

26079207
PID1 PID2 PID3 PID4

26079207
Parcel ID Building Location

StAlbans

Card: 1 of 1 Total Card Total Parcel
APPR 2,329,200 / 2,329,200
USE + IMP 2,329,200 / 2,329,200
USE LAND 0 / 0
ASSESSED 2,329,200 / 2,329,200

PROPERTY LOCATION

27 RANIMER PL
St Albans, VT

OWNERSHIP

CADILLAC OWNERS ASSOCIATION INC
PO BOX 15
MILTON, VT 05468-0000

PREVIOUS OWNER

Occ Type CORPORATION

NARRATIVE DESCRIPTION

This parcel contains 3.59 AC of land mainly classified as COMMERCIAL with a MOTEL building built about 1950, having primarily VINYL Exterior and 11,190 Square Feet, with 1 Commercial Unit, 34 Baths, 34 Rooms, and 34 Bdrms.

OTHER ASSESSMENTS

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

PROPERTY FACTORS

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

LAND SECTION (41)

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

LT,COMM,MOTEL,RESTAURANT
Lot Size
Total Land 3.59
Land Unit Type AC

CATALIS
ADVANCING GOVERNMENT.
ENGAGING CITIZENS.



VT SPAN
549-173-10362
GIS Coord 1
GIS Coord 2
Insp Date
Print Date / Time
4/14/2025 2:18 pm
Last Date / Time
sa

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

Parcel ID 26079207

Exterior Information

Table with exterior details: Type (91 - MOTEL), Stry Hght (1 - ONE STY), (Liv) Units (0), Found (1 - CONCRETE), Frame (1 - WOOD), P. Wall (4 - VINYL), Sec Wall (0), Roof Str (4 - FLAT), Roof Cvr (1 - ASPHALT SH), Color, View, Shape, Bld Name.

General Information

Table with general info: Grade (C- - AVG. (-)), Year Blt (1950), 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 (0), Heated %, AC %, Sol HW %, Ctrl Vac %, Com Wall %, Sprink %.

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. Includes Building Totals and Parcel Totals rows.

Condo Information

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

Bath Features

Table with bath features: Full Bath (34), Add Full (0), 3/4 Bath (0), Add. 3/4 (0), 1/2 Bath (0), 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, 35.75%), Functional, Economic, Special, Override, Total (35.75%).

Comparable Sales

Table 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 (1), No. Unit (34), Rooms (1), Bdrms (1), Bld Total (34), Prcl Total (34).

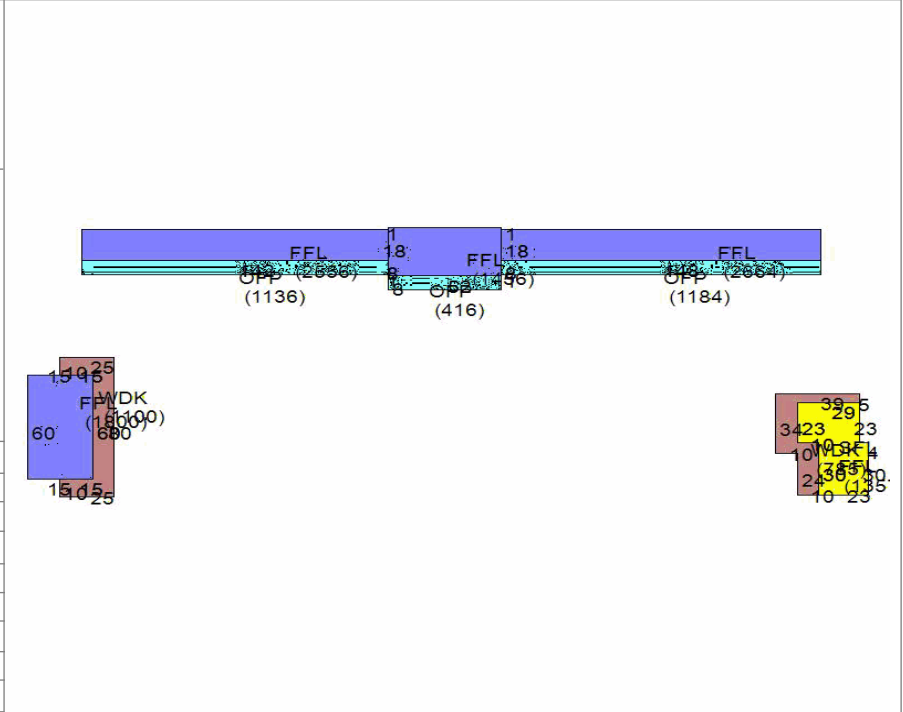
Calc Ladder

Table with calc ladder: Base Rate (125.00), Depr (449,415), Size Adj (1.00000), Depr'd Total (807,690), Con Adj (0.99000), Juris Ft. (1,000), Adj Prc (\$123.75), Spec. Features (\$0), Grade Ft. (0.85000), Lump Sum, Other Feat (\$0), Final Total (\$807,700), NBH Mod (1.0000), Override Val, NBC Infl (1.0000), Assmnt Ft. (1,000), LUC Ft. (1,000), Assessed Val (\$807,700), Adj Tot (1,257,105), Total \$/SF (\$72.18), Depr % (35.75%), Undepr \$/SF (105.18750).

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, FFL, RST, 16, 0, 100.

Image



26116100
PID1 PID2 PID3 PID4

26116100
Parcel ID Building Location

StAlbans

Card: 1 of 2 Total Card Total Parcel

PROPERTY LOCATION

116 RANIMER PL
St Albans, VT

OWNERSHIP

CHAMPLAIN HOUSING TRUST INC
88 KING STREET
BURLINGTON, VT 05401-0000

PREVIOUS OWNER

Occ Type CORPORATION

NARRATIVE DESCRIPTION

This parcel contains 1 AC of land mainly classified as APARTMENT with an APARTMENT building built about 1900, having primarily VINYL Exterior and 7,956 Square Feet, with 8 Residential Units and 1 Commercial Unit, 8 Baths, 28 Rooms, and 12 Bdms.

OTHER ASSESSMENTS

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

PROPERTY FACTORS

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

LAND SECTION (40)

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, COMM, 15 UNITS

CATALIS
ADVANCING GOVERNMENT.
ENGAGING CITIZENS.



VT SPAN
549-173-11548
GIS Coord 1
GIS Coord 2
Insp Date
Print Date / Time
4/14/2025 2:18 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 26116100

Exterior Information

Table with exterior details: Type (84 - APARTMENT), Stry Hght (2 - TWO STORY), (Liv) Units (8), Found (3 - MASONRY), 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 (1900), 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, Sec Floor, Bmt Floors (17 - MIXED AVG), Sub Floors, Bmt Garage (0), Electric, Insulation, Int Vs Ext, Heat Fuel (2 - GAS), Heat (1 - FORCED H/A), # 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.

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 (8), Add Full (0), 3/4 Bath (0), Add. 3/4 (0), 1/2 Bath (0), Add. 1/2 (0), Other Fix (0).

Other Features

Table with other features: Kitchens (8), 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: Rtnq, Parcel ID, Type, Sale Date, Price, Avg Rtnq, Ind Val.

Comments

Empty table for comments.

Res Breakdown

Table with room breakdown: Floor, No. Unit, Rooms, Bdrms, Bld Total (8, 28, 12), Prcl Total (15, 44, 26).

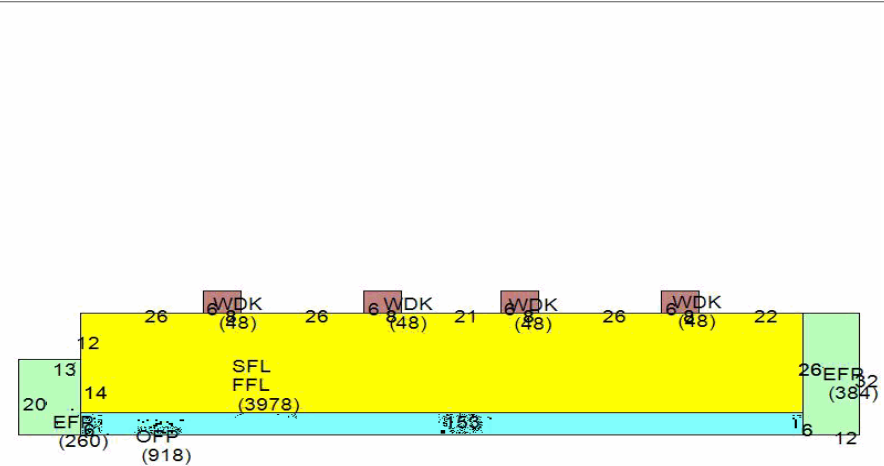
Calc Ladder

Table with calculation ladder: Base Rate (180.00), Depr (510,591), Size Adj (0.90055), Depr'd Total (907,716), Con Adj (0.99000), Juris Ft. (1.0000), Adj Prc (\$160.48), Spec. Features (\$0), Grade Ft. (1.00000), Lump Sum, Other Feat (\$109,000), Final Total (\$907,700), NBH Mod (1.0000), Override Val, NBC Infl (1.0000), Assmnt Ft. (1.0000), LUC Ft. (1.0000), Assessed Val (\$907,700), Adj Tot (RCN) (1,418,307), Total \$/SF (\$114.09), Depr % (36%), Undepr \$/SF (160.48000).

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



26116100
 PID1 PID2 PID3 PID4

26116100
 Parcel ID Building Location

StAlbans

Card: 2 of 2 Total Card Total Parcel
 APPR 1,049,000 / 2,253,700
 USE + IMP 1,049,000 / 2,253,700
 USE LAND 0 / 0
 ASSESSED 1,049,000 / 2,253,700

PROPERTY LOCATION

116 RANIMER PL
 St Albans, VT

OWNERSHIP

CHAMPLAIN HOUSING TRUST INC
 88 KING STREET
 BURLINGTON, VT 05401-0000

Occ Type CORPORATION

PREVIOUS OWNER

NARRATIVE DESCRIPTION

This parcel contains 1 AC of land mainly classified as APARTMENT with an APARTMENT building built about 1900, having primarily VINYL Exterior and 10,132 Square Feet, 7 Baths, 16 Rooms, and 14 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 (40)

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
Total AC/HA				1.00	Total SF/SM				43,560.00	Parcel LUC				P. NBC Desc				Tot	Spl Credit				0.00	Tot				

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Val	Yard Items	Land Size	Land Val	Total Val
40	1,049,000	0	0.00	0	1,049,000
Building Total	1,049,000	0	0.00	0	1,049,000
Parcel Total	1,956,700	0	1.00	297,000	2,253,700
Source	0 - Mkt Adj Cost	Tot Val SF/Bld	103.53	Tot Val SF/Prc	124.60

PREVIOUS ASSESSMENTS

Tx Yr	Cat	Use	Bld Value	Yard Items	Land Size	Land Val	Total Appr	Assessed	Notes	Date
2024	PMig	40	1,224,800	0	0	0	1,224,800	1,224,800	Created Post Migration	01/30/2024

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Price	TSF	Verif.	NAL	Notes
	298-272		05/09/2022	3,100,000	No		1	

BUILDING PERMITS

Date	Number	Desc	Amount	Closed	Status	Type	Notes	Last Visit

ACTIVITIES

Date	Result	By

LEGAL DESCRIPTION

LT,COMM,15 UNITS
 Lot Size
 Total Land 1.00
 Land Unit Type AC

CATALIS
 ADVANCING GOVERNMENT.
 ENGAGING CITIZENS.



VT SPAN
 549-173-11548
 GIS Coord 1
 GIS Coord 2
 Insp Date
 Print Date / Time
 4/14/2025 2:18 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 26116100

Exterior Information

Table with exterior details: Type (84 - APARTMENT), Story Hght (2 - TWO STORY), Found (3 - MASONRY), Frame (1 - WOOD), P. Wall (4 - VINYL), 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 (1900), 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, Electric, Insulation, Int Vs Ext, Heat Fuel (2 - GAS), Heat (1 - FORCED H/A), # Heat Sys, 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, Tot Units, Floor, % Own, Name.

Bath Features

Table with bath features: Full Bath (7), Add Full, 3/4 Bath, Add. 3/4, 1/2 Bath, Add. 1/2, Other Fix.

Other Features

Table with other features: Kitchens (7), Add Kit., Fireplaces, WS Flues.

Depreciation

Table with depreciation details: Phys Con (AV - Average, 36%), Functional, Economic, Special, Override, Total (36%).

Comparable Sales

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

Comments

Empty table for comments.

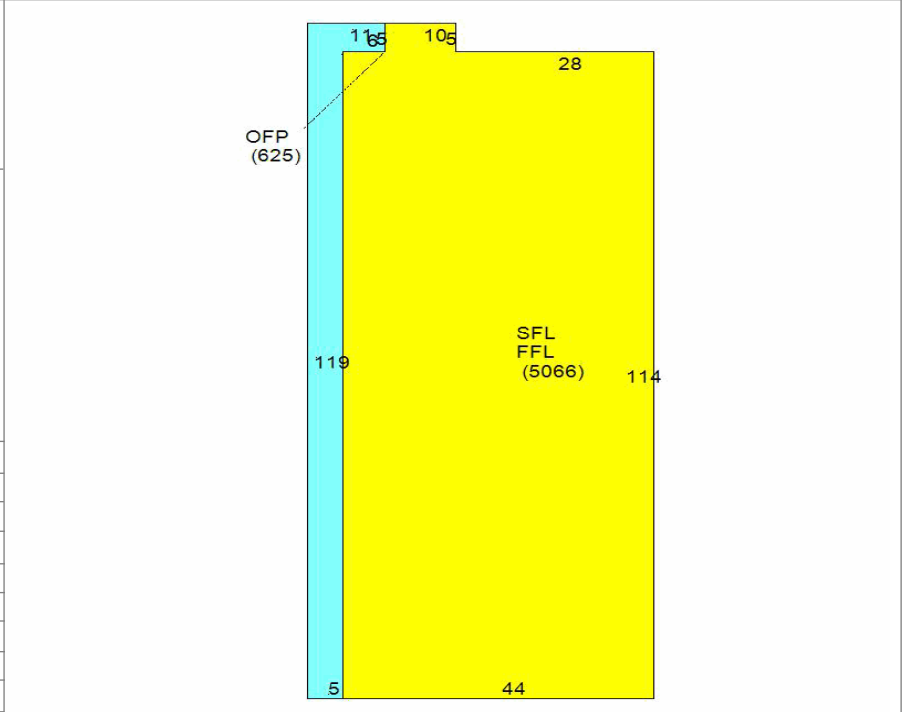
Res Breakdown

Table with res breakdown: Floor, No. Unit, Rooms, Bdrms, Bld Total (7, 16, 14), Prcl Total (15, 44, 26).

Calc Ladder

Table with calc ladder: Base Rate (180.00), Size Adj (0.87896), Con Adj (0.99000), Adj Prc (\$156.63), Grade Ft. (1.00000), Other Feat (\$96,000), NBH Mod (1.0000), NBC Infl (1.0000), LUC Ft. (1.0000), Adj Tot (1,639,080), Depr % (36%), Depr (590,069), Depr'd Total (1,049,011), Juris Ft. (1.0000), Spec. Features (\$0), Lump Sum, Final Total (\$1,049,000), Override Val, Assmnt Ft. (1.0000), Assessed Val (\$1,049,000), Total \$/SF (103.53), Undepr \$/SF (156.63000).

Sketch



Mobile Home

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

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.

Alt Areas

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

Image