

VT Form
PTT-172 VERMONT
PROPERTY TRANSFER TAX RETURN

2-140-753-408
Confirmation number

7388 *Posted 6/1/22*

For Town Use Only

TRANSFERORS (Sellers)

PHC HOLDINGS, LLC
594 MAQUAM SHORE ROAD
SWANTON, VT 05488

TRANSFEREES (Buyers)

TOOF IAN
24 LAKEVIEW TERRACE
ST ALBANS, VT 05478

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

Date Acquired by Transferor: Feb-12-2021 Date of this Closing: Jan-31-2022 Land Size (acres): 0.25

Property Physical Location: 24 LAKEVIEW TERRACE City/Town: St. Albans City SPAN#: 549-173-10814
Check if property is located in multiple cities or towns
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: If other, description:

Type of building construction: Single Family Dwelling If other, description:

Transferors use of property before transfer: Other If other, description: Investment

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) \$410,000.00
Value paid or transferred for personal property \$0.00
Value paid or transferred for real property \$410,000.00
Tax Due \$4,995.00

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

Preparer's Phone:
Preparer's E-mail: MELISSAMONTAGNE@BCGM.NET

Additional Transferor (S) / Transferee (B)

GABRIELLE PICARD

24 LAKEVIEW TERRACE ST ALBANS VT 05478-0000

Resale within 1 year

Transferee's Name IAN TOOF
 Property Location 24 LAKEVIEW TERRACE
 Date of this Closing Jan-31-2022

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* 4	Grand List year* 2022
City or Town* St. Albans City	Parcel ID Number 11050024	Date of Record* 1-31-2022
Grand List Value 193,700	Grand List Category* R1	SPAN* 549-173-10814
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 Galilee

Clerk DATE 2/4/2022

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