

7021

VT Form PTT-172 VERMONT PROPERTY TRANSFER TAX RETURN

2tnq88

Web request key / Verification code

For Town Use Only

TRANSFERORS (Sellers)

HELEN A. GINGRAS REVOCABLE TRUST DATED J
4 WOOD PLOT ROAD
LOUDONVILLE, NY 12211-0000

TRANSFEREES (Buyers)

BIRON PAUL
25 MESSENGER STREET
ST. ALBANS CITY , VT 05478-0000

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

Date Acquired by Transferor: May-29-1953 Date of this Closing: Aug-13-2020 Land Size (acres): 0.45

Property Physical Location: 25-27 MESSENGER STREET City/Town: St. Albans City SPAN#: 549-173-00144 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: Type of building construction: Multi Family If other, description:

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

Transferees use of property after transfer: Other If other, description: Rental

Will the property be rented after transfer? Yes 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: Yes

Table with 2 columns: Description (Value paid or transferred as defined in 32 V.S.A. § 9601(6), Value paid or transferred for personal property, Value paid or transferred for real property, Tax Due) and Amount (\$185,000.00, \$0.00, \$185,000.00, \$2,682.50)

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

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

Additional Transferor (S) / Transferee (B)

B EMILY BIRON

25 MESSENGER STREET ST. ALBANS CITY VT 05478-0000

Transferee's Name PAUL BIRON  
Property Location 25-27 MESSENGER STREET  
Date of this Closing Aug-13-2020

**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 regulation affecting the property.

To determine if the property is in compliance with or exempt from these rules, contact the relevant agency.

**Town Clerk** - Sign into your myVtax account 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>289</u>	Page Number <u>605</u>	Grand List year <u>2020</u>
City or Town <u>St. Albans City</u>	Parcel ID Number <u>11059025</u>	Date of Record <u>8/31/20</u>
Grand List Value <u>184800.00</u>	Grand List Category <u>01</u>	SPAN <u>549-173-00144</u>
Comments, additional information, etc.		

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

SIGNED , Clerk     DATE 8/31/20

