

26042002
PID1 PID2 PID3 PID4

26042002
Parcel ID Building Location

StAlbans

Card: 1 of 1 Total Card Total Parcel
APPR 203,800 / 203,800
USE + IMP 203,800 / 203,800
USE LAND 0 / 0
ASSESSED 203,800 / 203,800

PROPERTY LOCATION

2 HOUGHTON ST
St Albans, VT

OWNERSHIP

DESROCHES DAVID
2 HOUGHTON STREET
ST. ALBANS, VT 05478-0000

PREVIOUS OWNER

Occ Type TOWN

NARRATIVE DESCRIPTION

This parcel contains 0.04 AC of land mainly classified as RESD 1 with an OLD STYLE building built about 1850, having primarily WOOD Exterior and 1,565 Square Feet, with 1 Residential Unit, 2 Baths, 9 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 (10)

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

LEGAL DESCRIPTION
LT,1FAM HSE
Lot Size
Total Land 0.04
Land Unit Type AC

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VT SPAN
549-173-10195
GIS Coord 1
GIS Coord 2
Insp Date
Print Date / Time
4/14/2025 1:30 pm
Last Date / Time
S.Bennett

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

Parcel ID 26042002

Exterior Information

Table with exterior details: Type (15 - OLD STYLE), Stry Hght (2 - TWO STORY), (Liv) Units (1), Found (6 - SLAB), Frame (1 - WOOD), P. Wall (26 - WOOD), Sec Wall (0), Roof Str (4 - FLAT), Roof Cvr (9 - METAL), Color, View, Shape, Bld Name.

General Information

Table with general details: Grade (C- - AVG. (-)), Year Blt (1850), 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 (11 - RES WALL UNT), # Heat Sys (0), 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.

Condo Information

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

Bath Features

Table with bath features: Full Bath (2), Add Full (0), 3/4 Bath (0), Add. 3/4 (0), 1/2 Bath (0), 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, 36%), Functional, Economic, Special, Override, Total (36%).

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, 9, 3), Prcl Total (1, 9, 3).

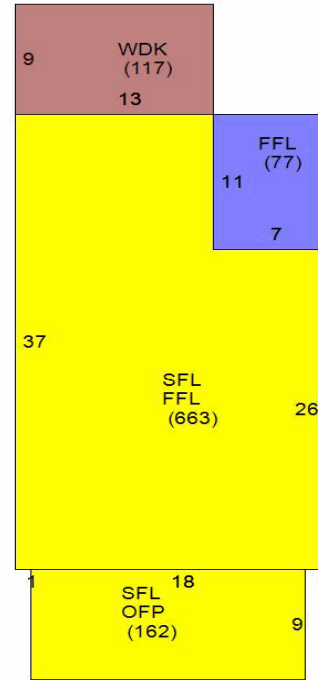
Calc Ladder

Table with calc ladder: Base Rate (165.00), Size Adj (1.05559), Con Adj (0.96991), Adj Prc (\$168.93), Grade Ft. (0.85000), Other Feat (\$20,400), NBH Mod (1.0000), NBC Infl (1.0000), LUC Ft. (1.0000), Adj Tot (241,686), Depr % (36%), Total \$/SF (143.59050).

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



26042012
PID1 **PID2** **PID3** **PID4**

26042012
Parcel ID **Building Location**

StAlbans

Card: 1 of 1 **Total Card** **Total Parcel**

PROPERTY LOCATION

12 HOUGHTON ST
 St Albans, VT

OWNERSHIP

KAYE JOINT REVOCABLE TRUST RONALD H
 KAYE JOINT REVOCABLE TRUST CAROLE S
 PO BOX 316
 ST ALBANS, VT 05478-0000

Occ Type STATE

PREVIOUS OWNER

NARRATIVE DESCRIPTION

This parcel contains 0.55 AC of land mainly classified as COMMERCIAL with an OFFICE building built about 1980, having primarily BRICK VENTR Exterior and 2,016 Square Feet, with 2 Commercial Units, 1 Bath, 1 Half Bath, 6 Rooms.

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 (41)

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
41	COMMERCIAL		1	0.55		SA	SITE	1	45,000	45,000	185,272.73	R1	1								101,900		0	0.00000		1	101,900	
Total AC/HA				0.55		Total SF/SM			23,958.00	Parcel LUC41 - COMMERCIAL					P. NBC Desc: RES. WEST						101,900			0.00			101,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Val	Yard Items	Land Size	Land Val	Total Val
41	279,100	8,700	0.00	0	287,800
41	0	0	0.55	101,900	101,900
Building Total		279,100	8,700	0.55	101,900
Parcel Total		279,100	8,700	0.55	101,900
Source		0 - Mkt Adj Cost	Tot Val SF/Bld	193.30	Tot Val SF/Prc

PREVIOUS ASSESSMENTS

Tx Yr	Cat	Use	Bld Value	Yard Items	Land Size	Land Val	Total Appr	Assessed	Notes	Date
2024	PMig	41	173,100	0	0	60,800	233,900	233,900	Created Post Migration	01/30/2024
2023	GL	41	173,100		0	60,800	233,900	233,900		01/01/2023
2022	GL	41	173,100		0	60,800	233,900	233,900		01/01/2022

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Price	TSF	Verif.	NAL	Notes
	259-104		01/04/2013	0	No		19	

BUILDING PERMITS

Date	Number	Desc	Amount	Closed	Status	Type	Notes	Last Visit
08/05/2019	CB19-000007		0		O	COM	Permit 1907147B- Pl	

ACTIVITIES

Date	Result	By
03/25/2025	8	John Vickery

LEGAL DESCRIPTION

LT,COMM

Lot Size

Total Land 0.55

Land Unit Type AC

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VT SPAN

549-173-00452

GIS Coord 1

GIS Coord 2

Insp Date

Print Date / Time

4/14/2025 1:30 pm

Last Date / Time

S.Bennett

USER DEFINED

MAP ID

VT SPAN#

PriorID3a

CONTIG MAP ID

PriorID2b

PriorID3b

CONTIG MAP ID

PriorID2c

PriorID3c

Assessor Map

Parcel ID 26042012

Exterior Information

Table with exterior details: Type (71 - OFFICE), Stry Hght (1 - ONE STY), (Liv) Units (0), Found (1 - CONCRETE), Frame (1 - WOOD), P. Wall (8 - BRICK VENR), Sec Wall (0), Roof Str (1 - GABLE), Roof Cvr (14 - STDG SEAM), Color, View, Shape, Bld Name.

General Information

Table with general details: Grade (C++ - AVG (++)), Year Blt (1980), 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 (9 - HVAC), # Heat Sys (0), Heated %, AC %, Sol HW %, Ctrl Vac %, Com Wall %, Sprink % (100).

Special Features / Yard Items

Table with special features and yard items: Columns include Code, Desc, A, Y/S, Qty, Size, Qual, Con, Year, Unit Prc, D/S, Depr %, LUC, Ft., NBC, Ft., Juris, Ft., Appr Val, Assessed. Includes rows for PAVING and summary rows for Building and Parcel Totals.

Condo Information

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

Bath Features

Table with bath features: Full Bath (1), Add Full (0), 3/4 Bath (0), Add. 3/4 (0), 1/2 Bath (1), Add. 1/2 (0), Other Fix (1). Includes Rtnng and A - AVERAGE ratings.

Other Features

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

Depreciation

Table with depreciation: Phys Con (AV - Average, 24.2), Functional, Economic (D - DEMAND, 10), Special, Override, Total (31.78%).

Comparable Sales

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

Comments

Empty table for comments.

Res Breakdown

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

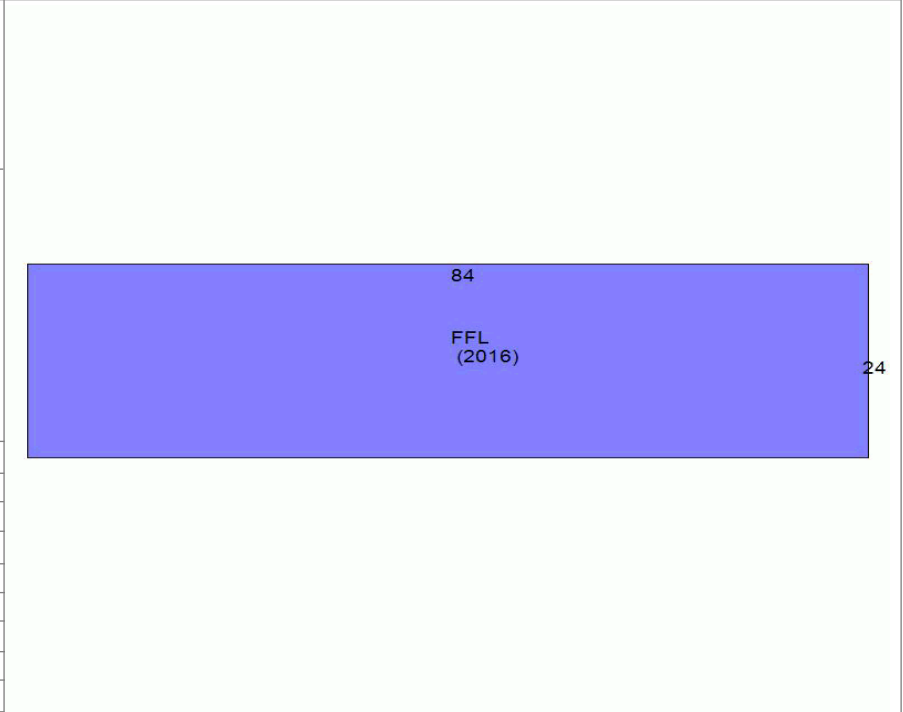
Calc Ladder

Table with calc ladder: Base Rate (150.00), Size Adj (1.00000), Con Adj (1.08212), Adj Prc (\$162.32), Grade Ft. (1.25000), Other Feat (\$0), NBH Mod (1.0000), NBC Infl (1.0000), LUC Ft. (1.0000), Adj Tot (409,046), Depr % (31.78%), Depr (129,995), Depr'd Total (279,051), Juris Ft. (1,000), Spec. Features (\$0), Lump Sum, Final Total (\$279,100), Override Val, Assmnt Ft. (1,000), Assessed Val (\$279,100), Total \$/SF (\$138.44), Undepr \$/SF (202,90000).

Sub Areas

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

Sketch



Mobile Home

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

Alt Areas

Table with alt areas: Columns include S. Area, Alt Type, % Alt, Tenants, Qual, % U.

Image

26042020
PID1 PID2 PID3 PID4

26042020
Parcel ID Building Location

StAlbans

Card: 1 of 1 Total Card 7,780,900 / 7,780,900
APPR 7,780,900 / 7,780,900
USE + IMP 0 / 0
USE LAND 0 / 0
ASSESSED 7,780,900 / 7,780,900

PROPERTY LOCATION

20 HOUGHTON ST
St Albans, VT

OWNERSHIP

WIN CORE PORTFOLIO OWNER, LLC
3414 PEACHTREE ROAD NE
SUITE 250
ATLANTA, GA 30326-0000

Occ Type CORPORATION

PREVIOUS OWNER

NARRATIVE DESCRIPTION

This parcel contains 4.76 AC of land mainly classified as COMMERCIAL with an OFFICE-PRO building built about 1980, having primarily VINYL Exterior and 41,256 Square Feet, with 1 Commercial Unit, 6 Baths.

OTHER ASSESSMENTS

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

PROPERTY FACTORS

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

LAND SECTION (41)

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

LEGAL DESCRIPTION LOT, OFFICE COMPLEX

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VT SPAN 549-173-01381 GIS Coord 1 GIS Coord 2 Insp Date

USER DEFINED

MAP ID VT SPAN# PriorD3a CONTIG MAP ID PriorD2b PriorD3b CONTIG MAP ID PriorD2c PriorD3c Assessor Map

Parcel ID 26042020

Exterior Information

Table with exterior details: Type (72 - OFFICE-PRO), Stry Hght (3 - THREE STY), (Liv) Units (0), Found (1 - CONCRETE), Frame (1 - WOOD), P. Wall (4 - VINYL), Sec Wall (0), Roof Str (4 - FLAT), Roof Cvr (4 - TAR+GRAVEL), Color, View, Shape, Bld Name.

General Information

Table with general details: Grade (B - GOOD), Year Blt (1980), 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 (12 - FLOOR FURN), # Heat Sys (0), Heated % (AC % 100), Sol HW % (Ctrl Vac %), Com Wall % (Sprink % 100).

Special Features / Yard Items

Table with special features: Code (85), Desc (PAVING), A, Y/S (Y), Qty, Size (159000.00), Qual (C), Con (AV), Year (2018), Unit Prc (2.22), D/S (T), Depr % (25%), LUC (41), Ft. (1), NBC (R1), Ft. (1), Juris (Ft. 1), Appr Val (211,800), Assessed (211,800). Includes Building and Parcel Totals.

Condo Information

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

Bath Features

Table with bath features: Full Bath (6 Rtn), Add Full (0 Rtn), 3/4 Bath (0 Rtn), Add. 3/4 (0 Rtn), 1/2 Bath (0 Rtn), Add. 1/2 (0 Rtn), Other Fix (0 Rtn).

Other Features

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

Depreciation

Table with depreciation: Phys Con (AV - Average 24.2), Functional, Economic (D - DEMAND 10), Special, Override, Total (31.78%).

Comparable Sales

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

Comments

Empty table for comments.

Res Breakdown

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

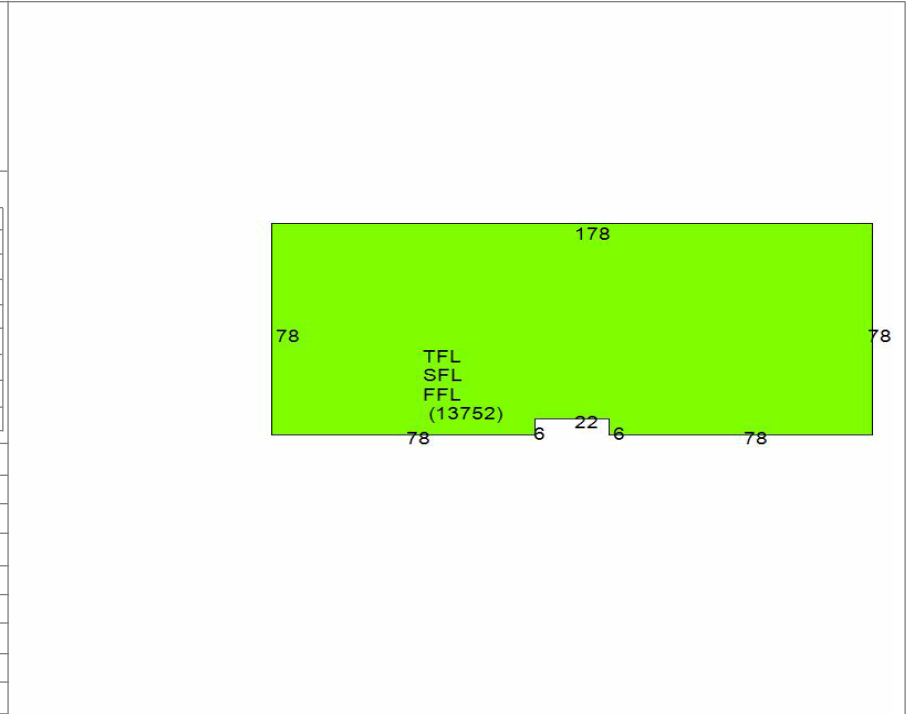
Calc Ladder

Table with calc ladder: Base Rate (175.00), Depr (3,025,122), Size Adj (1.00000), Depr'd Total (6,493,826), Con Adj (0.96050), Juris Ft. (1.0000), Adj Prc (\$168.09), Spec. Features (\$0), Grade Ft. (1.45000), Lump Sum, Other Feat (\$0), Final Total (\$6,493,800), NBH Mod (1.0000), Override Val, NBC Infl (1.0000), Assmnt Ft. (1.0000), LUC Ft. (1.0000), Assessed Val (\$6,493,800), Adj Tot (RCN) (9,518,948), Total \$/SF (\$157.40), Depr % (31.78%), Undepr \$/SF (243.73050).

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 with mobile home details: Make, Model, Serial, Year, Color.

Alt Areas

Table with alt areas: S. Area, Alt Type, % Alt, Tenants, Qual, % U.

Image



26042026
PID1 PID2 PID3 PID4

26042026
Parcel ID Building Location

StAlbans

Card: 1 of 1 Total Card Total Parcel
APPR 56,400 / 56,400
USE + IMP 56,400 / 56,400
USE LAND 0 / 0
ASSESSED 56,400 / 56,400

PROPERTY LOCATION

0 HOUGHTON ST
St Albans, VT

OWNERSHIP

GREEN MOUNTAIN POWER CORPORATION
ACCOUNTS PAYABLE
2154 POST RD
RUTLAND, VT 05701-0000

PREVIOUS OWNER

Occ Type CORPORATION

NARRATIVE DESCRIPTION

This parcel contains 0.11 AC of land mainly classified as MISC LAND with a building, having primarily Exterior.

OTHER ASSESSMENTS

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

PROPERTY FACTORS

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

LAND SECTION (31)

Main 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

LEGAL DESCRIPTION table with columns: Lot Size, Total Land, Land Unit Type



- VT SPAN 549-173-11248 GIS Coord 1 GIS Coord 2 Insp Date Print Date / Time 4/14/2025 1:30 pm Last Date / Time b.pudvah USER DEFINED MAP ID VT SPAN# PriorID3a CONTIG MAP ID PriorID2b PriorID3b CONTIG MAP ID PriorID2c PriorID3c Assessor Map

Parcel ID 26042026

Exterior Information

Table with exterior information: Type, Stry Hght, (Liv) Units, Found, Frame, P. Wall, Sec Wall, Roof Str, Roof Cvr, Color, View, Shape, Bld Name.

General Information

Table with general information: Grade, Year Blt, Alt LUC, Juris, Con Mod.

Interior Information

Table with interior information: Avg Ht / Fl, P. Int Wall, Sec Int Wall, Partition, P. Floor, Sec Floor, Bmt Floors, Sub Floors, Bmt Garage, Electric, Insulation, Int Vs Ext, Heat Fuel, Heat, # Heat Sys, Heated %, Sol HW %, Com Wall %.

Special Features / Yard Items

Main 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 information: Location, Tot Units, Floor, % Own, Name.

Bath Features

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

Other Features

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

Depreciation

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

Comparable Sales

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

Comments

Large empty 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, Size Adj, Con Adj, Adj Prc, Grade Ft, Other Feat, NBH Mod, NBC Infl, LUC Ft, Adj Tot, Depr %.

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

Large empty table for sketch.

Mobile Home

Table with mobile home info: Make, Model, Serial, Year, Color.

Alt Areas

Table with alt areas: S. Area, Alt Type, % Alt, Tenants, Qual, % U.

Image