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\* 0 8 1 7 2 1 1 9 9 \*

**A. SELLER(S) INFORMATION**

BLANK OUT ON TOWN COPY ONLY

Entity SELLER #1 Federal ID number \_\_\_\_\_ Individual SELLER #1 Social Security Number \_\_\_\_\_

Entity SELLER #1 Name \_\_\_\_\_

Individual SELLER #1 Last Name \_\_\_\_\_ First Name \_\_\_\_\_ Initial M

SELLER #1 MESSNER ROBERT

Entity SELLER #1 or Individual SELLER #1 Mailing Address Following Transfer (Number and Street or Road Name) \_\_\_\_\_  
488 WOODS RD SOUTH

City or Town \_\_\_\_\_ State VT Zip Code 05674

Individual SELLER #2 Last Name \_\_\_\_\_ First Name \_\_\_\_\_ Initial \_\_\_\_\_

Individual SELLER #2 Mailing Address Following Transfer (Number and Street or Road Name) \_\_\_\_\_

City or Town \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

TOTAL number of SELLERS 1 If more than 2, attach Form 172-S.

**B. BUYER(S) INFORMATION**

BLANK OUT ON TOWN COPY ONLY

Entity BUYER #1 Federal ID number \_\_\_\_\_ Individual BUYER #1 Social Security Number \_\_\_\_\_

Entity BUYER #1 Name \_\_\_\_\_

Individual BUYER #1 Last Name \_\_\_\_\_ First Name \_\_\_\_\_ Initial M

BUYER #1 MESSNER ROBERT

Entity BUYER #1 or Individual BUYER #1 Mailing Address Following Transfer (Number and Street or Road Name) \_\_\_\_\_  
488 WOODS RD SOUTH

City or Town \_\_\_\_\_ State VT Zip Code 05674

Individual BUYER #2 Last Name \_\_\_\_\_ First Name \_\_\_\_\_ Initial C

Individual BUYER #2 Mailing Address Following Transfer (Number and Street or Road Name) \_\_\_\_\_  
488 WOODS RD SOUTH

City or Town \_\_\_\_\_ State VT Zip Code 05674

TOTAL number of BUYERS 2 If more than 2, attach Form 172-B.

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**RATE SCHEDULE**

Tax on Special Rate Property

- Value of purchaser's principal residence (See Instructions) 1. \_\_\_\_\_
- Value of property enrolled in current use program 2. \_\_\_\_\_
- Value of qualified working farm 3. \_\_\_\_\_
- Add Lines 1, 2, and 3 4. \_\_\_\_\_
- Tax rate 5. \_\_\_\_\_
- Tax due on Special Rate Property (Multiply Line 4 by Line 5) 6. 0.005

Tax on General Rate Property

- Enter amount from Line 6 on page 2 of this form 7. \_\_\_\_\_
- Enter amount from Line 4 above 8. \_\_\_\_\_
- Subtract Line 8 from Line 7 9. \_\_\_\_\_
- Tax rate 10. \_\_\_\_\_
- Tax due on General Rate Property (Multiply Line 9 by Line 10) 11. 0.0125

TOTAL TAX DUE

- Add Line 6 and Line 11. Enter here and on Line 5 on page 2 of this form 12. \_\_\_\_\_

**LOCAL AND STATE PERMITS AND ACT 250 CERTIFICATES**

Buyer(s) and Seller(s) certify as follows:

A. That they have investigated and disclosed to every party to this transaction all of their knowledge relating to flood regulations, if any, affecting the property.

B. That the seller(s) advised the buyer(s) that local and state building regulations, zoning regulations and subdivision regulations and wastewater system and potable water supply rules under 10 V.S.A. Chapter 64 pertaining to the property may limit significantly the use of the property.

C. That this transfer is in compliance with or is exempt from the wastewater system and potable water supply rules of the Agency of Natural Resources for the following reasons:

- This property is the subject of Permit Number \_\_\_\_\_ and is in compliance with said permit, or
- This property and any related parcel is exempt from the wastewater system and potable water supply rules because (see instructions for exemptions):
  - Parcel to be sold: Exemption Number \_\_\_\_\_
  - Parcel retained: Exemption Number \_\_\_\_\_

Seller(s) further certifies as follows:

D. That this transfer of real property and any development thereon is in compliance with or exempt from 10 V.S.A. Chapter 151, Vermont's Land Use and Development law (Act 250), for the following reason:

- This property is the subject of Act 250 Permit Number 5100732 and is in compliance with said permit, or
- This property is exempt from Act 250 because (list exemption number from Line D in instructions): \_\_\_\_\_

E. That this transfer (does not/strike one) result in a partition or subdivision of land. Note: If it does, an Act 250 Disclosure Statement must be attached to this return before filing with the town clerk (see Line E instructions).

**WITHHOLDING CERTIFICATION**

Buyer(s) certifies that Vermont income tax has been withheld from the purchase price and will be remitted to the Commissioner of Taxes with Form RW-171 within 30 days from the transfer.

OR that the transfer is exempt from income tax withholding for the following reason (check one):

- Under penalties of perjury, seller(s) certifies that at the time of transfer, each seller was a resident of Vermont or an estate.
- Buyer(s) certifies that the parties obtained withholding certificate number \_\_\_\_\_ from the Commissioner of Taxes in advance of this sale.
- Buyer(s) certifies that this is a transfer without consideration. (See instructions for Form RW-171.)
- Seller(s) is a mortgagee conveying the mortgaged property to a mortgagee in a foreclosure or transfer in lieu of foreclosure, with no additional consideration.

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**C. PROPERTY LOCATION**

Number and Street or Road Name \_\_\_\_\_  
UNIT 11 GRANITE T HANGAR CONDOMINIUM

City or Town \_\_\_\_\_ State VT

WARREN

**D. DATE OF CLOSING**

03 12 2009

**E. INTEREST IN PROPERTY** - Write the number from the list 1 If "I", enter % interest here \_\_\_\_\_ %

- Fee Simple
- Undivided 1/2 Interest
- Time-Share
- Easement/Rov
- Life Estate
- Undivided % Interest
- Lease
- Other

**F. LAND SIZE** (Acre or fraction thereof) \_\_\_\_\_ ±

**G. SPECIAL FACTORS**  If sale was between family members, enter number from list below  Check if development rights have been conveyed

- Husband/Wife
- Parent/Child
- Grandparent/Grandchild
- Other

**H. FINANCING:**  Conventional/Bank  Owner Financing  Other

**I. TYPE OF BUILDING CONSTRUCTION AT THE TIME OF TRANSFER** (Check all that apply)

- None
- Factory
- Single Family Dwelling
- Seasonal Dwelling
- Farm Buildings
- Multi-Family with Dwelling Units Transferred
- Mobile Home
- Condominium with Units Transferred
- Store
- Residential New Construction
- Other: HANGAR

**J. SELLER'S USE OF PROPERTY BEFORE TRANSFER** 7

- Primary Residence
- Open Land
- Commercial
- Industrial
- Secondary Residence
- Operating Farm
- Government Use
- Other: HANGAR

**K. BUYER'S USE OF PROPERTY AFTER TRANSFER** 7

- Primary Residence
- Open Land
- Commercial
- Industrial
- Secondary Residence
- Operating Farm
- Government Use
- Other: HANGAR

**L. AGRICULTURAL/UNMANGLED FOREST LAND USE VALUE PROGRAM, 32 V.S.A. Chapter 124**

- Check if property being conveyed is subject to a land use charge tax lien
- Check if new owner elects to continue enrollment of eligible property

**M. TOTAL Price Paid** \_\_\_\_\_

**N. Price paid for Personal Property** \_\_\_\_\_

**O. Price paid for Real Property** \_\_\_\_\_

State type of Personal Property \_\_\_\_\_

If price paid for Real Property is less than fair market value, please explain: \_\_\_\_\_

**P. Value of purchaser's principal residence** (See instructions) \_\_\_\_\_

**Q. Fair market value of property enrolled in current use program** \_\_\_\_\_

**R. Fair market value of qualified working farm** \_\_\_\_\_

**S. PROPERTY TRANSFER TAX DUE** from rate schedule on page 2 of this form. \_\_\_\_\_

**T. COMPLETE RATE SCHEDULE FOR ALL TRANSFERS.** Make checks payable to VERMONT DEPARTMENT OF TAXES. \_\_\_\_\_

**U. DATE SELLER ACQUIRED** 01 03 1994

**V. IF A VERMONT LAND GAINS TAX RETURN IS NOT BEING FILED**, file exemption(s) from instructions on page 4 of this booklet: 01 02 \_\_\_\_\_

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**SIGNATURES**

We hereby swear and affirm that this return, including all certificates, is true, correct and complete to the best of our knowledge.

**SELLER(S)**

Signature \_\_\_\_\_ Date 3/12/2009

Signature \_\_\_\_\_ Date \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

**BUYER(S)**

Signature \_\_\_\_\_ Date 3/12/2009

Signature \_\_\_\_\_ Date 3/12/2009

Signature \_\_\_\_\_ Date \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Prepared by (print or type) DENICK & DENICK, P.C. Preparer's Signature \_\_\_\_\_

Preparer's Address P.O. BOX 25 Buyer's Representative \_\_\_\_\_

WATTSFIELD, VT 05673 Buyer's Representative Telephone \_\_\_\_\_

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

**THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK**

Book Number 199 Page Number 394-95 Grand List year of 2008

City or Town Warren Date of Record 03 12 2009

Used Value 21,800.00 Parcel ID Number 331011

Grand List Category SPAN 690 219 11942

**ACKNOWLEDGMENT**

Return received (including certificates and Act 250 disclosure statement) and tax paid.

SIGNED \_\_\_\_\_, Clerk DATE 3/12/09

Please use the following 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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