

VT Form
PTT-172 **VERMONT**
PROPERTY TRANSFER TAX RETURN

7243

0-290-645-504
Confirmation number

For Town Use Only

TRANSFERORS (Sellers)

TURNS ELVIN
2300 LAVOM CREEK LA. UNIT #4
ARLINGTON, TX 76006

TRANSFEREES (Buyers)

TULIPANI THOMAS A
14 BROWN AVENUE
ST ALBANS, VT 05478

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

Date Acquired by Transferor: May-30-2013 **Date of this Closing:** Jul-03-2021 **Land Size (acres):** 0.30

Property Physical Location: 14 BROWN AVENUE **City/Town:** St. Albans City **SPAN#** 549-173-01340 **Check if property is located in multiple cities or towns**

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: Domicile/Primary Residence **If other, description:**

Transferees use of property after transfer: Domicile/Primary Residence **If other, description:**

Will the property be rented after transfer? No **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: ROBERT E FARRR
Preparer's Address: ST. ALBANS, VT 05478-0000

Preparer's Phone: (802) 238-7575
Preparer's E-mail: 8CONGRESS@GMAIL.COM

Additional Transferor (S) / Transferee (B)

S	LINDSEY J TULIPANI	14 BROWN AVE ST ALBANS VT 05478-0000
S	THOMAS A TULIPANI	14 BROWN AVENUE ST ALBANS VT 05478-0000
B	LINDSEY J TULIPANI	14 BROWN AVENUE ST ALBANS VT 05478-0000

Transferee's Name THOMAS A. TULIPANI
 Property Location 14 BARLOW STREET ~~BARLOW STREET~~ BROWN AVENUE
 Date of this Closing Jul-03-2021

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 regulations affecting the property.

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

Town Clerk - Sign into your myVtax 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>294</u>	Page Number* <u>164</u>	Grand List year* <u>2022</u>
City or Town* <u>St. Albans City</u>	Parcel ID Number <u>14014014</u>	Date of Record* <u>7/3/2021</u>
Grand List Value <u>\$174,900</u>	Grand List Category* <u>01</u>	SPAN* <u>549-173-01340</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 Sara G. B. [Signature]

Clerk DATE 7/8/21



For Town Use Only

Law Office of
ROBERT E. FARRAR, ESQ.

70 Ferris Street
St. Albans, Vermont 05478

(802) 524-9375
Cell: (802) 238-7575
8congress@gmail.com

10/3/21

I THINK THIS IS THE
RETURN YOUR OFFICE
CALLED ME ABOUT LAST
WEEK

RF

THANKS

14 BROWN AVE

549-173-01340

Do Not Send For Recording

Jul-04-2021

Sensitive information file sheet

Confirmation number
0-290-645-504

Verification Code
btwhdr

TRANSFERORS (Sellers)
460-76-7438
TURNS ELVIN
2300 LAVOM CREEK LA. UNIT #4
ARLINGTON, TX 76006

TRANSFEREES (Buyers)
045-76-7438
TULIPANI THOMAS A
14 BROWN AVENUE
ST ALBANS, VT 05478

Property Physical Location: 14 BROWN AVENUE	City/Town: St. Albans City	Land Size (acres): 0.30	SPAN#: 549-173-01340
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Date Acquired by Transferor: May-30-2013

Date of this Closing: Jul-03-2021

Was 2.5% VT Income tax withheld? No

If no - exemption claimed: Transferee(s) certify that this is a transfer without consideration (See instructions for Form RW-171)

If exemption 04 - Commissioners Certificate

Property Transfer Tax Exemption#: 05 - 32 V.S.A. § 9603 (5)

Land Gains Exemption #: 03 - Reg. § 101004 (a) & § 9601(5)

Value paid or Transferred

Value paid or transferred _____ \$0.00

Value paid or transferred for personal property _____ \$0.00

Value paid or transferred for real property _____ \$0.00

Special rate information for principal residence and exemption 99 filings _____ \$0.00

Total amount of value eligible for special rate _____ \$0.00

Tax Due on amount of value eligible for special rate _____ \$0.00

If exemption 99 claimed, value taxed at 0.0125 _____ \$0.00

Total Due on amount(s) of value eligible for special rates _____ \$0.00

General rate, and total tax due

Tax Due on amount of value subject to the General Rate _____ \$0.00

Total Tax Due _____ \$0.00

Do Not Record

Additional Transferor (S) / Transferee (B) Information

S	LINDSEY J TULIPANI	467-83-9665
S	THOMAS A TULIPANI	045-48-1688
B	LINDSEY J TULIPANI	467-83-9665