

**Mendon, VT - Property Database - Detail Result**

Last Updated: May 27, 2025 | Official copies of data must be obtained at the Mendon City Office.

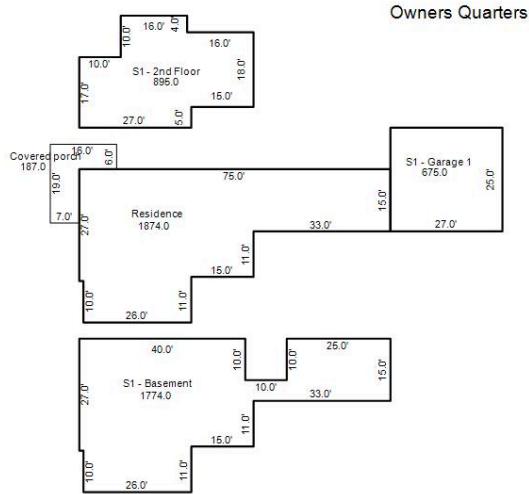
Powered by

www.nemrc.com

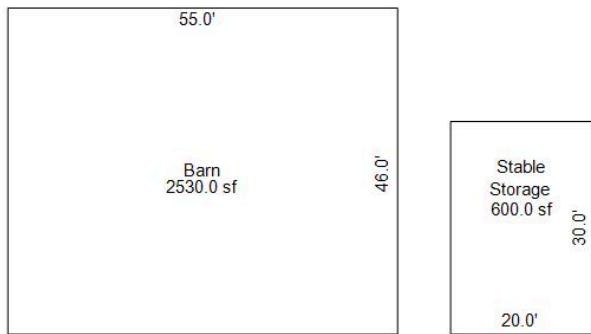
Owner Information		Parcel Value Information	
Parcel Owner	070011011 RCVM LLC 54 RED CLOVER LN MENDON, VT 05701	Land Value	266,600 Homestead 1,066,800
Location Sec/TWP/Range	54 RED CLOVER LN (PVT)	Dwelling Value	913,500 Housesite 965,200
Descr	12.8A; COMM & RESID BLDG	Site Imprmnt	17,000
		Outbuildings	55,100
		Total	1,252,200
Parcel Information			
Sales Information			
Book	15 SPAN 384-119-12254		
Acres	12.8 Status A - Active		
Page	107 Sale Date 2021-12-15		
	815 Sale Price 1,295,000		

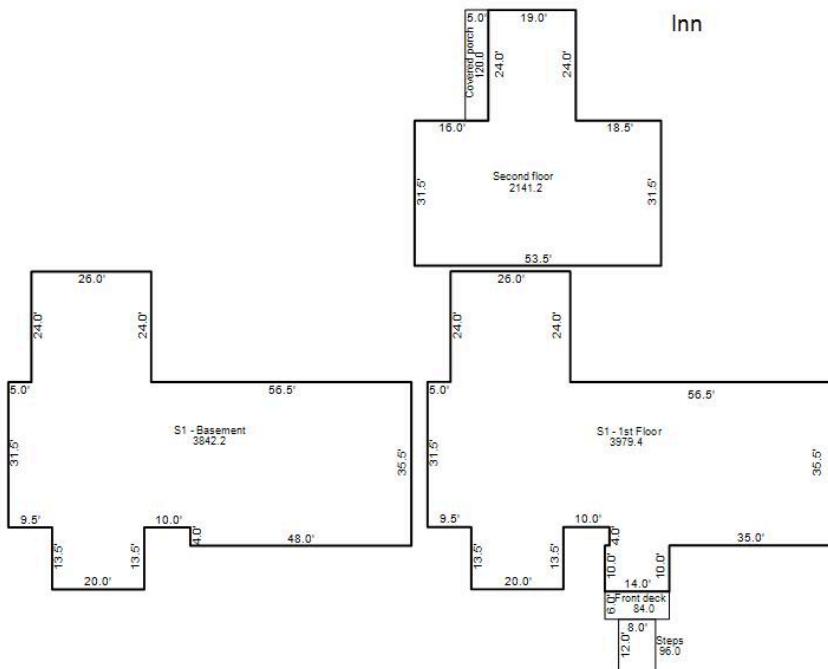
BUILDING	Total Rooms	5	Year Built	1950	Building SF	8890.00	Energy Adj	Good	Roughins	1
	Bedrooms	3	Effect Age	30	Quality	4.00	Bsmt Wall	Conc 8in	Plumb Fixt	10
	Full Baths	4	Condition	Average	Style	1.5 Fin	Bsmt SF	5616	Fireplaces	1
	Half Baths	1	Phys Depr	21	Design	Colonial	Bsmt Fin		Porch	271
	Kitchens	1	Funct Depr	10	Bldg Type	Single	Bsmt Fin SF		Gar/Shed	675
Notes	070011.011 & 070011.012 Combined 1998; Red Clover Inn 01-01-01 sale \$1,095,000 02-04-08 sale \$600,000 06-23-08; 14 room + manager's quarters (farm house); 60+- seat restaurant 12-16-08; major renovation after sale 911: INCLUDES #'S 54, 70, 109 02-03-2020 reapp insp; Sec #1 is owner/staff building E911 109 Red Clover Sec #2 is apt/guest room E911 70 Red Clover Sec #3 is Inn/restaurant E911 54 Red Clover 01-26-2021 Zillow \$1,495,000 12-2021 sold \$1,295,000									
BUILDING	Total Rooms	7	Year Built	1978	Building SF	3676.00	Energy Adj	Good	Roughins	
	Bedrooms	7	Effect Age	20	Quality	4.00	Bsmt Wall	Stone	Plumb Fixt	24
	Full Baths	7	Condition	Average	Style	1.5 Fin	Bsmt SF	800	Fireplaces	
	Half Baths		Phys Depr	17	Design	Colonial	Bsmt Fin		Porch	
	Kitchens		Funct Depr	10	Bldg Type	Single	Bsmt Fin SF		Gar/Shed	
Notes	Sec #2 is Apt/ 7 guest rooms E911 70 Red Clover									
BUILDING	Total Rooms	16	Year Built	1842	Building SF	6121.00	Energy Adj	Good	Roughins	1
	Bedrooms	7	Effect Age	20	Quality	4.50	Bsmt Wall	Stone	Plumb Fixt	35
	Full Baths	10	Condition	Average	Style	1.5 Fin	Bsmt SF	3842	Fireplaces	5
	Half Baths	2	Phys Depr	17	Design	Colonial	Bsmt Fin		Porch	324
	Kitchens	1	Funct Depr	10	Bldg Type	Single	Bsmt Fin SF		Gar/Shed	
Notes	Sec #3 in Inn/restaurant E911 54 Red Clover									
LAND	Land	1	Area	2.00	Grade	2.00	Frontage		Depth	
LAND	Land	5	Area	10.80	Grade	1.00	Frontage		Depth	

**Sketch**

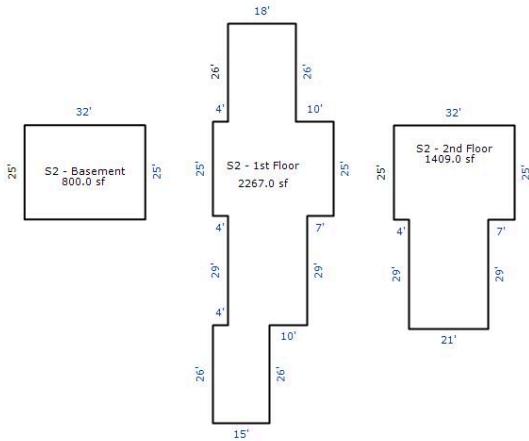


## Carriage House





Sec #2  
Apt/Guest rooms  
70 Red Clover



PAYABLE TO:  
MAIL TO:

**TOWN OF MENDON**  
2282 US ROUTE 4  
MENDON, VT 05701

**TAX BILL**

(802) 775-1662

This is the ONLY bill you will receive. Please forward it to new owner if property is sold.

PARCEL ID	BILL DATE	TAX YEAR	Taxes unpaid after the 1st due date are late. 1% interest per month SHALL be added. Taxes unpaid after the last due date are delinquent. In addition to the interest, an 8% penalty SHALL be assessed.
070011011.	11/03/2025	2025/2026	

Description: 12.8A; COMM & RESID BLDG

Location: 54 RED CLOVER LN (PVT)

SPAN # 384-119-12254 SCL CODE: 119  
TOTAL PARCEL ACRES 12.80

OWNER  
RCVM LLC  
54 RED CLOVER LN  
MENDON VT 05701

FOR INCOME TAX PURPOSES

ASSESSED VALUE		NONHOMESTEAD
REAL	1,252,200	1,252,200
<b>TOTAL TAXABLE VALUE</b>	<b>1,252,200</b>	<b>1,252,200</b>
<b>GRAND LIST VALUES</b>	<b>12,522.00</b>	<b>12,522.00</b>

MUNICIPAL TAXES			EDUCATION TAXES		
TAX RATE NAME	TAX RATE	GRAND LIST =	TAXES	TAX RATE NAME	TAX RATE
TOWN	0.5165	x12,522.00=	6,467.60	NON HOMESTEAD EDUCATION	1.5950
LOCAL AGREEMENT	0.0012	x12,522.00=	15.03		x12,522.00=
				1.7030 (state rate) / 106.77% (CLA ÷ SA) = 1.5950	19,972.59
				<b>Payments</b>	<b>TOTAL EDUCATION TAX</b>
				1 09/08/2025	19,972.59
				13,227.61	0.00
				2 03/09/2026	EDUCATION NET TAX DUE
				13,227.61	19,972.59
					<b>TAX SUMMARY</b>
					<b>Municipal + Education</b>
					<b>TOTAL TAX</b>
			6,482.63		26,455.22
					<b>TOTAL STATE PAYMENT</b>
			0.00		0.00
					<b>TOTAL NET TAX DUE</b>
			6,482.63		26,455.22

DETACH THE STUBS BELOW AND RETURN WITH YOUR PAYMENT

<b>TOWN OF MENDON</b>	
<b>TAX YEAR</b> 2025/2026	
<b>1ST PAYMENT DUE</b>	
09/08/2025	
<b>OWNER NAME</b>	
RCVM LLC	
<b>PARCEL ID</b>	
070011011.	
<b>AMOUNT DUE</b>	13227.61
<b>AMOUNT PAID</b>	

Make checks payable to:  
Town of Mendon.  
  
Pay Online:  
mendonvt.gov  
  
Postmarks ARE accepted as timely payment.  
  
Cash is not accepted over \$200

<b>TOWN OF MENDON</b>	
<b>TAX YEAR</b> 2025/2026	
<b>2ND PAYMENT DUE</b>	
03/09/2026	
<b>OWNER NAME</b>	
RCVM LLC	
<b>PARCEL ID</b>	
070011011.	
<b>AMOUNT DUE</b>	13227.61
<b>AMOUNT PAID</b>	

Make checks payable to:  
Town of Mendon.  
  
Pay Online:  
mendonvt.gov  
  
Postmarks ARE accepted as timely payment.  
  
Cash is not accepted over \$200

107 815

Barcode ID: 77584 Type: LAN  
 Recorded: 12/20/2021 at 04:40:00 PM  
 Fee Amt:  
 Mendon, Vermont, Town Clerk's Office  
 Nancy Gondella - Town Clerk  
 Page 1 of 3

**WARRANTY DEED**

BK 107 PG 815-817

KNOW ALL PERSONS BY THESE PRESENTS THAT T.P. HOSPITALITY

LLC, a Vermont corporation with offices in the Town of Mendon, in the County of Rutland and State of Vermont, Grantor, in consideration of TEN AND MORE DOLLARS (\$10.00) paid to its full satisfaction by RCVM, LLC, a Vermont Limited Liability company with principal place of business in Mendon, in the County of Rutland and State of Vermont, Grantee, by these presents does freely GIVE, GRANT, CONVEY and CONFIRM unto the said Grantee, RCVM, LLC, and its successors and assigns forever, a certain parcel of land in the Town Mendon, County of Rutland and State of Vermont, described as follows:

Being all the same lands and premises as conveyed to T.P. Hospitality, LLC by Warranty Deed of GTFOOT, LLC dated February 1<sup>st</sup>, 2008, and recorded in Book 88, page 266 of the Town of Mendon Land Records, and more particularly described as follows:

Being all and the same lands and premises conveyed to GTFOOT, LLC by Harris L. Zuckerman and Susan R. Zuckerman by Warranty Deed dated February 1, 2001, and recorded at Book 64, Page 514 of the Mendon Land Records.

Also being all and the same lands and premises conveyed to Harris L. Zuckerman and Susan R. Zuckerman by limited warranty deed of Chittenden Trust Company d/b/a Chittenden Bank dated June 21, 1993 and recorded June 23, 1993 in Book 48, Page 40 of the Land Records of Mendon, Vermont.

PARCEL A: Beginning at a point in the easterly line of Woodward Road, which point marks a southerly corner of lands now or formerly of Hussak, and at the southwesterly end of a stonewall; thence N 33 degrees 56' East along said stone wall and the southeasterly line of Hussak a distance of 435 feet to a point; thence S 19 degrees 02' East a distance of 439 feet to a point; thence S 45 degree 40' East a distance of 25 feet to a point; thence N 63 degrees 55' East a distance of 130 feet to a point; thence N 81 degrees 05' East a distance of 80 feet to a point; thence S 77 degrees 25' East a distance of 45 feet to a point; thence S 01 degrees 35' West a distance of 135 feet to a point; thence S 09 degrees 55' East a distance of 224.97 feet to a point in the northerly line of lands now or formerly of Odyssey Enterprises, Inc., thence S 77 degrees 57' West along the northerly line of said Odyssey Enterprises, Inc., a distance of 182 feet to an iron pipe in the easterly line of Woodward Road; thence

northwesterly and turning northerly along the easterly line of Woodward Road a distance of 680 feet, more or less, to the point and place of beginning. Containing 5.7 acres, more or less.

Said lands and premises are subject to easements and rights of way as set forth in a Warranty Deed from Dennis Tallagnon and Bonnie R. Tallagnon to Elliot and Mary T. Schwartz recorded dated June 30<sup>th</sup>, 1988 and recorded in Book 38, page 179 of the Town of Mendon Land Records reference to said Deed and land records may be had for a further and more particular description of the aforementioned Warranty Deed.

PARCEL B; Beginning at a point in the southeasterly line of lands now or formerly of Hussak; which point is N 33 degrees 56' East a distance of 435 feet from an iron pipe at the southwesterly end of the stonewall and in the easterly line of Woodward Road (being the point of beginning of the "Red Clover Inn" Parcel described above); thence from said point of beginning N 33 degrees 56' East along said stonewall and the southeasterly line of Hussak a distance of 311.25 feet to an iron pipe marking a southwesterly corner of lands now or formerly of Old Turnpike Corp.; thence N 83 degrees 28' East along the southerly line of said Old Turnpike Corp. a distance of 139.46 feet to an iron pipe; thence N 83 degrees 53' 30" East along the southerly line of said Old Turnpike Corp. a distance of 159.55 feet to an iron pipe; thence approximately S 27 degrees 51' East a distance of 444 feet, more or less, to a point; thence S 61 degrees 40' West a distance of 135 feet to a point; thence S 49 degrees 55' West a distance of 130 feet to a point; thence S 25 degrees 40' West a distance of 137 feet to a point, thence N 77 degrees 25' West a distance of 45 feet to a point; thence S 81 degrees 05' West a distance of 80 feet to a point, thence S 63 degrees 55' West a distance of 130 feet to a point; thence N 45 degrees 40' West a distance of 25 feet to a point; thence approximately N 19 degrees 02' West a distance of 439 feet, more or less, to the point and place of beginning. Containing 7.1 acres.

There is included in this conveyance those rights of way and easements specifically referred to as No.3 (Driveways right of way and easement) and No.4 (Common Water Systems) in the deed from Dennis J. Tallagnon and Bonnie R. Tallagnon to Elliot and Mary T. Schwartz dated July 8, 1986 and recorded in Book 33, page 333 of the Mendon Land Records.

There is specifically reserved to Dennis J. Tallagnon and Bonnie R. Tallagnon, husband and wife, their heirs and assigns, those rights of way and easements No. 1 (Sewer line right of way and easement) and No.2 (Road right of way and easement) referred to in the above referenced deed from Dennis J. Tallagnon and Bonnie R. Tallagnon to Elliot Schwartz and Mary T. Schwartz dated July 8, 1986 and recorded in Book 33, Page 33 (sic) of the Mendon Land Records.

This conveyance is subject to Land Use Permit No. EC-1-0925, dated July 28, 1986 and recorded in Book 33, page 453 of said land records.

Also conveyed herewith, by Quit Claim only, are all lands lying within the limits of any adjoining highway right of way.

107 817

This conveyance is subject to all easements and rights of way of record.

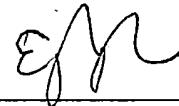
This property is known as, and has an address of 54 Red Clover Lane, Mendon, Vermont.

Reference is hereby made to the above mentioned deeds, the records thereof and the references therein contained, all in further aid of this description.

TO HAVE AND TO HOLD said granted premises with all privileges and appurtenances thereof, to the said Grantee, **RCVM, LLC**, and its successors and assigns forever, to its own use and behoof forever; and the said Grantor, **T.P. HOSPITALITY, LLC**, for itself its successors and assigns, does covenant with the said Grantee, **RCVM, LLC**, its successors and assigns forever, that until the ensealing of these presents it is the sole owner of the premises and has good right and title to convey the same in manner aforesaid, that they are free from every encumbrance, except for existing easements, restrictions, and rights of way of record and as aforesaid; (provided that this paragraph shall not reinstate any such encumbrances previously extinguished by the Marketable Record Title Act, Subchapter 7, Title 27, V.S.A.); and it hereby engages to warrant and defend the same against all lawful claims whatever.

IN WITNESS WHEREOF, the undersigned executes this deed on December 13, 2021.

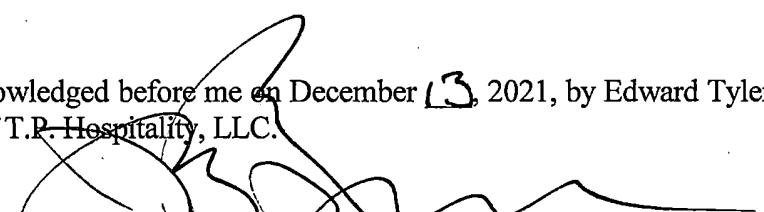
**T.P. HOSPITALITY LLC.**

By:  L.S.

Edward Tyler III,  
Duly Authorized Agent

STATE OF VERMONT  
COUNTY FRANKLIN

This record was acknowledged before me on December 13, 2021, by Edward Tyler III, Duly Authorized Agent of T.P. Hospitality, LLC.

  
Vermont Notary Public

Print Name

Commission Number:

Commission Expiration date:

Jesse D. Bugbee, Esq.

Notary Public, State of Vermont

My Commission Number: 157.0006165

My Commission Expires: 1/31/2023



## Vermont Mandatory Flood Disclosure



Date Prepared: 11/15/2025

Seller's Name(s): RCVM LLC

Property Address: 54 Red Clover Lane, Mendon, VT 05701  
Street City/Town

27 V.S.A. § 380 requires all Sellers of real property in Vermont to disclose the flood risk and status of their property to the Buyer. Sellers are required to provide a physical, electronic, or digital link to a copy of the official Flood Insurance Rate Map (FIRM) published by FEMA. It is the Seller's responsibility to locate this map, either online or through their Town office. The Federal Emergency Management Agency (FEMA) search engine can be found at <https://msc.fema.gov/portal/home>.

- A copy of the FEMA map for the Property is attached; or,
- A link to the FEMA map for the Property is as follows:

<https://msc.fema.gov/portal/search?AddressQuery=54%20red%20clover%20lane%20mendon%20vt> ; or,

- A FEMA map is unavailable for the Property or the community in which the property is located.

1	Has the Property been subject to flooding or flood damage while the seller possessed the property, including flood damage from inundation or from flood-related erosion or landslide damage?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
1a	If yes, please describe:		
2	Does the seller maintain flood insurance on the Property?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

*THE STATEMENTS IN THIS REPORT ARE MADE BY THE SELLER. THEY ARE NOT STATEMENTS OR  
REPRESENTATIONS MADE BY ANY REAL ESTATE AGENT(S).*

Seller: <span style="border: 1px solid black; padding: 2px;"><i>RCVM LLC, managing partner, Venetta S. Allen</i></span>	dotloop verified 11/17/25 4:35 PM EST VCGH-AHCT-TI9Q-4KBE	Seller: <span style="border: 1px solid black; padding: 2px;">(Signature)</span>	(Signature)
Seller: <span style="border: 1px solid black; padding: 2px;"><i>RCVM LLC, managing partner, Mark J.F. Allen</i></span>	dotloop verified 11/19/25 4:46 PM EST QTRF-RUTR-YX7C-9RHX	Seller: <span style="border: 1px solid black; padding: 2px;">(Signature)</span>	(Signature)

*Buyer acknowledges receipt of this Disclosure. It is the Buyer's responsibility to review any attached or linked maps for information regarding potential flood hazard areas affecting the Property. There may be map amendments or other information available at <https://msc.fema.gov/portal/home>.*

Buyer: <span style="border: 1px solid black; padding: 2px;">(Signature)</span>	(Date)	Buyer: <span style="border: 1px solid black; padding: 2px;">(Signature)</span>	(Date)
Buyer: <span style="border: 1px solid black; padding: 2px;">(Signature)</span>	(Date)	Buyer: <span style="border: 1px solid black; padding: 2px;">(Signature)</span>	(Date)



# DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS

## ***Required Federal Lead Warning Statement***

*Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular problem to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.*

Property Address: 54 Red Clover Lane, Mendon, VT 05701

### ***Seller's Disclosure (initial applicable sections)***

1. Presence of lead-based paint and/or lead based paint hazards:

a. Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).  
Seller has no knowledge of lead based paint and/or lead based paint hazards in the housing.

b. Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

2. Records and reports available to the Seller:

a. Seller has provided the Purchaser with all available records and reports available pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below):  
no records

b. Seller has no records or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

### ***Purchaser's Acknowledgement (initial applicable sections)***

3. Purchaser has received copies of all information listed above.

4. Purchaser has received the pamphlet *Protect Your Family from lead in Your Home*.

Seller's Initials

11/17/25

11/19/25

Buyer's Initials

Purchaser has:


- a. Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
  


- b. Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

### ***Agent's Acknowledgement (initial)***



Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

### ***Certification of Accuracy***

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information respectively provided by each of them is true and accurate.

Seller: *ROM LLC, managing partner, Venetia S. Allen* dotloop verified  
11/17/25 4:35 PM EST  
SJOB-RELV-ECNB-GKNT  
(Signature) Date

Purchaser:   
(Signature) Date

Seller: *ROM LLC, managing partner, Mark J.F. Allen* dotloop verified  
11/19/25 4:46 PM EST  
EV6V-RLPS-XMNX-ODRM  
(Signature) Date

Purchaser:   
(Signature) Date

Seller:   
(Signature) Date

Purchaser:   
(Signature) Date

Seller:   
(Signature) Date

Purchaser:   
(Signature) Date