

E-Filed

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

1-180-347-904  
Confirmation number

7386  
Posted  
6/1/22

For Town Use Only

**TRANSFERORS (Sellers)**

FARR JAMES C  
87 IRISH COVE ROAD  
SOUTH BURLINGTON, VT 05403

**TRANSFEREES (Buyers)**

KOLDYS ZACKARY  
15 SMITH STREET  
ST ALBANS, VT 05478

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

Date Acquired by Transferor: Feb-18-2000      Date of this Closing: Feb-03-2022      Land Size (acres): 0.35

Property Physical Location:      City/Town:      SPAN#      Check if property is located in multiple cities or towns

15 SMITH STREET      St. Albans City      549-173-10799      This sale did not involve land

Buyer Seller relationship type:      If other, description:

If transfer is exempt from Property Transfer Tax: 00 None

Interest in property: Fee Simple      If other, description:

If "undivided" percent of interest:

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) | \$380,000.00 |
| Value paid or transferred for personal property             | \$0.00       |
| Value paid or transferred for real property                 | \$380,000.00 |
| Tax Due   | \$4,560.00   |

Preparer's Name: DEB NERBER  
Preparer's Address: COLCHESTER, VT 05446-0000

Preparer's Phone: (802) 876-7478  
Preparer's E-mail: DEB@GMLAWVT.COM

**Additional Transferor (S) / Transferee (B)**

S RUBIROSA Y FARR  
B HEATHER KOLDYS

87 IRISH COVE ROAD SOUTH BURLINGTON VT 05403-0000  
15 SMITH STREET ST ALBANS VT 05478-0000

Confirmation number  
1-180-347-904

Transferee's Name ZACKARY KOLDYS  
Property Location 15 SMITH STREET  
Date of this Closing Feb-03-2022

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*<br><u>296</u>             | Page Number*<br><u>1167</u>         | Grand List year*<br><u>2022</u>    |
| City or Town*<br>St. Albans City       | Parcel ID Number<br><u>14077015</u> | Date of Record*<br><u>2-3-2022</u> |
| Grand List Value<br><u>251,600</u>     | Grand List Category*<br><u>R1</u>   | SPAN*<br>549-173-10799             |
| Comments, additional information, etc. |                                     |                                    |

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

SIGNED Dana Galbreath

Clerk DATE 2/4/2022

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