

11131041
PID1 PID2 PID3 PID4

11131041
Parcel ID Building Location

StAlbans

Card: 1 of 1 Total Card 396,700 / 396,700
APPR 396,700 / 396,700
USE + IMP 0 / 0
USE LAND 396,700 / 396,700
ASSESSED

PROPERTY LOCATION

41 HEFFLON LN
St Albans, VT

OWNERSHIP

LARSEN ELIZABETH
41 HEFFLON LANE
ST ALBANS, VT 05478-0000

PREVIOUS OWNER

NARRATIVE DESCRIPTION

This parcel contains 0.185 AC of land mainly classified as CONDO with a CONDO-DPX building built about 2021, having primarily VINYL Exterior and 1,619.20 Square Feet, with 1 Residential Unit, 2 Baths, 1 Half Bath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

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

PROPERTY FACTORS

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

IN PROCESS APPRAISAL SUMMARY

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

PREVIOUS ASSESSMENTS

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

SALES INFORMATION

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

BUILDING PERMITS

Table with columns: Date, Number, Desc, Amount, Closed, Status, Type, Notes, Last Visit

ACTIVITIES

Table with columns: Date, Result, By

LAND SECTION (17)

Table with columns: LUC, LUC Desc, Alt %, Ft., # Units, Depth, U. Type, L. Type, Ft., Base V., Unit Prc, Adj Prc, NBC, Ft., Mod., Inf 1, %, Inf 2, %, Inf 3, %, Appr, Alt 2 LUC, %, Spec L.V., Juris, L. Ft., Assessed, Notes

LEGAL DESCRIPTION
CONDO
Lot Size
Total Land 0.00
Land Unit Type AC

CATALIS
ADVANCING GOVERNMENT.
ENGAGING CITIZENS.



VT SPAN
549-173-11493
GIS Coord 1
GIS Coord 2
Insp Date
Print Date / Time
4/14/2025 12:39 pm
Last Date / Time
j.vickery

USER DEFINED
MAP ID
VT SPAN#
PriorID3a
CONTIG MAP ID
PriorID2b
PriorID3b
CONTIG MAP ID
PriorID2c
PriorID3c
Assessor Map

Parcel ID 11131041

Exterior Information

Table with exterior details: Type (801 - CONDO-DPX), Stry Hght (2 - TWO STORY), Found (1 - CONCRETE), Frame (1 - WOOD), P. Wall (4 - VINYL), Roof Str (1 - GABLE), Roof Cvr (1 - ASPHALT SH).

General Information

Table with general details: Grade (C - AVERAGE), Year Blt (2021), Alt LUC, Juris, Con Mod.

Interior Information

Table with interior details: Avg Ht / Fl, P. Int Wall (1 - DRYWALL), P. Floor (17 - MIXED AVG), Heat Fuel (2 - GAS), # Heat Sys (1).

Special Features / Yard Items

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

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

Condo Information

Table with condo details: Location (DPLX - DUPLEX), Tot Units (6), Floor, % Own, Name (HEFFLON - HEFFLON LND).

Bath Features

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

Other Features

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

Depreciation

Table with depreciation: Phys Con (AV - Average), Functional, Economic, Special, Override, Total (1.4%).

Comparable Sales

Table for comparable sales with columns: Rtnng, Parcel ID, Type, Sale Date, Price, Avg Rtnng, Ind Val.

Comments

Empty table for comments.

Res Breakdown

Table with res breakdown: Floor, No. Unit, Rooms, Bdrms, Bld Total (1, 5, 3), Prcl Total (1, 5, 3).

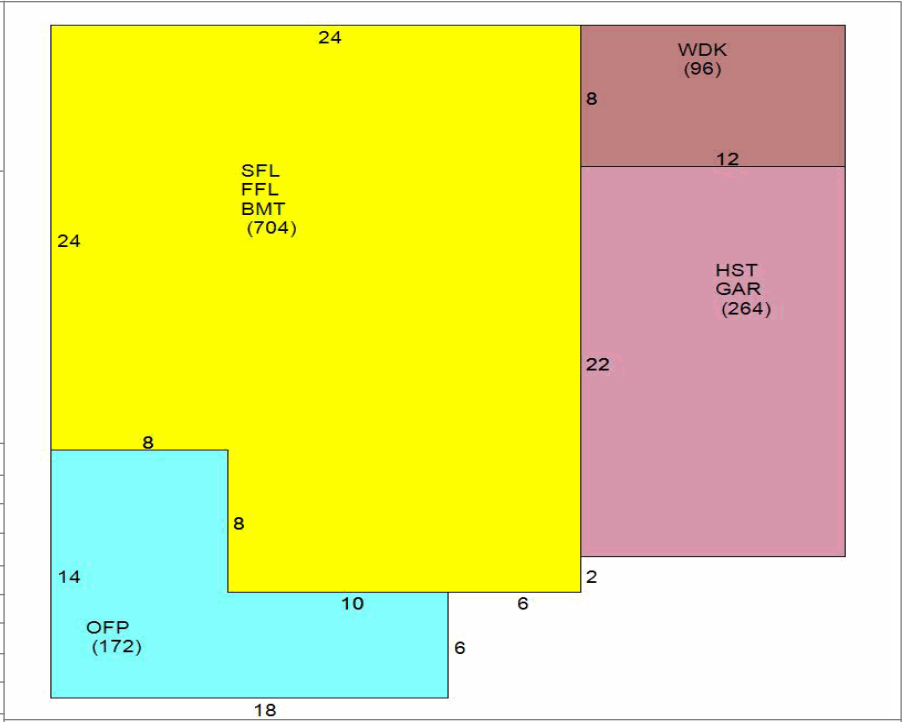
Calc Ladder

Table with calc ladder: Base Rate (250.00), Size Adj (1.00000), Con Adj (0.71000), Adj Prc (\$177.50), Grade Ft. (1.00000), Other Feat (\$0), NBH Mod (1.0000), NBC Infl (1.0000), LUC Ft. (1.0000), Adj Tot (337,364), Depr % (1.4%), Undepr \$/SF (177.50000).

Sub Areas

Table with sub areas: Code, Desc, Net Area, Gross A., F. Area, Sz Adj A., Rate AV, Undepr Val, Building Totals, Parcel Totals.

Sketch



Mobile Home

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

Alt Areas

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

Image



11131051
PID1 PID2 PID3 PID4

11131051
Parcel ID Building Location

StAlbans

Card: 1 of 1 Total Card Total Parcel
APPR 396,700 / 396,700
USE + IMP 396,700 / 396,700
USE LAND 0 / 0
ASSESSED 396,700 / 396,700

PROPERTY LOCATION

51 HEFFLON LN
St Albans, VT

OWNERSHIP

RIVERS ENHANCED LIFE ESTATE
C/O RIVERS WILLIAM RIVERS RUTH
51 HEFFLON LANE
ST. ALBANS, VT 05478

Occ Type TOWN

PREVIOUS OWNER

RIVERS WILLIAM
RIVERS RUTH
51 HEFFLON LANE
ST ALBANS, VT 05478
US

NARRATIVE DESCRIPTION

This parcel contains 0.185 AC of land mainly classified as CONDO with a CONDO-DPX building built about 2021, having primarily VINYL Exterior and 1,619.20 Square Feet, with 1 Residential Unit, 2 Baths, 1 Half Bath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

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

PROPERTY FACTORS

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

LAND SECTION (17)

Table with columns: LUC, LUC Desc, Alt %, Ft, # Units, Depth, U. Type, L. Type, Ft, Base V., Unit Prc, Adj Prc, NBC, Ft, Mod, Inf 1, %, Inf 2, %, Inf 3, %, Appr, Alt 2 LUC, %, Spec L.V., Juris, L. Ft, Assessed, Notes

IN PROCESS APPRAISAL SUMMARY

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

PREVIOUS ASSESSMENTS

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

SALES INFORMATION

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

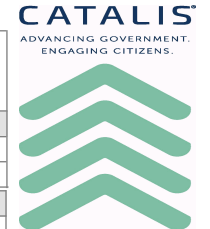
BUILDING PERMITS

Table with columns: Date, Number, Desc, Amount, Closed, Status, Type, Notes, Last Visit

ACTIVITIES

Table with columns: Date, Result, By

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



- VT SPAN 549-173-11494 GIS Coord 1 GIS Coord 2 Insp Date Print Date / Time 4/14/2025 12:39 pm Last Date / Time j.vickery USER DEFINED MAP ID VT SPAN# PriorID3a CONTIG MAP ID PriorID2b PriorID3b CONTIG MAP ID PriorID2c PriorID3c Assessor Map

Parcel ID 11131051

Exterior Information

Table with exterior details: Type (801 - CONDO-DPX), Stry Hght (2 - TWO STORY), (Liv) Units (1), Found (1 - CONCRETE), Frame (1 - WOOD), P. Wall (4 - VINYL), Sec Wall (0), Roof Str (1 - GABLE), Roof Cvr (1 - ASPHALT SH), Color, View, Shape, Bld Name.

General Information

Table with general details: Grade (C - AVERAGE), Year Blt (2021), Eff Yr, Alt LUC, Juris, Con Mod.

Interior Information

Table with interior details: Avg Ht / Fl, P. Int Wall (1 - DRYWALL), Sec Int Wall, Partition, P. Floor (17 - MIXED AVG), Sec Floor, Bmt Floors, Sub Floors, Bmt Garage (0), Electric, Insulation, Int Vs Ext, Heat Fuel (2 - GAS), Heat (3 - FORCED H/W), # Heat Sys (1), Heated %, AC %, Sol HW %, Ctrl Vac %, Com Wall %, Sprink %.

Special Features / Yard Items

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

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

Condo Information

Table with condo details: Location (DPLX - DUPLEX), Tot Units (6), Floor, % Own, Name (HEFFLON - HEFFLON LND).

Bath Features

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

Other Features

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

Depreciation

Table with depreciation: Phys Con (AV - Average), Functional, Economic, Special, Override, Total (1.4%).

Comparable Sales

Table for comparable sales with columns: Rtnq, Parcel ID, Type, Sale Date, Price, Avg Rtnq, Ind Val.

Comments

Table for comments.

Res Breakdown

Table with res breakdown: Floor, No. Unit, Rooms, Bdrms, Bld Total, Prcl Total.

Calc Ladder

Table with calc ladder: Base Rate (250.00), Size Adj (1.00000), Con Adj (0.71000), Adj Prc (\$177.50), Grade Ft. (1.00000), Other Feat (\$0), NBH Mod (1.0000), NBC Infl (1.0000), LUC Ft. (1.0000), Adj Tot (337,364), Depr % (1.4%), Undepr \$/SF (177.50000).

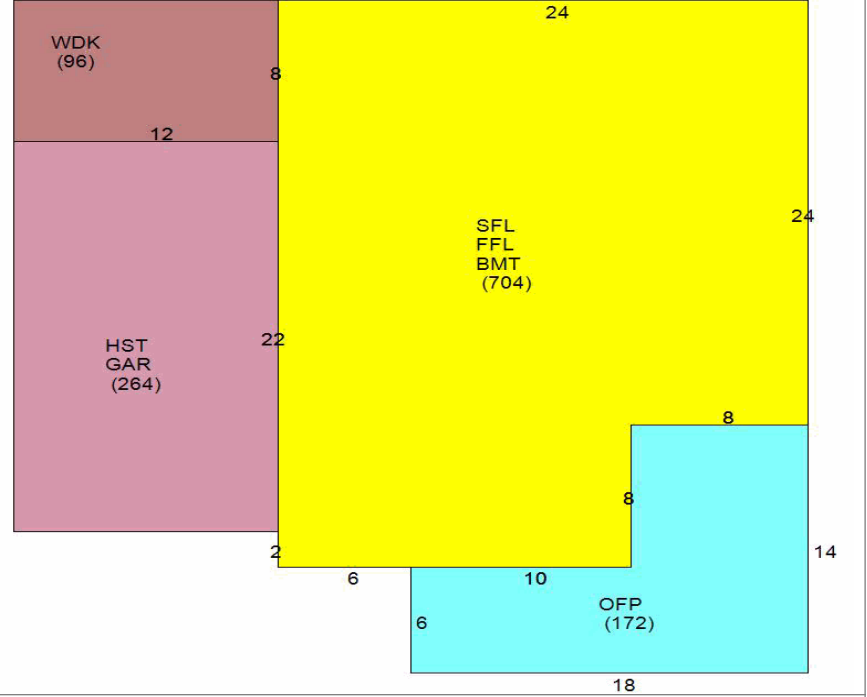
Sub Areas

Table with sub areas: Code, Desc, Net Area, Gross A., F. Area, Sz Adj A., Rate AV, Undepr Val, Building Totals, Parcel Totals.

Remodeling

Table with remodeling: Exterior, Interior, Add., Kitchen, Bath, Plumb, Electric, Heating, General.

Sketch



Mobile Home

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

Alt Areas

Table for alternate areas with columns: S. Area, Alt Type, % Alt, Tenants, Qual, % U.

Image



11131061
PID1 PID2 PID3 PID4

11131061
Parcel ID Building Location

StAlbans

Card: 1 of 1 Total Card Total Parcel
APPR 397,600 / 397,600
USE + IMP 397,600 / 397,600
USE LAND 0 / 0
ASSESSED 397,600 / 397,600

PROPERTY LOCATION

61 HEFFLON LN
St Albans, VT

OWNERSHIP

LEFEVRE MATHIEU
LEFEVRE CLARA
LEFEVRE GWENDOLYN
61 HEFFLON LANE
ST ALBANS, VT 05478

IN PROCESS APPRAISAL SUMMARY

Table with columns: Use Code, Building Val, Yard Items, Land Size, Land Val, Total Val. Rows include 10, 0, 0, 0.00, 0, 333,500 and Building Total, Parcel Total, Source.

LEGAL DESCRIPTION

CONDO
Lot Size
Total Land 0.00
Land Unit Type AC

CATALIS
ADVANCING GOVERNMENT.
ENGAGING CITIZENS.



PREVIOUS ASSESSMENTS

Property ID: 426

Table with columns: Tx Yr, Cat, Use, Bld Value, Yard Items, Land Size, Land Val, Total Appr, Assessed, Notes, Date. Row for 2024 PMig 10.

PREVIOUS OWNER

CAX LLC
PO BOX 34
COLCHESTER, VT 05446-0000

NARRATIVE DESCRIPTION

This parcel contains 0.185 AC of land mainly classified as RESD 1 with a CONDO-DPX building built about 2023, having primarily VINYL Exterior and 1,619.20 Square Feet, with 1 Residential Unit, 2 Baths, 1 Half Bath, 6 Rooms, and 3 Bdrms.

SALES INFORMATION

Table with columns: Grantor, Legal Ref, Type, Date, Sale Price, TSF, Verif., NAL, Notes. Rows for CAX LLC with legal refs 303-142 and 300-417.

OTHER ASSESSMENTS

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

BUILDING PERMITS

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

ACTIVITIES

Table with columns: Date, Result, By. Rows for 04/04/2025, 12/20/2024, 11/05/2024, 05/01/2024.

PROPERTY FACTORS

Table with columns: Item, Code, Item, Code, %. Rows for Util 1, 2, 3 and Census, F. Haz, Topo, Street, Traffic, Exempt.

LAND SECTION (10)

Large table with columns: LUC, LUC Desc, Alt %, Ft., # Units, Depth, U. Type, L. Type, Ft., Base V., Unit Prc, Adj Prc, NBC, Ft., Mod., Inf 1, %, Inf 2, %, Inf 3, %, Appr, Alt 2 LUC, %, Spec L.V., Juris, L. Ft., Assessed, Notes. Row for 10 RESD 1.

- VT SPAN
549-173-11542
GIS Coord 1
GIS Coord 2
Insp Date
Print Date / Time
4/14/2025 12:39 pm
Last Date / Time
j.vickery
USER DEFINED
MAP ID
VT SPAN#
PriorID3a
CONTIG MAP ID
PriorID2b
PriorID3b
CONTIG MAP ID
PriorID2c
PriorID3c
Assessor Map

Parcel ID 11131061

Exterior Information

Table with exterior details: Type (801 - CONDO-DPX), Stry Hght (2 - TWO STORY), (Liv) Units (1), Found (1 - CONCRETE), Frame (1 - WOOD), P. Wall (4 - VINYL), Sec Wall (0), Roof Str (1 - GABLE), Roof Cvr (1 - ASPHALT SH), Color, View, Shape, Bld Name.

General Information

Table with general info: Grade (C - AVERAGE), Year Blt (2023), Eff Yr, Alt LUC, Juris, Con Mod.

Interior Information

Table with interior details: Avg Ht / Fl, P. Int Wall (1 - DRYWALL), Sec Int Wall, Partition, P. Floor (17 - MIXED AVG), Sec Floor, Bmt Floors, Sub Floors, Bmt Garage (0), Electric, Insulation, Int Vs Ext, Heat Fuel (2 - GAS), Heat (3 - FORCED H/W), # Heat Sys (1), Heated %, AC %, Sol HW %, Ctrl Vac %, Com Wall %, Sprink %.

Special Features / Yard Items

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

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

Condo Information

Table with condo details: Location (DPLX - DUPLEX), Tot Units (6), Floor, % Own, Name (HEFFLON - HEFFLON LND).

Bath Features

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

Other Features

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

Depreciation

Table with depreciation: Phys Con (AV - Average, 1), Functional, Economic, Special, Override, Total (1%).

Comparable Sales

Table for comparable sales with columns: Rtnng, Parcel ID, Type, Sale Date, Price, Avg Rtnng, Ind Val.

Comments

Empty table for comments.

Res Breakdown

Table with res breakdown: Floor, No. Unit, Rooms, Bdrms, Bld Total (1, 6, 3), Prcl Total (1, 6, 3).

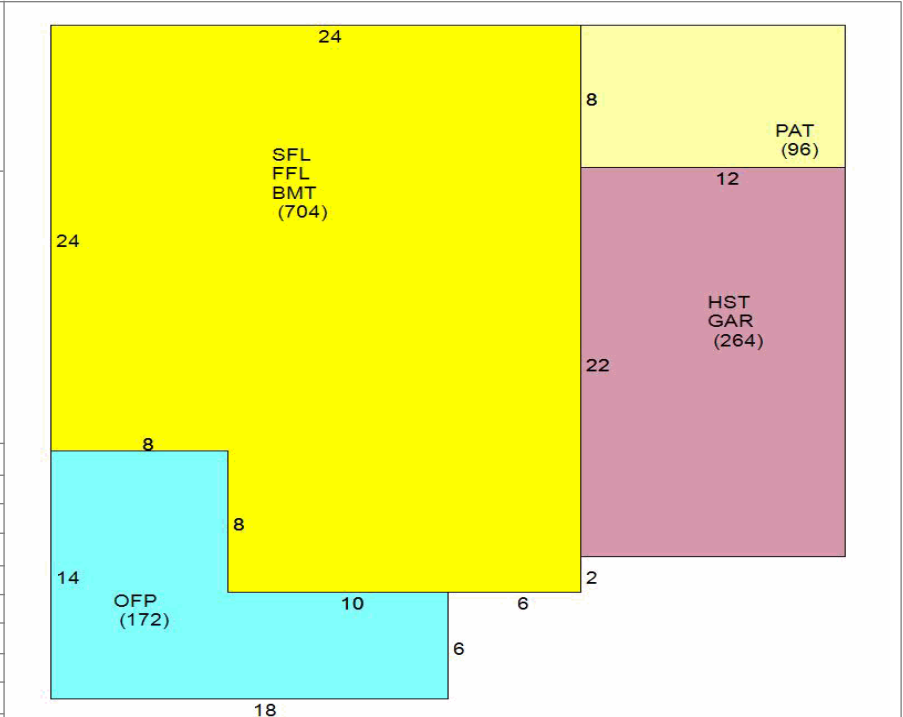
Calc Ladder

Table with calculation ladder: Base Rate (250.00), Depr (3,369), Size Adj (1.00000), Depr'd Total (333,543), Con Adj (0.71000), Juris Ft. (1,000), Adj Prc (\$177.50), Spec. Features (\$0), Grade Ft. (1.00000), Lump Sum, Other Feat (\$0), Final Total (\$333,500), NBH Mod (1.0000), Override Val, NBC Infl (1.0000), Assmnt Ft. (1,000), LUC Ft. (1.0000), Assessed Val (\$333,500), Adj Tot (336,912), Total \$/SF (\$205.97), Depr % (1%), Undepr \$/SF (177.50000).

Sub Areas

Table with sub areas: Code, Desc, Net Area, Gross A., F. Area, Sz Adj A., Rate AV, Undepr Val, Building Totals, Parcel Totals.

Sketch



Mobile Home

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

Alt Areas

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

Image



11131071
PID1 PID2 PID3 PID4

11131071
Parcel ID Building Location

StAlbans

Card: 1 of 1 Total Card Total Parcel
APPR 397,600 / 397,600
USE + IMP 397,600 / 397,600
USE LAND 0 / 0
ASSESSED 397,600 / 397,600

PROPERTY LOCATION

71 HEFFLON LN
St Albans, VT

OWNERSHIP

EL BROOKINGS HOLDINGS LLC
4104 103RD STREET
LUBBOCK, TX 79423

PREVIOUS OWNER

CAX LLC
PO BOX 34
COLCHESTER, VT 05446-0000

NARRATIVE DESCRIPTION

This parcel contains 0.185 AC of land mainly classified as CONDO with a CONDO-DPX building built about 2023, having primarily VINYL Exterior and 1,619.20 Square Feet, with 1 Residential Unit, 2 Baths, 1 Half Bath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Desc	Amt	Comm Int Amt

PROPERTY FACTORS

Item	Code	Item	Code	%
Util 1		Dis 1 00		.00000
Util 2		Dis 2 173		.00000
Util 3		Dis 3 549		.00000
Census		Zone 1		
F. Haz		Zone 2		
Topo		Zone 3		
Street		HX		
Traffic				
Exempt				

LAND SECTION (17)

LUC	LUC Desc	Alt %	Ft.	# Units	Depth	U. Type	L. Type	Ft.	Base V.	Unit Prc	Adj Prc	NBC	Ft.	Mod.	Inf 1	%	Inf 2	%	Inf 3	%	Appr	Alt 2 LUC	%	Spec L.V.	Juris	L. Ft.	Assessed	Notes	
17	CONDO		1	0.185		SA	SITE	1	45,000	45,000	346,486.49	T	1								64,100		0	0.00000		1	64,100		
Total AC/HA				0.19		Total SF/SM		8,058.60	Parcel LUC17 - CONDO				P. NBC Desc TYPICAL			Tot	64,100	Spl Credit			0.00		Tot	64,100					

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Val	Yard Items	Land Size	Land Val	Total Val
17	333,500	0	0.00	0	333,500
17	0	0	0.19	64,100	64,100
Building Total	333,500	0	0.19	64,100	397,600
Parcel Total	333,500	0	0.19	64,100	397,600
Source	0 - Mkt Adj Cost	Tot Val SF/Bld	245.55	Tot Val SF/Prc	245.55

PREVIOUS ASSESSMENTS

Tx Yr	Cat	Use	Bld Value	Yard Items	Land Size	Land Val	Total Appr	Assessed	Notes	Date
2024	PMig	10	0	0	0	0	0	0	Created Post Migration	01/30/2024

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Price	TSF	Verif.	NAL	Notes
CAX LLC	302-1070		10/20/2023	390,000	No		19	
	300-419		12/19/2022	57,500	No		1	

BUILDING PERMITS

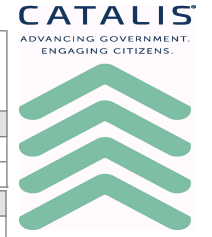
Date	Number	Desc	Amount	Closed	Status	Type	Notes	Last Visit

ACTIVITIES

Date	Result	By
04/04/2025	24	S Bennett
12/20/2024	66	Rob Cioffi
11/05/2024		A Young
05/01/2024	8	Rob Cioffi
05/01/2024	8	Rob Cioffi

LEGAL DESCRIPTION

CONDO
Lot Size
Total Land 0.00
Land Unit Type AC



- VT SPAN
- 549-173-11543
- GIS Coord 1
- GIS Coord 2
- Insp Date
- Print Date / Time
4/14/2025 12:40 pm
- Last Date / Time
- a.mahoney
- USER DEFINED
- MAP ID
- VT SPAN#
- PriorID3a
- CONTIG MAP ID
- PriorID2b
- PriorID3b
- CONTIG MAP ID
- PriorID2c
- PriorID3c
- Assessor Map

Parcel ID 11131071

Exterior Information

Table with exterior details: Type (801 - CONDO-DPX), Stry Hght (2 - TWO STORY), Found (1 - CONCRETE), Frame (1 - WOOD), P. Wall (4 - VINYL), Roof Str (1 - GABLE), Roof Cvr (1 - ASPHALT SH).

General Information

Table with general details: Grade (C - AVERAGE), Year Blt (2023), Alt LUC, Juris, Con Mod.

Interior Information

Table with interior details: Avg Ht / Fl, P. Int Wall (1 - DRYWALL), P. Floor (17 - MIXED AVG), Heat Fuel (2 - GAS), # Heat Sys (1).

Special Features / Yard Items

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

Condo Information

Table with condo details: Location (DPLX - DUPLEX), Tot Units (6), Floor, % Own, Name (HEFFLON - HEFFLON LND).

Bath Features

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

Other Features

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

Depreciation

Table with depreciation: Phys Con (AV - Average), Functional, Economic, Special, Override, Total (1%).

Comparable Sales

Table for comparable sales with columns: Rtnq, Parcel ID, Type, Sale Date, Price, Avg Rtnq, Ind Val.

Comments

Empty table for comments.

Res Breakdown

Table with res breakdown: Floor, No. Unit, Rooms, Bdrms, Bld Total (1, 6, 3), Prcl Total (1, 6, 3).

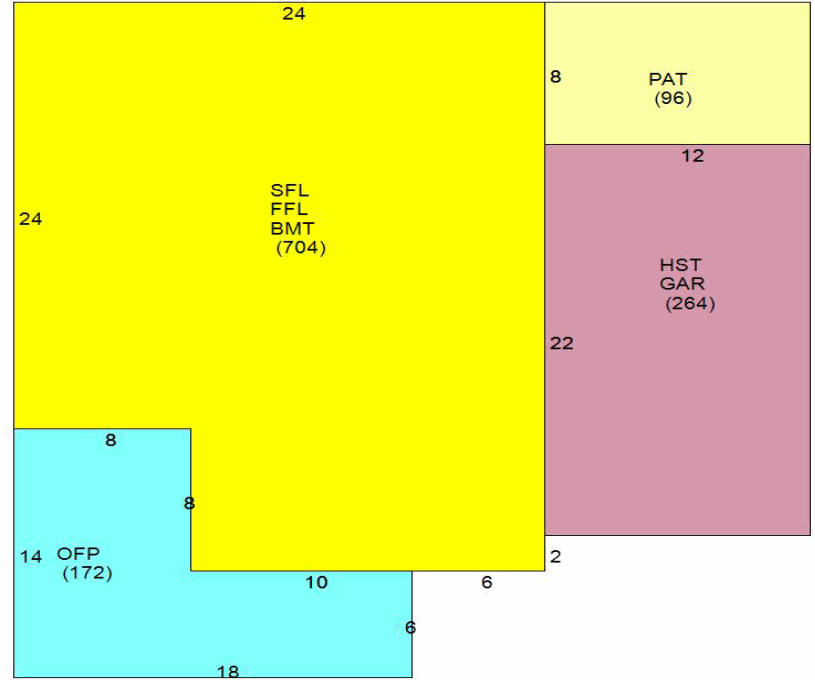
Calc Ladder

Table with calc ladder: Base Rate (250.00), Size Adj (1.00000), Con Adj (0.71000), Adj Prc (\$177.50), Grade Ft. (1.00000), Other Feat (\$0), NBH Mod (1.0000), NBC Infl (1.0000), LUC Ft. (1.0000), Adj Tot (336,912), Depr % (1%), Undepr \$/SF (177.50000).

Sub Areas

Table with sub areas: Code, Desc, Net Area, Gross A., F. Area, Sz Adj A., Rate AV, Undepr Val, Building Totals, Parcel Totals.

Sketch



Mobile Home

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

Alt Areas

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

Image

