



Patriot
Properties Inc.
User Defined
36-50-89.00
MAP ID

User Acct: 375-116-10304 Account#: 2843

Printed By: GPBLACK Total Value: 882,000

Location: 3912 MAIN STREET MANCHESTER

MANCHESTER, VT

ParcelID: 0925

Current Value Information					
Use Code	Land Size	Building Value	Yard Items	Land Value	Assessed
41	0.89	640,200	0	241,800	882,000
TOTAL	0.89	640,200	0	241,800	882,000

Current Owner
BRUOE ENTERPRISES INC
Percent 0
PO BOX 979, MANCHESTER, VT 05254-0000

Previous Owner

General Notes
WORN MAT; MIN AS NEEDED UPDATES
THROUGHOUT INT & EXT; BMT= LEDGE/WET;
APT=MOSTLY UNF/PR COND; KIT=NEW.

CONTIG MAP ID

CONTIG MAP ID

375-116-10304

VT SPAN#

PriorID2b

PriorID2c

PriorID3a

PriorID3b

PriorID3c

Entered Land:

0.89000 AC

Home Stead N

Previous Value Information							
TaxYr	Cat	Use	Bldg Val	Yard	Land Val	Total Val	Ass'd Val
2023	AB	41	640,200	0	241,800	882,000	882,000
2022	GL	41	508,200	0	357,000	865,200	865,200
2021	GL	41	508,200	0	357,000	865,200	0
2020	GL	41	508,200	0	357,000	865,200	0
2019	GL	41	508,200	0	357,000	865,200	0
2018	GL	41	508,200	0	357,000	865,200	865,200

Sales Information			
Grantor	Legal Ref	Nat	Verif

Property Factors	
Code	Desc.

Census 36-50-89.00
Flood Haz
Topo:
Street:
Traffic:

Legal Description
RESTAURANT & LAND

Asst. Map:
GIS 1:
GIS 2:
Reval Dist: 2024
Mkrt Area:

Activity Information

By

Date

Results

02/02/2023 MEAS+INSPCTD

R SILVESTRI

Building Permit Information

Number	Description	Amount	Visit Date	Closed Date	Status	General Notes

General Notes

Land Data (1st 7 lines)

Line	Use Description	LUC	Factor	Units	Depth	Type	Unit	Base Value	Price	Adj	Neigh	Neigh	Neigh	Mod	Inf1	%	Inf2	%	Inf3	%	Appraised Value	Spec Land	Juris	Fact	Value	Notes
1	41 COMMERCIAL	1.00	1.00	0.890	SA			250,000	271,665.39	C7	1.00										241,800		1.00	0	0	

Assessed Value: 241,800

Use Value: 0

Agri Total: 0

Total Appraised: 241,800

Total Area: 0.89

Signature:

Date:

Exterior Information		Bath Features (Rating)		Condo Information		Other Features (Rating)		Depreciation		Description		Rms Bed		Floor Lvl		Inc Type	
Bldg Type	74 RESTAURANT	Full Bath	1 VP	Location	CG	Kitchens	1	PhysCond	Average	35.75	1	3	1	2	APT-APARTMT		
Stry Ht	2	Addtl	0	Tot Units		Ad Kit	0	Func	BSMT	5.00							
Liv Units	1	3/4 Bath	0	Floor Level		Frpls	0	Econ									
Foundation	1	Addtl	0	Num Floors0		WSFlue	0	Spec									
Frame	2	1/2 Bath	0	% Own	0			OV									
Wall	2	Addtl	0	Name													
Wall2		0% Othr Fix	8														
RoofStruct	1																
Roof Cover	2																
Color	GRAY																
ViewCode																	
Bld Name																	

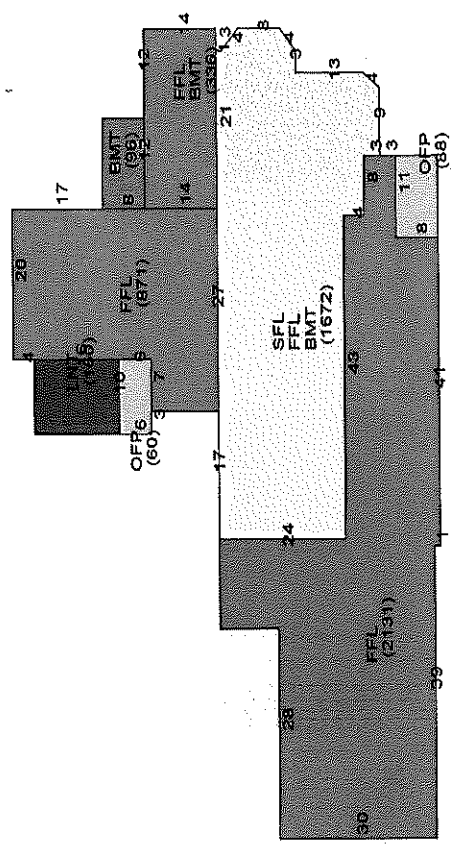
2,500,000
150,000

Total %Dep: 38.96



General Information	
Grade	C+ AVG. (+)
Year Bld	1900 Eff Yr Bld
Alt LUC	0%
Jurisdct	Fact 1.00
Constr Mod	
LumpSumAdj	
Commercial Units	1

Interior Information	
Avg HqFL	8.00
Prime Wall	1 DRYWALL
Sec Wall	5 MINIMUM
Partition	T TYPICAL
Prime Fl	17 MIXED AVG
Sec Floors	18 MIX FR
Bsm't Floor	13 EARTH
Subfloor	
Bsm't Gar	0
Electric	3 TYPICAL
Insulation	2
Int vs Ext	S
Heat Fuel	2 GAS
Heat Type	1 FORCED H/A
Sec Ht Type	
# Heat Sys	1 % A/C 50
% Heated	100 % Ctl Vac 0
% Sprinkled	0



Calculation	
Basic \$/SQ	145.00
Size Adj	0.91972000
Const Adj	0.98
Adj \$/SQ	130.880
Other Feat	40,196
Grade Fact	1.15
NBHD Infi	1.00000000
LUC Factor	1.00
Adj Total	1,048,797
Depreciation	408,611
Dep Total	640,186
Final Total	640,200.00

Alternate Area Detail			
SubArea	% AltType	%	
SFL	100 UNF	40	
SFL	100 OFC	10	
SFL	100 APT	50	

Sub Area Detail - 1st 9 Lines Displayed					
Code	Desc.	F. Area	Area	Rate	UnDeprVal
FFL	1ST FLOOR	5,010	5,010	130.88	655,708
SFL	2ND FLOOR	1,003	1,672	88.50	147,972
BMT	BASEMENT	0	2,104	32.72	68,843
LNT	LEAN-TO	0	160	4.03	645
OFF	OPEN PORCH	0	148	26.18	3,874

Special Features / Yard Items (1st 6 Lines Displayed)

Code	SPYDesc	A	Y/S Qty	Len	Width	Size	Qual	Con	Year	Unit Price	Adj UP	D/S	Dep%	LUC	L/Fac	NB	N.Fact	Juris	J.Fact	UndepValue	Apprpd Value	Assd Value	

Total Sp. Features: Total Yard Items: Total Appraised: Total Assessed Value: