

E-Filed

7362  
Posted  
5/31/22

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

1-565-855-232  
Confirmation number

For Town Use Only

**TRANSFERORS (Sellers)**

DURFEE REAGAN  
7 EWELL COURT  
ST. ALBANS, VT 05478

**TRANSFEREES (Buyers)**

MAXWELL THERESA M  
1 EWELL COURT  
ST. ALBANS, VT 05478

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

Date Acquired by Transferor: Jun-08-1987

Date of this Closing: Dec-07-2021 Land Size (acres): ~~0.11~~ 0.31

Property Physical Location:

1 EWELL COURT

City/Town:

St. Albans Town

SPAN#

~~552-174-10084~~

549-173-10084  
If other, description:

Check if property is located in multiple cities or towns

This sale did not involve land

Buyer Seller relationship type:

If transfer is exempt from Property Transfer Tax: 00 None

Interest in property: Fee Simple

If "undivided" percent of interest:

Type of building construction: Single Family Dwelling

Transferors use of property before transfer: Domicile/Primary Residence

Transferees use of property after transfer: Domicile/Primary Residence

Will the property be rented after transfer? No

Have development rights been conveyed separately? No

Does the transferee hold title to any adjoining property: No

If other, description:

If other, description:

If other, description:

If other, description:

Enrolled in the Current Use Program? No

New owner elects to continue current use enrollment? No

Value paid or transferred as defined in 32 V.S.A. § 9601(6)

\$233,000.00

Value paid or transferred for personal property

\$0.00

Value paid or transferred for real property

\$233,000.00

Tax Due

\$2,428.50

Preparer's Name: TIMOTHY G. HURLBU  
Preparer's Address: ST. ALBANS, VT 05478-0000

Preparer's Phone: (802) 527-7200  
Preparer's E-mail: CONNIE@VTLAW.US

Additional Transferor (S) / Transferee (B)

Transferee's Name           THERESA M. MAXWELL            
 Property Location           1 EWELL COURT            
 Date of this Closing           Dec-07-2021          

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* <u>296</u>	Page Number* <u>392</u>	Grand List year* <u>2022</u>
City or Town* St. Albans Town	Parcel ID Number <u>25028001</u>	Date of Record* <u>12.07.2021</u>
Grand List Value <u>104,000</u>	Grand List Category* <u>B1</u>	SPAN* 552-174-10084
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 Gahree          

Clerk DATE           12/27/21          



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