E-Filed

Vermont Department of Taxes 133 State Street Montpelier, VT 05633-1401
Phone: (802) 828-5860

VT Form PTT-172	VERMONT PROPERTY TRANSFER TAX RETURN

For Town Use Only: 6984

A. TRANSFEROR'S (Seller's) INFORMATION

Web request key / Confirmation code: 42hvpz

Entity TRANSFEROR Name

OR Individual TRANSFEROR Last Name: BEGNOCHE | First Name: JEANNE | Initial: B

Federal ID Number

OR Social Security Number: XXX-XX-[redacted]

TRANSFEROR Mailing Address Following Transfer: 15 BEVERLY COURT

Daytime Telephone Number: NOT AVAILABLE

Line 2 for Mailing Address Following Transfer (if needed):

Total Number of Transferors: 1

City: ST. ALBANS CITY | State: VT | ZIP Code: 05478-0000

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Foreign Country (if not United States):

Email Address: NOT AVAILABLE

B. TRANSFEREE'S (Buyer's) INFORMATION

Entity TRANSFEREE Name: DJS INVESTMENT PROPERTIES LLC

OR Individual TRANSFEREE Last Name: | First Name: | Initial:

Federal ID Number: XX-XXX[redacted]

OR Social Security Number

TRANSFEREE Mailing Address Following Transfer: PO BOX 25

Daytime Telephone Number: NOT AVAILABLE

Line 2 for Mailing Address Following Transfer (if needed):

Total Number of Transferees: 1

City: MILTON | State: VT | ZIP Code: 05468-0000

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Foreign Country (if not United States):

Email Address: NOT AVAILABLE

C. PROPERTY INFORMATION

Property Physical Location - Number and Street or Road Name: 31 RUGG STREET

Land Size (in acres): 0.28

City or Town: St. Albans City

Check if property is located in multiple cities or towns ☐

SPAN: 549-173-10115

D. HOLDING PERIOD

Date Acquired by Transferor (mm dd yyyy)	Date of this Closing (mm dd yyyy)	Time Held
Nov-08-1977	Jul-23-2020	42 Years 8 Months

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.**

E2a. If Line E2 is "05," enter description. . . . . **E2a.**

E3. Land Gains exemption number (see quick reference guide). **E3.** 00

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http://myvtax.vermont.gov

Transferee's Name DJS INVESTMENT PROPERTIES LLC
Property Location 31 RUGG STREET
Date of this Closing Jul-23-2020

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.

F. TRANSFER INFORMATION

F1. How did the Transferor acquire this property? (see quick reference guide) **F1.** 01

F1a. If Line F1 is "04," enter description ..... **F1a.**

F2. Interest conveyed in this transfer (see quick reference guide) **F2.** 01

F2a. If Line F2 is "07," enter percent of interest here ..... **F2a.** 0.00 %

F2b. If Line F2 is "08," enter description ..... **F2b.**

F3. Type of building construction at time of transfer (see quick reference guide) **F3.** 06

F3a. If Line F3 is "05," enter number of units transferred **F3a.** 0

F3b. If Line F3 is "06," enter number of dwelling units transferred **F3b.** 2

F3c. If Line F3 is "20," enter description ..... **F3c.**

F4. Was the transferee a tenant prior to this transfer? ..... **F4.** ☐ Yes ☒ No

F5. Financing ..... **F5.** ☒ Conventional/Bank ☐ Owner Financing ☐ Other

F5c. If Line F5 is "Other," enter description ..... **F5c.**

F6. Do you intend to record this return with the Town/City within 60 days of the closing? .. **F6.** ☒ Yes ☐ No

G. AGRICULTURAL / MANAGED FOREST LAND USE VALUE PROGRAM, 32 V.S.A. CHAPTER 124

G1. Is the property being transferred enrolled in the Current Use (Use Value Appraisal) Program? ..... **G1.** ☐ Yes ☒ No

G2. To continue enrollment in the Current Use Program, the new owner must submit a Current Use Application within 30 days of the recording date. Will the new owner be submitting that application? ..... **G2.** ☐ Yes ☒ No

H. TRANSFER INFORMATION

H1. Transferor's use of property **BEFORE** transfer (see quick reference guide) **H1.** 01

H1a. If Line H1 is "07," "08," or "09," enter description .... **H1a.**

H2. Transferee's use of property **AFTER** transfer (see quick reference guide) **H2.** 09

H2a. If Line H2 is "07," "08," or "09," enter description .... **H2a.** RENTAL/INVESTMENT

H3. Was the property rented **BEFORE** transfer? ..... **H3.** ☒ Yes ☐ No

H4. Will the property be rented **AFTER** transfer? ..... **H4.** ☒ Yes ☐ No

H5. Have development rights previously been conveyed? ..... **H5.** ☐ Yes ☒ No

H6. Does the transferee hold title to any adjoining property? ..... **H6.** ☐ Yes ☒ No

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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.** 01

I2a. If Line I2 is "04," enter Commissioner's Certificate number ..... **I2a.**

J. TAX CALCULATION

Tax on Special Rate Property

J1. Amount of value eligible for special principal residence rate (see instructions) **J1.** 0.00

J2. If transfer happened prior to July 1, 2011, enter the amount of value eligible for a special rate. (see instructions) **J2.** 0.00

J3. Total amount of value eligible for special rate (Add Lines J1 & J2) **J3.** 0.00

J4. Tax due on amount of value eligible for special rate (Multiply Line J3 by the **tax rate** of **0.005**) **J4.** 0.00

J5. **Only If Line E1 is "99":** Enter any amount of value in excess of $110,000 but below $200,000 ..... **J5.** 0.00

J6. Tax due on amount of value eligible for exemption 99 special rate (Multiply Line J5 by the **tax rate** of **0.0125** for exemption 99 only) **J6.** 0.00

J7. Total due on amount of value eligible for special rates. (Add Lines J4 and J6) **J7.** 0.00

Tax on General Rate Property

J8. Value paid or transferred as defined in 32 V.S.A. § 9601(6) **J8.** 225,000.00

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.** 225,000.00

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.** 225,000.00

J14. Tax due on amount 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.** 3,262.50

Total Tax Due

J15. **Total Tax Due** (Add Lines J7 and J14) **J15.** 3,262.50

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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.

Transferor and Transferee state that the information submitted on this return is true, correct and complete to the best of their knowledge.

Prepared by (print or type) CAHILL GAWNE MILL
Preparer's Address 42 NORTH MAIN ST/
SAINT ALBANS, VT 05478-0000
Preparer's Email Address KIMLUX@BCGM.NET
Preparer's Telephone (802) 524-5211

Town or City: Please forward original to the Vermont Department of Taxes within 30 days of receipt.

This section to be completed by Town or City Clerk

Book Number 289	Page Number 40	Grand List year 2020
City or Town St. Albans City	Parcel ID Number 25073031	Date of Record 7/27/20
Grand List Value 225300.00	Grand List Category* 01	SPAN 549-173-10115
Comments, additional information, etc.		

☐ Duplicate Return Suspected ☐ Original Return Waiting on Deed

ACKNOWLEDGMENT

Return received.

SIGNED _____, Clerk DATE 7/27/20

* Please use the following numeric two-digit grand list category codes

Residential <6 Acres 01	Seasonal >6 Acres 06	Utilities Other 11
Residential >6 Acres 02	Commercial 07	Farm 12
Mobile Home/Un 03	Commercial Apt 08	Other 13
Mobile Home/La 04	Industrial 09	Woodland 14
Seasonal <6 Acres 05	Utilities Elec 10	Miscellaneous 15

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