

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

For Town Use Only  
  
 7706

\*Required or Conditionally Required Field

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

Entity TRANSFEROR Name <b>MOUNTAHA LLC</b>			Web request key / Confirmation code	
OR* Individual TRANSFEROR Last Name			First Name	Initial
TRANSFEROR Mailing Address Following Transfer* <b>75 SOUTH WINOOSKI AVENUE</b>			Federal ID Number	
Line 2 for Mailing Address Following Transfer (if needed)			OR* Social Security Number	
City* <b>BURLINGTON</b>			State* <b>VA</b>	ZIP Code* <b>05401</b>
Foreign Country (if not United States)*			Daytime Telephone Number	
			<b>For Department Use Only</b>	
			Email Address	

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

Entity TRANSFEREE Name <b>STEELE HERITAGE AND LANE LLC</b>			Federal ID Number	
OR* Individual TRANSFEREE Last Name			First Name	Initial
TRANSFEREE Mailing Address Following Transfer* <b>6875 E EVANS AVENUE</b>			OR* Social Security Number	
Line 2 for Mailing Address Following Transfer (if needed)			Daytime Telephone Number	
City* <b>DENVER</b>			State* <b>CO</b>	ZIP Code* <b>80224</b>
Foreign Country (if not United States)*			<b>For Department Use Only</b>	
			Email Address	

**C. PROPERTY INFORMATION**

Property Physical Location - Number and Street or Road Name* <b>80-84 SOUTH MAIN STREET</b>	Land Size (in acres)* <b>0.00</b>	Check if sale did not involve land <input type="checkbox"/>
City or Town* <b>ST. ALBANS TOWN City</b>	SPAN* <b>552174 549-173-01083</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>02/17/2009</b>	Date of this Closing (mm dd yyyy)* <b>6/28/2023</b>	Time Held* <b>14</b> Years <b>4</b> 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 \*

(continued on next page)



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



Transferee's Name \_\_\_\_\_  
Property Location \_\_\_\_\_  
Date of this Closing \_\_\_\_\_



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

**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. \_\_\_\_\_ % \*
- 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. \_\_\_\_\_ \*
- F3b. If Line F3 is "06," enter number of dwelling units transferred ..... F3b. \_\_\_\_\_ \*
- F3c. If Line F3 is "20," enter description ..... F3c. 50 \*
- 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 all or part of 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. 07 \*
- H1a. If Line H1 is "07," "08," or "09," enter description. .... H1a. APARTMENT BUILDING \*
- H2. Transferee's use of property AFTER transfer (see quick reference guide) ..... H2. 07 \*
- H2a. If Line H2 is "07," "08," or "09," enter description. .... H2a. APARTMENT BUILDING \*
- 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 been conveyed separately? ..... H5.  Yes\*  No\* \*
- H6. Does the transferee hold title to any adjoining property? ..... H6.  Yes\*  No\* \*
- H7. Is the transferee a grantor's revocable trust? ..... H7.  Yes\*  No\* \*

(continued on next page)

For Town Use Only

Transferee's Name \_\_\_\_\_  
 Property Location \_\_\_\_\_  
 Date of this Closing \_\_\_\_\_



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

**I. REAL ESTATE WITHHOLDING CERTIFICATION**

- I1.** The transferee certifies that 2.5% Vermont 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.** Portion of value eligible for special principal residence rate (see instructions) . . . . . **J1.** 0.00 \*
- 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.** 0.00 \*
- J4.** Tax due on portion 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 portion of value in excess of \$110,000 but below \$200,000. . . . . **J5.** 0.00 \*
- 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.** 0.00 \*
- J7.** Total due on portion 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.** 3,679,490.00 \*
- 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.** 3,679,490.00 \*
- 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.** 53,352.61 \*

**Total Tax Due**

- J15. Total Tax Due** (Add Lines J7 and J14). . . . . **J15.** 53,352.61 \*

*(continued on next page)*

For Town Use Only
-------------------

Transferee's Name \_\_\_\_\_  
 Property Location \_\_\_\_\_  
 Date of this Closing \_\_\_\_\_



\* 2 3 1 7 2 2 4 0 0 \*

**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. The preparer's information is a required section and must be completed prior to submitting a return, pursuant to 32 V.S.A. § 9608.

Prepared by (print or type) BHARAT T. HARRY JR. \*  
 Preparer's Address 575 LEXINGTON AVENUE \* Preparer's Email Address BHARRY@PARAMOUNTVISTA.COM  
NEW YORK, NY 10022 Preparer's Telephone 917-440-2567 \*

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

Book Number* <u>302</u>	Page Number* <u>793</u>	Grand List year* <u>2024</u>
City or Town* <u>Saint Albans City</u>	Parcel ID Number <u>26079080</u>	Date of Record* <u>6/28/23</u>
Grand List Value <u>1,506,100.00</u>	Grand List Category* <u>C</u>	SPAN* <u>549-173-01083</u>
Comments, additional information, etc.		

Duplicate Return Suspected       Subdivision       Original Return Waiting on Deed

A subdivision is the creation of a new parcel by dividing the acreage of a parcel as listed in the most recent Grand List into two (or more) parcels. The subdivision occurs when the transfer will result in a Grand List change, and not necessarily when a survey is recorded. If this property qualifies as a subdivision, check the box and enter the SPAN of the parent parcel in the SPAN field in the town clerk section.

**ACKNOWLEDGMENT**

Return received.

SIGNED

*Nile R. Harty*, Clerk

DATE

10/6/23

Town or City:

Please forward the ORIGINAL form to the Vermont Department of Taxes within 30 days of receipt. Do not redact the SSN/FEIN on the original.

\* 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

For Town Use Only

Form PTT-172

Page 4 of 4

Rev. 05/23