CL	0	0	50,069	31,500	31,500	37,800/2023/LDS 07/07/23 9:47	07/07/2023
2022	FV	CL	0	0	50,069	31,500	31,500	37,800/2022/LDS 08/25/22 10:15	08/25/2022
2021	FV	CL	0	0	50,069	31,500	31,500	37,800/DS Patriot Support	01/11/2022
2020	FV	CL	0	0	50,069	21,800	21,800	26,160 post BOA	06/23/2020
2019	FV	CL	0	0	50,069	21,800	21,800	26,160/9.23.2019	09/23/2019

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Price	TSF	Verif.	NAL	Notes
DAVIS DEVELOPMENT CORP	877-78	ED	06/22/2004	0	No		19	

BUILDING PERMITS

Date	Number	Desc	Amount	Closed	Status	Fed ID	Notes	Last Visit
05/09/2023	CEP-23-843	Electrical	1,000	08/17/2023	CLOSE		Disconnect old / c	
05/11/2022	CEP-22-667	Electrical	500	06/15/2022	CLOSE		Boston Beer Co 4	
10/15/2007	2007 126528 00	Plumbing	3,000	12/18/2007	I		Install 36" shower	
09/25/2007	2007 126528 00	Building	1,000	12/18/2007	I		remodel office spa	
08/31/2007	2007 125841 00	Electrical	1,500	12/18/2007	I		MALTEX BUILDING	
08/29/2007	2007 125840 00	Building	7,000	12/18/2007	I		PHASE ONE rem	
11/12/2003	2003 042437 00	Electrical	4,000				Install new wiring	
11/12/2003	2003 042435 00	Building	28,000				remodel third floor	
11/12/2003	2003 042438 00	Fire Sprink	5,000	07/26/1999			Z	
04/22/1999	99-00456		50,000	11/28/1995	I		B	

ID SECTION

LUC Desc	Fl	U Type	Depth	# Units	Base V	Unit Pro	Adj Pro	NBC	Mod	Int 1	Int 2	Int 3	%	Appr	Alt LUC	%	Spec L V	Juris	L Fl	Assessed/Notes
Comm Land	1	SITE	SF	50,069	1	35	0.63	590	1	X	-95			31,500			0	1		37,800/LANDLOCK
Total AC/Ha				1.15										31,500			0			37,800

3 eet 1 Lot 010 Unit#
PROPERTY LOCATION
PINE ST
BURLINGTON, VT 05401
OWNERSHIP
V/S DEVELOPMENT CORP
SUE CONLEY
1 WILLISTON ROAD
BURLINGTON, VT 05403-0000

PREVIOUS OWNER
V/S DEVELOPMENT CORP
MALTEX BUILDING
PINE STREET
BURLINGTON, VT 05401-0000

BRATIVE DESCRIPTION
parcel contains 50069.00000 SF of land mainly classified as
m Land.

4ER ASSESSMENTS

Code	Desc	Am	Comm Int Am
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PROPERTY FACTORS

Item Code	Item	Code	%
U111	Dis 1B		100.0
U112	Dis 2SH		0.000
U113	Dis 3SN		100.0
Insus	Zone 1RCOC		100
Haz	Zone 2RCOC		100
Topo	Zone 3		

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

Comparable Sales						Sub Areas								Alt Areas										
Ring	Parcel ID	Type	Sale Date	Price		Code	Desc	Net Area	Gross A	F. Area	Sz Adj A	Rate AV	Undepr Val	S-Area	Alt Type	% Alt	Tenants	Qual	% U					
	Garage	0																						
	Agric																							
	ilation																							
	5 Ext																							
	if Fuel																							
	Heat																							
	at Sys	0																						
	ated s																							
	ACS																							
	HW s																							
	Girl Vac s																							
	Wall s																							
	Sprinklers																							
						Building Totals																		
						Parcel Totals																		

[illegible]

CITY OF BURLINGTON
149 CHURCH ST
BURLINGTON, VT 05401
(802) 865-7000

DELINQUENT TAX ACCOUNT STATEMENT AS OF 03/06/2026

PARCEL NUMBER : 053-1-011-000

BCV ASSOCIATES INC
DAVIS, RICK
POMERLEAU REAL ESTATE
PO BOX 6
BURLINGTON VT 05402

Our records show that the amounts below are outstanding for the following years:

Year	Principal	Interest	Penalty	Other	Total Location
1989	862.68	3,822.38	0.00	0.00	4,685.06 0 PINE ST
1990	76.33	328.25	0.00	0.00	404.58 0 PINE ST
1991	79.06	331.13	0.00	0.00	410.19 0 PINE ST
1992	81.70	333.19	0.00	0.00	414.89 0 PINE ST
1993	86.93	343.53	0.00	0.00	430.46 0 PINE ST
1994	91.11	348.71	0.00	0.00	439.82 0 PINE ST
1995	226.50	841.44	0.00	0.00	1,067.94 0 PINE ST
1996	211.72	710.85	0.00	17.94	940.51 0 PINE ST

*** CONTINUED ON NEXT PAGE ***

Interest accrues 1% after the 12th of each month based on the tax amount outstanding.

Please Remit to :

DELINQUENT TAX COLLECTOR
CITY OF BURLINGTON
Clerk & Treasurer's Office
149 Church Street
Burlington, VT 05401

CITY OF BURLINGTON
149 CHURCH ST
BURLINGTON, VT 05401
(802)865-7000

DELINQUENT TAX ACCOUNT STATEMENT AS OF 03/06/2026

PARCEL NUMBER : 053-1-011-000

BCV ASSOCIATES INC
DAVIS, RICK
POMERLEAU REAL ESTATE
PO BOX 6
BURLINGTON VT 05402

— Our records show that the amounts below are outstanding for the following years: —

Year	Principal	Interest	Penalty	Other	Total Location
2002	173.97	510.40	0.00	14.92	699.29 0 PINE ST
2003	245.80	688.44	0.00	20.66	954.90 0 PINE ST
2004	265.00	715.64	0.00	22.20	1,002.84 0 PINE ST
2005	319.16	828.64	0.00	26.53	1,174.33 0 PINE ST
2006	213.00	515.23	8.52	18.04	754.79 0 PINE ST
2007	227.08	526.68	9.08	19.17	782.01 0 PINE ST
2008	235.28	526.24	18.84	1.00	781.36 0 PINE ST
2009	244.08	514.84	19.52	1.00	779.44 0 PINE ST

*** CONTINUED ON NEXT PAGE ***

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Clerk & Treasurer's Office
149 Church Street
Burlington, VT 05401

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149 CHURCH ST
BURLINGTON, VT 05401
(802) 865-7000

DELINQUENT TAX ACCOUNT STATEMENT AS OF 03/06/2026

PARCEL NUMBER : 053-1-011-000

BCV ASSOCIATES INC
DAVIS, RICK
POMERLEAU REAL ESTATE
PO BOX 6
BURLINGTON VT 05402

— Our records show that the amounts below are outstanding for the following years: —

Year	Principal	Interest	Penalty	Other	Total Location
2010	257.84	509.52	20.64	1.00	789.00 0 PINE ST

TOTAL AMOUNT DUE 16,511.41

Interest accrues 1% after the 12th of each month based on the tax amount outstanding.

Please Remit to :

DELINQUENT TAX COLLECTOR
CITY OF BURLINGTON
Clerk & Treasurer's Office
149 Church Street
Burlington, VT 05401

03/10/2026
07:43 am

City of Burlington Tax Administration
Tax Year Status Report
Parcel 053-1-011-000 For Tax Years 1985 - 2010

Page 10 of 10
tisham

Pmt	Principal	Interest	Penalty	Other	Credits	Disc.	Total
----- Summary Tax Status Report -----							
A							
C Misc	0.00	0.00	0.00	142.46	0.00	0.00	142.46
C 1	2,117.04	7927.30	19.15	0.00	0.00	0.00	10,063.49
U 2	612.73	1425.44	19.15	0.00	0.00	0.00	2,057.32
M 3	612.73	1558.09	19.15	0.00	0.00	0.00	2,189.97
4	612.73	1549.27	19.15	0.00	0.00	0.00	2,181.15
Total	3,955.23	12460.10	76.60	142.46	0.00	0.00	16,634.39
P Misc	0.00	0.00	0.00	0.00	0.00	0.00	0.00
A 1	0.00	16.24	0.00	0.00	0.00	0.00	16.24
I 2	57.99	16.25	0.00	0.00	0.00	0.00	74.24
D 3	0.00	16.25	0.00	0.00	0.00	0.00	16.25
4	0.00	16.25	0.00	0.00	0.00	0.00	16.25
Total	57.99	64.99	0.00	0.00	0.00	0.00	122.98
D Misc	0.00	0.00	0.00	142.46	0.00	0.00	142.46
U 1	2,117.04	7911.06	19.15	0.00	0.00	0.00	10,047.25
E 2	554.74	1409.19	19.15	0.00	0.00	0.00	1,983.08
3	612.73	1541.84	19.15	0.00	0.00	0.00	2,173.72
4	612.73	1533.02	19.15	0.00	0.00	0.00	2,164.90
Total	3,897.24	12395.11	76.60	142.46	0.00	0.00	16,511.41

