

**For Town Use Only**

6973

VT Form <b>PTT-172</b>	<b>VERMONT</b> <b>PROPERTY TRANSFER TAX RETURN</b>
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\*Required or Conditionally Required Field

**A. TRANSFEROR'S (Seller's) INFORMATION**

Entity TRANSFEROR Name <b>OR* Michael Berby</b>			Federal ID Number	
Individual TRANSFEROR Last Name <b>Berby</b>	First Name <b>Michael</b>	Initial <b>A</b>	<b>OR*</b> Social Security Number	
TRANSFEROR Mailing Address Following Transfer* <b>112 Lincoln Ave</b>				
Line 2 for Mailing Address Following Transfer (if needed)				
City* <b>St. Albans</b>	State* <b>VT</b>	ZIP Code* <b>05478</b>		
Foreign Country (if not United States)*				

**B. TRANSFEREE'S (Buyer's) INFORMATION**

Entity TRANSFEREE Name <b>OR* Michael Berby</b>			Federal ID Number	
Individual TRANSFEREE Last Name <b>Berby</b>	First Name <b>Michael</b>	Initial <b>A</b>	<b>OR*</b> Social Security Number	
TRANSFEREE Mailing Address Following Transfer* <b>112 Lincoln Ave</b>				
Line 2 for Mailing Address Following Transfer (if needed)				
City* <b>St. Albans</b>	State* <b>VT</b>	ZIP Code* <b>05478</b>		
Foreign Country (if not United States)*				

**C. PROPERTY INFORMATION**

Property Physical Location - Number and Street or Road Name* <b>112 Lincoln Ave</b>	Land Size (in acres)* <b>0.21</b>	Check if sale did not involve land <input type="checkbox"/>
City or Town* <b>St. Albans</b>	SPAN* <b>549 173 00457</b>	Check if property is located in multiple cities or towns* <input type="checkbox"/>

**D. HOLDING PERIOD**

Date Acquired by Transferor (mm dd yyyy)* <b>02 27 2017</b>	Date of this Closing (mm dd yyyy)* <b>06 30 2020</b>	Time Held* <b>3</b> Years <b>4</b> Months
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**E. EXEMPTIONS**

- E1. If transfer is exempt from Property Transfer Tax, enter exemption number (see quick reference guide) . **E1. 00 \***
- E2. If sale was between family members, enter corresponding number (see quick reference guide). . . . . **E2. 05 \***
- E2a. If Line E2 is "05," enter description. . . . . **E2a. transfer to self and partner \***
- E3. Land Gains exemption number (see quick reference guide). . . . . **E3. 03 \***

(continued on next page)



\* 1 7 1 7 2 2 1 0 0 \*

Transferee's Name Michael Berby Michael A  
 Property Location 112 Lincoln Ave  
 Date of this Closing 06 30 2020 St. Albans



\* 1 7 1 7 2 2 3 0 0 \*

**I. REAL ESTATE WITHHOLDING CERTIFICATION**

- I1.** The transferee certifies that 2.5% VT Income tax has been withheld from the purchase price and will be remitted to the Vermont Commissioner of Taxes with Form REW-171 within 30 days of the date of this closing. . . . . **I1.**  Yes\*  No\*
- I2.** If Line I1 is "No," enter the withholding exemption number (see quick reference guide). . . . . **I2.** \_\_\_\_\_ \*
- I2a.** If Line I2 is "04," enter Commissioner's Certificate number. . . . . **I2a.** \_\_\_\_\_ \*

**J. TAX CALCULATION**

**Tax on Special Rate Property**

- J1.** Portion of value eligible for special principal residence rate (see instructions). . . . . **J1.** 86,500.00\*
- J2.** If transfer happened prior to July 1, 2011, enter the portion of value eligible for a special rate. (see instructions). . . . . **J2.** 0.00\*
- J3.** Total special rate value (Add Lines J1 & J2) . . . . . **J3.** 86,500.00\*
- J4.** Tax due on portion of value eligible for special rate (Multiply Line J3 by the tax rate of **0.005**). . . . . **J4.** 432.50\*
- J5. Only If Line E1 is "99":**  
 Enter any portion of value in excess of \$110,000 but below \$200,000. . . . . **J5.** \_\_\_\_\_ \*
- J6.** Tax due on exemption 99 for portion of value less than \$200,000 (Multiply Line J5 by the tax rate of **0.0125** for exemption 99 only) . . . . . **J6.** \_\_\_\_\_ \*
- J7.** Total due on portion of value eligible for special rates. (Add Lines J4 and J6): . . . **J7.** 432.50\*

**Tax on General Rate Property**

- J8.** Value paid or transferred as defined in 32 V.S.A. § 9601(6). . . . . **J8.** 0.00\*
- J9.** Value paid or transferred for personal property . . . . . **J9.** 0.00\*
- J10.** Value paid or transferred for real property (Subtract Line J9 from Line J8) . . . . . **J10.** 0.00\*
- J11.** Enter amount from Line J3 above. . . . . **J11.** 0.00\*
- J12.** Enter amount from Line J5 above . . . . . **J12.** 0.00\*
- J13.** Subtract Lines J11 and J12 from Line J10. . . . . **J13.** 0.00\*
- J14.** Tax due on portion of value subject to the General Rate (Multiply Line J13 by the tax rate of **0.0145** which includes a 0.002 surcharge for the Clean Water Fund, 32 V.S.A. § 9602a) . . . . . **J14.** 0.00\*

**Total Tax Due**

- J15. Total Tax Due** (Add Lines J7 and J14). . . . . **J15.** 432.50\*

*(continued on next page)*

For Town Use Only



<b>VT Schedule PTT-175</b>	<b>ADDITIONAL TRANSFERORS AND TRANSFEREES</b>
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BLACK OUT ALL ID  
 NUMBERS BELOW ON  
 TOWN COPY ONLY

Attach to Form PTT-172

Transferee (Buyer) from PTT-172 <b>Michael Berby</b>	
Property Location (Physical Street Address) <b>112 Lincoln Ave</b>	Date of this Closing <b>06 30 2020</b>

Transferor (Seller) OR  Transferee (Buyer) #2 - Check ONE

Entity Transferee / Transferor Name <b>OR Luiza Carolina Warren</b>			Federal ID Number
Individual Transferee / Transferor Last Name <b>Warren</b>	First Name <b>Luzia</b>	Initial <b>C</b>	<b>OR</b> Social Security Number
Transferee / Transferor Mailing Address Following Transfer <b>112 Lincoln Ave</b>			<b>For Department Use Only</b>
Line 2 for Mailing Address Following Transfer (if needed)			
City <b>St. Albans</b>	State <b>VT</b>	ZIP Code <b>05478</b>	
Foreign Country (if not United States)			

Transferor (Seller) OR  Transferee (Buyer) #3 - Check ONE

Entity Transferee / Transferor Name			Federal ID Number
<b>OR</b> Individual Transferee / Transferor Last Name	First Name	Initial	<b>OR</b> Social Security Number
Transferee / Transferor Mailing Address Following Transfer			<b>For Department Use Only</b>
Line 2 for Mailing Address Following Transfer (if needed)			
City	State	ZIP Code	
Foreign Country (if not United States)			

Transferor (Seller) OR  Transferee (Buyer) #4 - Check ONE

Entity Transferee / Transferor Name			Federal ID Number
<b>OR</b> Individual Transferee / Transferor Last Name	First Name	Initial	<b>OR</b> Social Security Number
Transferee / Transferor Mailing Address Following Transfer			<b>For Department Use Only</b>
Line 2 for Mailing Address Following Transfer (if needed)			
City	State	ZIP Code	
Foreign Country (if not United States)			

For Town Use Only

**Schedule PTT-175**  
 (formerly PT-172-B and PT-172-S)  
 Rev. 10/16

6972

VT Form PTT-172 VERMONT PROPERTY TRANSFER TAX RETURN

zbkwy2

Web request key / Verification code

For Town Use Only

TRANSFERORS (Sellers)

BACHAND NATHAN
242 WOODY DRIVE
SWANTON, VT 05488-0000

TRANSFEREES (Buyers)

BROOKS GREGORY D
2 QUARRY
ST ALBANS, VT 05478-0000

\*Any additional transferors or transferees are listed at the bottom of this page

Date Acquired by Transferor: Jun-13-2016 Date of this Closing: Jun-30-2020 Land Size (acres): 0.19
Property Physical Location: 2 QUARRY COURT City/Town: St. Albans City SPAN#: 549-173-00956
Buyer Seller relationship type: Interest in property: Fee Simple
Type of building construction: Single Family Dwelling
Transferors use of property before transfer: Domicile/Primary Residence
Transferees use of property after transfer: Domicile/Primary Residence
Will the property be rented after transfer? No
Have development rights been conveyed separately? No
Does the transferee hold title to any adjoining property? No
Value paid or transferred as defined in 32 V.S.A. § 9601(6) \$299,425.00
Value paid or transferred for personal property \$0.00
Value paid or transferred for real property \$299,425.00
Tax Due \$3,391.66

Preparer's Name: TIMOTHY S HAWKINS
Preparer's Address: ST ALBANS, VT 05478-0000

Preparer's Phone: (802) 524-1434
Preparer's E-mail: TIMOTHYSHAWKINS@COMCAST.NET

Additional Transferor (S) / Transferee (B)

S KAELEY BACHAND

242 WOODY DRIVE SWANTON VT 05488-0000

Transferee's Name GREGORY D. BROOKS

Property Location 2 QUARRY COURT

Date of this Closing Jun-30-2020

**NOTE:** Long names or addresses may not display fully on the paper copy of the return, but the full names and addresses are submitted electronically to the Town and Department.

**LOCAL AND STATE PERMITS AND ACT 250 NOTICE**

This serves as notice that:

- The property being transferred may be subject to regulations governing potable water supplies and wastewater systems under 10 V.S.A. chapter 64 and building, zoning and subdivision regulations;
- The property being transferred may be subject to Act 250 regulations regarding land use and development under 10 V.S.A. chapter 151;
- The parties have an obligation to investigate and disclose knowledge regarding flood regulation affecting the property.

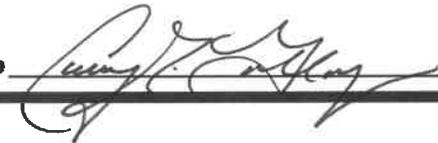
To determine if the property is in compliance with or exempt from these rules, contact the relevant agency.

**Town Clerk - Sign into your myVtax account to enter this recording information. After you have entered the recording information print a copy to deliver to the primary Transferee per 32 V.S.A 9607.**

**This section to be completed by Town or City Clerk**

Book Number <u>288</u>	Page Number <u>950</u>	Grand List year <u>2020</u>
City or Town <u>St. Albans City</u>	Parcel ID Number <u>11070002</u>	Date of Record <u>7/6/20</u>
Grand List Value <u>253400.00</u>	Grand List Category <u>01</u>	SPAN <u>549-173-00956</u>
Comments, additional information, etc.		

Duplicate Return Suspected    
 Portion of the property sold/subdivision    
 Original Return Waiting on Deed  
Deed Acknowledgment and Return Received

SIGNED , Clerk DATE 7/6/20



For Town Use Only

E-Filed

VT Form <b>PTT-172</b>	<b>VERMONT PROPERTY TRANSFER TAX RETURN</b>
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6971

jz5m7j

Web request key / Verification code

For Town Use Only

**TRANSFERORS (Sellers)**

LEMAIRE RITA M  
PO BOX 473  
ALBURGH, VT 05440-0000

**TRANSFEREES (Buyers)**

LEMAIRE WILLIAM E  
139 ROBIN LANE  
GEORGIA, VT 05468-0000

\*Any additional transferors or transferees are listed at the bottom of this page

**Date Acquired by Transferor:** Sep-09-1993

**Date of this Closing:** Jun-24-2020

**Land Size (acres):** 0.62

**Property Physical Location:**

**City/Town:**

**SPAN#**

Check if property is located in multiple cities or towns

11 ADAMS STREET

St. Albans City

549-173-00632

This sale did not involve land

**Buyer Seller relationship type:** Parent/Child

**If other, description:**

**If transfer is exempt from Property Transfer Tax:** 05 - 32 V.S.A. § 9603 (5)

**Interest in property:** Fee Simple

**If other, description:**

**If "undivided" percent of interest:**

**Type of building construction:** Single Family Dwelling

**If other, description:**

**Transferors use of property before transfer:** Commercial

**If other, description:** Rental

**Transferees use of property after transfer:** Commercial

**If other, description:** Rental

**Will the property be rented after transfer?** Yes

**Enrolled in the Current Use Program?** No

**Have development rights been conveyed separately?** No

**New owner elects to continue current use enrollment?** No

**Does the transferee hold title to any adjoining property:** No

**Value paid or transferred as defined in 32 V.S.A. § 9601(6)**

\$0.00

**Value paid or transferred for personal property**

\$0.00

**Value paid or transferred for real property**

\$0.00

**Tax Due**

\$0.00

**Preparer's Name:** LINDA POTVIN

**Preparer's Phone:** (802) 372-6904

**Preparer's Address:** NORTH HERO, VT 05474-0000

**Preparer's E-mail:** LPOTVIN@VTLAWOFFICES.COM

**Additional Transferor (S) / Transferee (B)**

Transferee's Name WILLIAM E. LEMAIRE

Property Location 11 ADAMS STREET

Date of this Closing Jun-24-2020

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- The parties have an obligation to investigate and disclose knowledge regarding flood regulation affecting the property.

To determine if the property is in compliance with or exempt from these rules, contact the relevant agency.

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**This section to be completed by Town or City Clerk**

Book Number <u>288</u>	Page Number <u>888</u>	Grand List year <u>2020</u>
City or Town <u>St. Albans City</u>	Parcel ID Number <u>22001011</u>	Date of Record <u>6/29/20</u>
Grand List Value <u>156100.00</u>	Grand List Category <u>01</u>	SPAN <u>549-173-00632</u>
Comments, additional information, etc.		

Duplicate Return Suspected    
 Portion of the property sold/subdivision    
 Original Return Waiting on Deed  
Deed Acknowledgment and Return Received

SIGNED

, Clerk

DATE

6/29/20



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