

E-Filed

VT Form PTT-172	VERMONT PROPERTY TRANSFER TAX RETURN
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1-405-339-904
Confirmation number



For Town Use Only

TRANSFERORS (Sellers)

BRANCO RACHEL SARAH
33 FIELD RIDGE DRIVE
MILTON, VT 05468

TRANSFEREES (Buyers)

POZO DAVID J
21 EDWARD STREET
ST. ALBANS CITY, VT 05478

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

Date Acquired by Transferor: May-13-2021	Date of this Closing: Jul-10-2023	Land Size (acres): 0.15
Property Physical Location: 21 EDWARD STREET	City/Town: St. Albans City	SPAN# 549-173-01003
Buyer Seller relationship type:	If other, description:	Check if property is located in multiple cities or towns <input type="checkbox"/>
If transfer is exempt from Property Transfer Tax: 00 None	If other, description:	This sale did not involve land <input type="checkbox"/>
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)	\$325,000.00	
Value paid or transferred for personal property	\$0.00	
Value paid or transferred for real property	\$325,000.00	
Tax Due	\$3,762.50	

Preparer's Name: HURLBUT, GLITMAN
Preparer's Address: ST. ALBANS, VT 05478-0000

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

Additional Transferor (S) / Transferee (B)

B HANNAH M HAHN

21 EDWARD STREET ST. ALBANS CITY VT 05478-0000

Transferee's Name DAVID J. POZO
 Property Location 21 EDWARD STREET
 Date of this Closing Jul-10-2023

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* 301	Page Number* 965	Grand List year* 2023
City or Town* St. Albans City	Parcel ID Number 23029021	Date of Record* 7/10/23
Grand List Value 145,000	Grand List Category* R1	SPAN* 549-173-01003
Comments, additional information, etc.		

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

SIGNED *Rob Rittay* Clerk DATE 7/31/23

