

E-Filed

VT Form PTT-172	VERMONT PROPERTY TRANSFER TAX RETURN
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7115

xvhsxc

Web request key / Verification code

For Town Use Only

TRANSFERORS (Sellers)

CONNOLLY PRISCILLA
 196 MAQUAM SHORE ROAD
 SWANTON, VT 05488-0000

TRANSFEREES (Buyers)

LIPPA ADAM
 52 AUSTIN ROAD
 MILTON, VT 05468-0000

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

Date Acquired by Transferor: Jan-19-2001	Date of this Closing: Dec-08-2020	Land Size (acres): 0.30
Property Physical Location: 111 SOUTH MAIN STREET	City/Town: St. Albans City	SPAN# 549-173-00069
Buyer Seller relationship type:	If other, description:	
If transfer is exempt from Property Transfer Tax: 00 None	If other, description:	
Interest in property: Fee Simple	If other, description:	
If "undivided" percent of interest:	If other, description:	
Type of building construction: Multi Family	If other, description:	
Transferors use of property before transfer: Other	If other, description: RENTAL	
Transferees use of property after transfer: Other	If other, description: Rental	
Will the property be rented after transfer? Yes	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)	\$248,800.00	
Value paid or transferred for personal property	\$0.00	
Value paid or transferred for real property	\$248,800.00	
Tax Due	\$3,607.60	

Preparer's Name: TIMOTHY S HAWKINS
Preparer's Address: ST ALBANS, VT 05478-0000

Preparer's Phone: (802) 524-1434
Preparer's E-mail: timothyshawkins@comcast.net

Additional Transferor (S) / Transferee (B)

B LAURA LIPPA

52 AUSTIN ROAD MILTON VT 05468-0000

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Transferee's Name ADAM LIPPA
Property Location 111 SOUTH MAIN STREET
Date of this Closing Dec-08-2020

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.

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 regulation affecting the property.

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

Town Clerk - Sign into your myVtax account 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>291</u>	Page Number <u>201</u>	Grand List year <u>2020</u>
City or Town <u>St. Albans City</u>	Parcel ID Number <u>26079111</u>	Date of Record <u>12/11/20</u>
Grand List Value <u>175000.00</u>	Grand List Category <u>01</u>	SPAN <u>549-173-00069</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 , Clerk DATE 12/11/20

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