

14083003
PID1 PID2 PID3 PID4

14083003
Parcel ID Building Location

StAlbans

Card: 1 of 1 Total Card Total Parcel
APPR 426,200 / 426,200
USE + IMP 426,200 / 426,200
USE LAND 0 / 0
ASSESSED 426,200 / 426,200

PROPERTY LOCATION

3 STEVENS AVE
St Albans, VT

OWNERSHIP

WALSH JAMES R
WALSH DALE E
3 STEVENS AVE
ST ALBANS, VT 05478-0000

PREVIOUS OWNER

Occ Type TOWN

NARRATIVE DESCRIPTION

This parcel contains 0.33 AC of land mainly classified as RESD 1 with a RANCH building built about 1967, having primarily VINYL Exterior and 1,640 Square Feet, with 1 Residential Unit, 3 Baths, 8 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)

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,1FAM HSE,GAR
Lot Size
Total Land 0.33
Land Unit Type AC

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VT SPAN
549-173-00001
GIS Coord 1
GIS Coord 2
Insp Date
Print Date / Time
4/14/2025 12:44 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 14083003

Exterior Information

Table with exterior details: Type (19 - RANCH), Stry Hght (1 - ONE STY), (Liv) Units (1), Found (2 - CONC BLOCK), 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 (1967), 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 (4 - CARPET), Sec Floor (17 - MIXED AVG, 50%), 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 special features: 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 totals for Building and Parcel.

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 (3), 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 (1), WS Flues (0).

Depreciation

Table with depreciation: Phys Con (AG - Avg-Good, 23.37), Functional, Economic, Special, Override, Total (23.37%).

Comparable Sales

Table with comparable sales: 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.

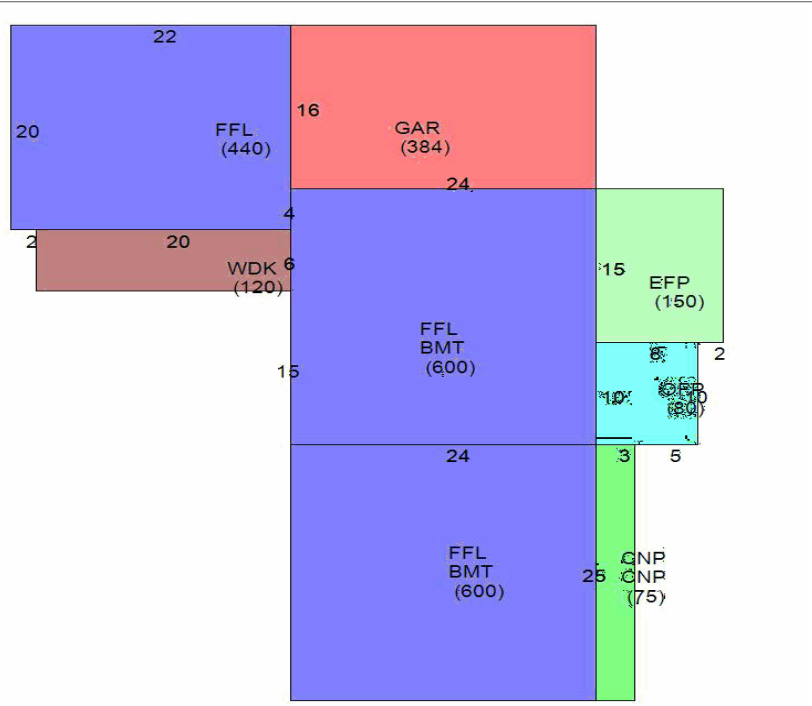
Calc Ladder

Table with calc ladder: Base Rate, Size Adj, Con Adj, Adj Prc, Grade Ft, Other Feat, NBH Mod, NBC Infl, LUC Ft, Adj Tot, 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, BMT, FLA, 65, 0, 100.

Image



14083005
PID1 PID2 PID3 PID4

14083005
Parcel ID Building Location

StAlbans

Card: 1 of 1 Total Card Total Parcel
APPR 293,000 / 293,000
USE + IMP 293,000 / 293,000
USE LAND 0 / 0
ASSESSED 293,000 / 293,000

PROPERTY LOCATION

5 STEVENS AVE
St Albans, VT

OWNERSHIP

PETERSON DAVID
5 STEVENS AVE.
ST ALBANS, VT 05478-1663

PREVIOUS OWNER

Occ Type TOWN

NARRATIVE DESCRIPTION

This parcel contains 0.33 AC of land mainly classified as RESD 1 with a RANCH building built about 1950, having primarily VINYL Exterior and 1,150 Square Feet, with 1 Residential Unit, 1 Bath, 5 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
LT,1FAM HSE
Lot Size
Total Land 0.33
Land Unit Type AC

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VT SPAN
549-173-01048
GIS Coord 1
GIS Coord 2
Insp Date
Print Date / Time
4/14/2025 12:45 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 14083005

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 - AVERAGE), 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 (1), Electric, Insulation, Int Vs Ext, Heat Fuel (1 - OIL), 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 (1), 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 (1), WS Flues (0).

Depreciation

Table with depreciation: Phys Con (AG - Avg-Good), Functional, Economic, Special, Override, Total (29.52%).

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, 2), Prcl Total (1, 5, 2).

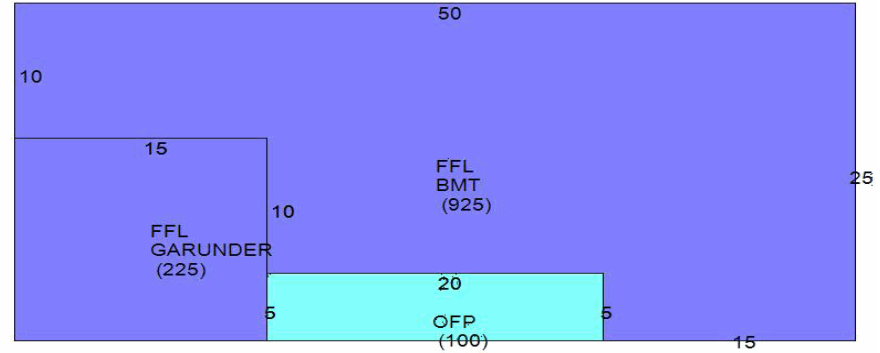
Calc Ladder

Table with calc ladder: Base Rate (165.00), Size Adj (1.14783), Con Adj (1.00000), Adj Prc (\$189.39), Grade Ft. (1.00000), Other Feat (\$23,000), NBH Mod (1.0000), NBC Infl (1.0000), LUC Ft. (1.0000), Adj Tot (303,301), Depr % (29.52%), Depr (89,534), Depr'd Total (213,767), Juris Ft. (1,000), Spec. Features (\$0), Lump Sum, Final Total (\$213,800), Override Val, Assmnt Ft. (1,000), Assessed Val (\$213,800), Total \$/SF (\$185.91), Undepr \$/SF (189.39000).

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



14083007
PID1 PID2 PID3 PID4

14083007
Parcel ID Building Location

StAlbans

Card: 1 of 1 Total Card Total Parcel

PROPERTY LOCATION

7 STEVENS AVE
St Albans, VT

OWNERSHIP

KHUN KATHLEEN
7 STEVENS AVE
ST ALBANS, VT 05478-0000

Occ Type TOWN

PREVIOUS OWNER

NARRATIVE DESCRIPTION

This parcel contains 0.32 AC of land mainly classified as RESD 1 with a VICTRN building built about 1895, having primarily CLAPBOARD Exterior and 1,565.60 Square Feet, with 1 Residential Unit, 1 Bath, 8 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

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

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Table with columns: VT SPAN, GIS Coord 1, GIS Coord 2, Insp Date, Print Date / Time, Last Date / Time

Table with columns: USER DEFINED, MAP ID, VT SPAN#, PriorID3a, CONTIG MAP ID, PriorID2b, PriorID3b, CONTIG MAP ID, PriorID2c, PriorID3c, Assessor Map

Parcel ID 14083007

Exterior Information

Table with exterior details: Type (110 - VICTRN), Stry Hght (1T - ONE/3 QTRS), (Liv) Units (1), Found (3 - MASONRY), Frame (1 - WOOD), P. Wall (2 - CLAPBOARD), 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+ - AVG. (+)), Year Blt (1895), Eff Yr, Alt LUC, Juris, Con Mod.

Interior Information

Table with interior details: Avg Ht / Fl, P. Int Wall (2 - PLASTER), Sec Int Wall, Partition, P. Floor (3 - HARDWOOD), 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 %, 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 (1), 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 (AG - Avg-Good, 29.52), Functional, Economic, Special, Override, Total (29.52%).

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, 8, 3), Prcl Total (1, 8, 3).

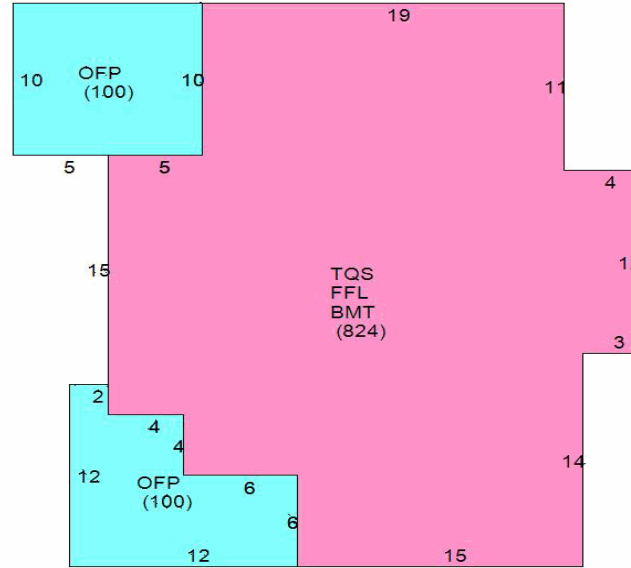
Calc Ladder

Table with calc ladder: Base Rate (165.00), Size Adj (1.05549), Con Adj (1.00980), Adj Prc (\$175.86), Grade Ft. (1.15000), Other Feat (\$21,850), NBH Mod (1.0000), NBC Infl (1.0000), LUC Ft. (1.0000), Adj Tot (385,413), Depr % (29.52%), Total \$/SF (202.23900).

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



14083008
PID1 PID2 PID3 PID4

14083008
Parcel ID Building Location

StAlbans

Card: 1 of 1 Total Card Total Parcel
APPR 454,600 / 454,600
USE + IMP 454,600 / 454,600
USE LAND 0 / 0
ASSESSED 454,600 / 454,600

PROPERTY LOCATION

8 STEVENS AVE
St Albans, VT

OWNERSHIP

PERRAULT JAMIE
PERRAULT KRISTEN
8 STEVENS AVE
ST ALBANS, VT 05478-1625

PREVIOUS OWNER

Occ Type TOWN

NARRATIVE DESCRIPTION

This parcel contains 0.8 AC of land mainly classified as RESD 1 with an OLD STYLE building built about 1880, having primarily WOOD SHING Exterior and 2,643.20 Square Feet, with 1 Residential Unit, 1 Bath, 5 Rooms, and 2 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	0.8		SA	SITE	1	45,000	45,000	159,750	T	1								127,800		0	0.00000		1	127,800	
Total AC/HA				0.80		Total SF/SM		34,848.00	Parcel LUC 10 - RESD 1		P. NBC Desc		TYPICAL	Tot	127,800	Spl Credit			0.00	Tot	127,800							

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Val	Yard Items	Land Size	Land Val	Total Val
10	326,800	0	0.00	0	326,800
10	0	0	0.80	127,800	127,800
Building Total	326,800	0	0.80	127,800	454,600
Parcel Total	326,800	0	0.80	127,800	454,600
Source	0 - Mkt Adj Cost	Tot Val SF/Bld	171.99	Tot Val SF/Prc	171.99

PREVIOUS ASSESSMENTS

Tx Yr	Cat	Use	Bld Value	Yard Items	Land Size	Land Val	Total Appr	Assessed	Notes	Date
2024	PMig	10	150,200	0	0	80,000	230,200	230,200	Created Post Migration	01/30/2024
2023	GL	10	150,200		0	80,000	230,200	230,200		01/01/2023
2022	GL	10	150,200		0	80,000	230,200	230,200		01/01/2022

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Price	TSF	Verif.	NAL	Notes
	252-189		11/28/2011	220,000	No		1	

BUILDING PERMITS

Date	Number	Desc	Amount	Closed	Status	Type	Notes	Last Visit

ACTIVITIES

Date	Result	By
12/19/2024	66	Rob Cioffi
08/02/2024	8	Ben Pudvah

LEGAL DESCRIPTION

LT,1FAM HSE	
Lot Size	
Total Land	0.80
Land Unit Type	AC



VT SPAN
549-173-10854
GIS Coord 1
GIS Coord 2
Insp Date
Print Date / Time
4/14/2025 12:45 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 14083008

Exterior Information

Table with exterior details: Type (15 - OLD STYLE), Stry Hght (1H - ONE/ONE HALF), Found (3 - MASONRY), Frame (1 - WOOD), P. Wall (1 - WOOD SHING), Roof Str (1 - GABLE), Roof Cvr (1 - ASPHALT SH).

General Information

Table with general details: Grade (C - AVERAGE), Year Blt (1880), Alt LUC, Juris, Con Mod.

Interior Information

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

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 (1), 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 (1), 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, 5, 2), Prcl Total (1, 5, 2).

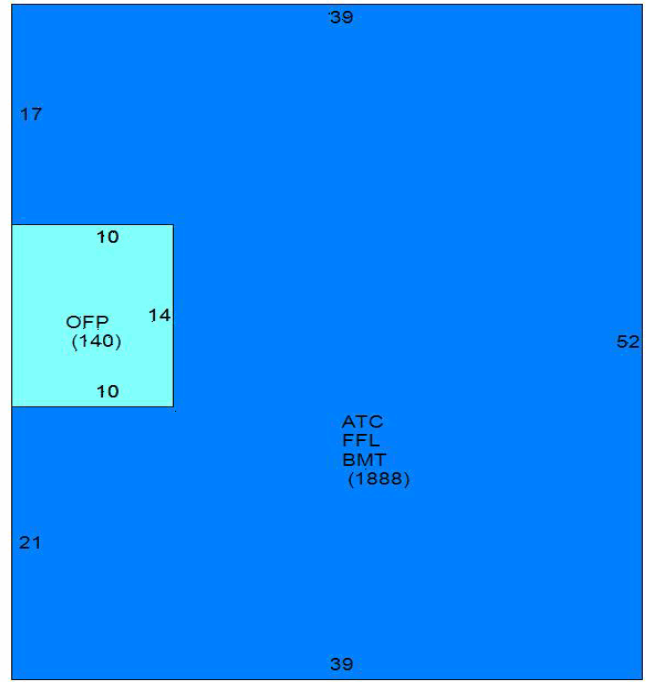
Calc Ladder

Table with calc ladder: Base Rate (165.00), Size Adj (0.95133), Con Adj (1.00990), Adj Prc (\$158.52), Grade Ft. (1.00000), Other Feat (\$22,000), NBH Mod (1.0000), NBC Infl (1.0000), LUC Ft. (1.0000), Adj Tot (510,683), Depr % (36%), Depr (183,846), Depr'd Total (326,837), Juris Ft. (1.0000), Spec. Features (\$0), Lump Sum, Final Total (\$326,800), Override Val, Assmnt Ft. (1.0000), Assessed Val (\$326,800), Total \$/SF (\$123.64), Undepr \$/SF (158.52000).

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

Image

