

11003014  
PID1 PID2 PID3 PID4

11003014  
Parcel ID Building Location

StAlbans

Card: 1 of 1 Total Card Total Parcel

PROPERTY LOCATION

14 ISHAM AVE  
St Albans, VT

OWNERSHIP

VAN WOERT RICHARD  
VAN WOERT SUSAN  
14 ISHAM AVENUE  
ST ALBANS, VT 05478-0000

PREVIOUS OWNER

Occ Type TOWN

NARRATIVE DESCRIPTION

This parcel contains 0.29 AC of land mainly classified as RESD 1 with a RANCH building built about 2022, having primarily VINYL Exterior and 2,044 Square Feet, with 1 Residential Unit, 2 Baths, 1 Half Bath, 9 Rooms, and 2 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 House & lot, Lot Size, Total Land, Land Unit Type

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VT SPAN  
549-173-11352  
GIS Coord 1  
GIS Coord 2  
Insp Date  
Print Date / Time  
4/14/2025 3:38 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 11003014

Exterior Information

Table with exterior details: Type (19 - RANCH), Stry Hght (1 - ONE STY), (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+ - AVG. (+)), Year Blt (2022), 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 (1 - FORCED H/A), # Heat Sys (0), Heated % (AC % 100), Sol HW % (Ctrl Vac %), Com Wall % (Sprink %).

Special Features / Yard Items

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

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

Condo Information

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

Bath Features

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

Other Features

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

Depreciation

Table with depreciation: Phys Con (AV - Average), Functional, Economic, Special (UC - UNDER CONS), Override, Total (1.99%).

Comparable Sales

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

Comments

Table for comments.

Res Breakdown

Table with res breakdown: Floor, No. Unit, Rooms, Bdrms, Bld Total (1, 9, 2), Prcl Total (1, 9, 2).

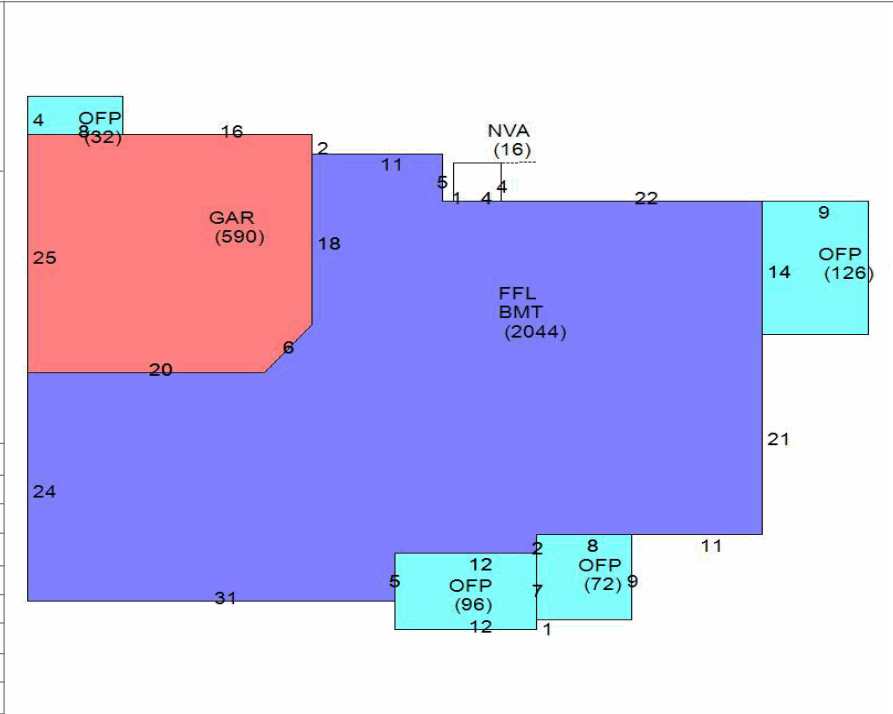
Calc Ladder

Table with calc ladder: Base Rate (165.00), Size Adj (0.99570), Con Adj (1.00000), Adj Prc (\$164.29), Grade Ft. (1.15000), Other Feat (\$35,192), NBH Mod (1.0000), NBC Infl (1.0000), LUC Ft. (1.0000), Adj Tot (644,386), Depr % (1.99%), Total \$/SF (188.93350).

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 with alt areas: S. Area, Alt Type, % Alt, Tenants, Qual, % U, BMT, FLA, 61, 0, A, 100.

Image



11003018  
PID1 PID2 PID3 PID4

11003018  
Parcel ID Building Location

StAlbans

Card: 1 of 1 Total Card Total Parcel  
APPR 581,900 / 581,900  
USE + IMP 581,900 / 581,900  
USE LAND 0 / 0  
ASSESSED 581,900 / 581,900

PROPERTY LOCATION

18 ISHAM AVE  
St Albans, VT

OWNERSHIP

BROWN SAMUEL  
BROWN DEANA G  
18 ISHAM AVENUE  
ST ALBANS, VT 05478-0000

PREVIOUS OWNER

NARRATIVE DESCRIPTION

This parcel contains 0.53 AC of land mainly classified as RESD 1 with a SPLIT ENT building built about 2001, having primarily VINYL Exterior and 3,120 Square Feet, with 1 Residential Unit, 2 Baths, 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 (10)

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
10	RESD 1		1	0.53		SA	SITE	1	45,000	45,000	188,490.57	T	1								99,900		0	0.00000		1	99,900	
Total AC/HA				0.53		Total SF/SM		23,086.80	Parcel LUC 10 - RESD 1				P. NBC Desc		TYPICAL	Tot	99,900	Spl Credit			0.00	Tot	99,900					

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Val	Yard Items	Land Size	Land Val	Total Val
10	454,400	27,600	0.00	0	482,000
10	0	0	0.53	99,900	99,900
Building Total	454,400	27,600	0.53	99,900	581,900
Parcel Total	454,400	27,600	0.53	99,900	581,900
Source	0 - Mkt Adj Cost	Tot Val SF/Bld	186.51	Tot Val SF/Prc	186.51

PREVIOUS ASSESSMENTS

Tx Yr	Cat	Use	Bld Value	Yard Items	Land Size	Land Val	Total Appr	Assessed	Notes	Date
2024	PMig	10	208,500	0	0	66,500	275,000	275,000	Created Post Migration	01/30/2024
2023	GL	10	208,500	0	0	66,500	275,000	275,000		01/01/2023
2022	GL	10	208,500	0	0	66,500	275,000	275,000		01/01/2022

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Price	TSF	Verif.	NAL	Notes
	284-568		06/26/2019	295,000	No		1	

BUILDING PERMITS

Date	Number	Desc	Amount	Closed	Status	Type	Notes	Last Visit

ACTIVITIES

Date	Result	By
12/20/2024	66	Rob Cioffi
08/22/2024	8	Rob Cioffi

LEGAL DESCRIPTION

LT,1FAM HSE,GAR,POOL  
Lot Size  
Total Land 0.53  
Land Unit Type AC

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VT SPAN  
549-173-00091  
GIS Coord 1  
GIS Coord 2  
Insp Date  
Print Date / Time  
4/14/2025 3:38 pm  
Last Date / Time  
sa

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

Parcel ID 11003018

Exterior Information

Table with exterior details: Type (18 - SPLIT ENT), Stry Hght (1 - ONE STY), (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 (2001), 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 (3), Electric, Insulation, Int Vs Ext, Heat Fuel (2 - GAS), Heat (3 - FORCED H/W), # Heat Sys (0), Heated %, AC %, Sol HW %, Ctrl Vac %, Com Wall %, Sprink %.

Special Features / Yard Items

Table with 20 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. Includes rows for GARAGE and SHED/FR, and summary rows for Building and Parcel Totals.

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

Condo Information

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

Bath Features

Table with bath features: Full Bath (2), 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), Functional, Economic, Special, Override, Total (11.5%).

Comparable Sales

Table with comparable sales: 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, Prcl Total.

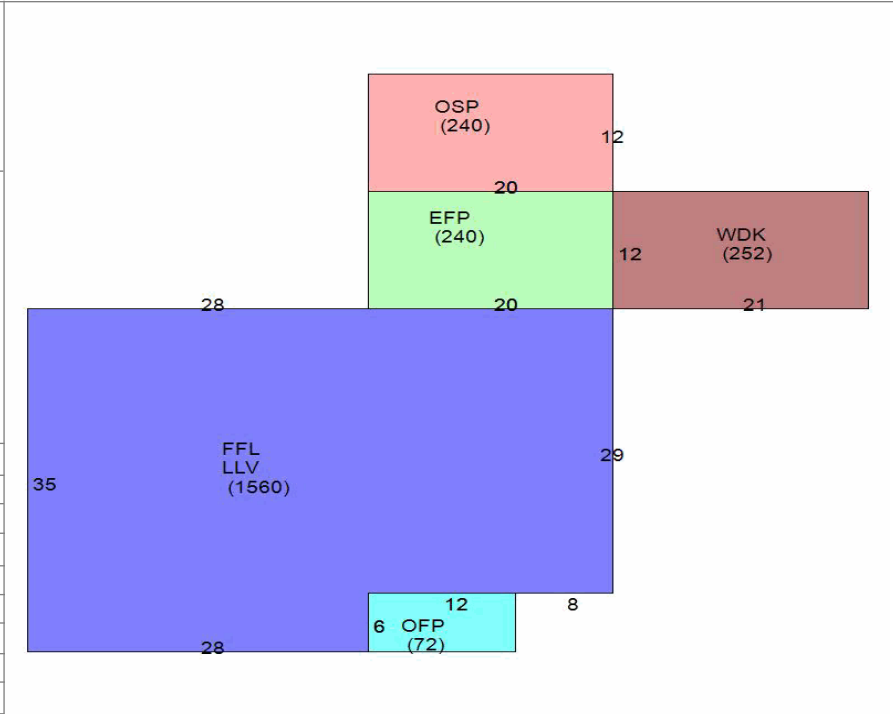
Calc Ladder

Table with calc ladder: Base Rate, Size Adj, Con Adj, Adj Prc, Grade Ft., Other Feat, NBH Mod, NBC Infl, LUC Ft., Adj Tot (RCN), Depr %, Total \$/SF, Undepr \$/SF.

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: Make, Model, Serial, Year, Color.

Alt Areas

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

Image



11003020  
PID1 PID2 PID3 PID4

11003020  
Parcel ID Building Location

StAlbans

Card: 1 of 1 Total Card Total Parcel  
APPR 468,100 / 468,100

PROPERTY LOCATION

20 ISHAM AVE  
St Albans, VT

OWNERSHIP

FITZGERALD ROBERTO W  
17 PROSPECT HILL  
BURLINGTON, VT 05401-0000

PREVIOUS OWNER

Occ Type STATE

NARRATIVE DESCRIPTION

This parcel contains 0.84 AC of land mainly classified as RESD 1 with a SPLIT ENT building built about 1983, having primarily VINYL Exterior and 1,480 Square Feet, with 1 Residential Unit, 1 Bath, 8 Rooms, and 4 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 0.84  
Land Unit Type AC

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VT SPAN  
549-173-10835  
GIS Coord 1  
GIS Coord 2  
Insp Date  
10/21/2024  
Print Date / Time  
4/14/2025 3:38 pm  
Last Date / Time  
A.Young

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

Parcel ID 11003020

Exterior Information

Table with exterior details: Type (18 - SPLIT ENT), Stry Hght (1 - ONE STY), Found (1 - CONCRETE), Frame (1 - WOOD), P. Wall (4 - VINYL), Roof Str (1 - GABLE), Roof Cvr (1 - ASPHALT SH).

General Information

Table with general info: Grade (C+ - AVG. (+)), Year Blt (1983), Alt LUC, Con Mod.

Interior Information

Table with interior details: P. Int Wall (1 - DRYWALL), P. Floor (3 - HARDWOOD), Heat Fuel (2 - GAS), Heat (3 - FORCED H/W).

Special Features / Yard Items

Table 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 (1), 3/4 Bath (0), 1/2 Bath (0), Other Fix (1).

Other Features

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

Depreciation

Table with depreciation info: Phys Con (AV - Average), Total (20.5%), Depr % (20.5%).

Comparable Sales

Table with columns: Rtnq, Parcel ID, Type, Sale Date, Price.

Comments

Blank area for comments.

Res Breakdown

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

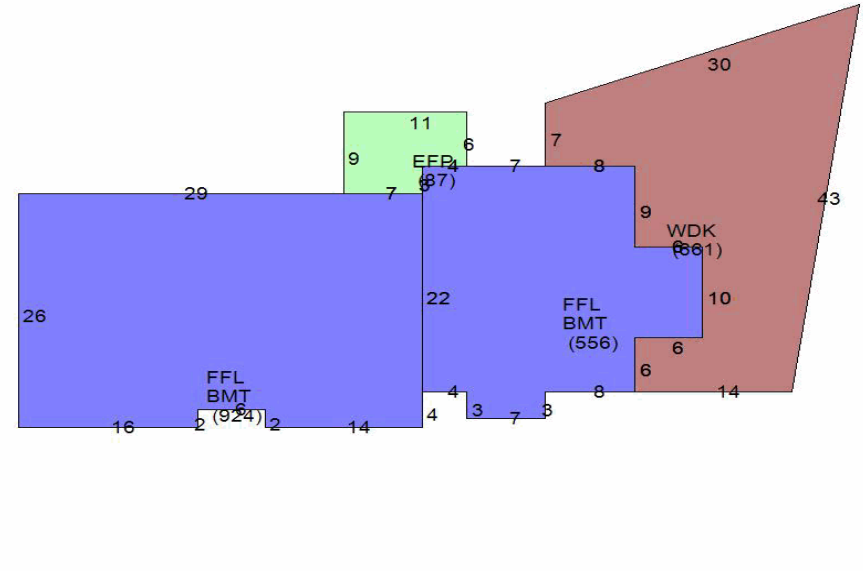
Calc Ladder

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

Sketch



Mobile Home

Table with columns: Make, Model, Serial, Year, Color.

Alt Areas

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

Image

