

E-Filed

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

1-774-595-584  
Confirmation number

7406  
Posted  
6/3/22

For Town Use Only

**TRANSFERORS (Sellers)**

CHOINIÈRE NORMAND  
9 EASTVIEW  
ST. ALBANS, VT 05478

**TRANSFEREES (Buyers)**

BATZER SHAWN  
14 BEVERLY COURT  
ST. ALBANS, VT 05478

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

Date Acquired by Transferor: Sep-25-1986 Date of this Closing: Feb-23-2022 Land Size (acres): 0.28

Property Physical Location: City/Town: SPAN# Check if property is located in multiple cities or towns   
14 BEVERLY COURT St. Albans City 549-173-10461 This sale did not involve land

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: Single Family Dwelling If other, description:

Transferors use of property before transfer: Domicile/Primary Residence If other, description:

Transferees use of property after transfer: Domicile/Primary Residence If other, description:

Will the property be rented after transfer? No 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) \$375,000.00  
Value paid or transferred for personal property \$0.00  
Value paid or transferred for real property \$375,000.00  
Tax Due \$4,487.50

Preparer's Name: CAHILL GAWNE MILL  
Preparer's Address: ST. ALBANS, VT 05478-0000

Preparer's Phone: (802) 524-5211  
Preparer's E-mail: JENNIFERDURKEE@BCGM.NET

Additional Transferor (S) / Transferee (B)

B KANDI M POULIN

14 BEVERLY COURT ST. ALBANS VT 05478-0000

Transferee's Name SHAWN BATZER  
 Property Location 14 BEVERLY COURT  
 Date of this Closing Feb-23-2022

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 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.

Town Clerk - Sign into your myVtax 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* 297	Page Number* 357	Grand List year* 2022
City or Town* St. Albans City	Parcel ID Number 25009016	Date of Record* 2-23-2022
Grand List Value 186,800	Grand List Category* R1	SPAIR* 549-173-10461
Comments, additional information, etc.		

Duplicate Return Suspected       Portion of the property sold/subdivision       Original Return Waiting on Deed  
 Deed Acknowledgment and Return Received

SIGNED Sara Onhee

Clerk DATE 3/2/2022

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