

E-Filed

VT Form PTT-172	VERMONT PROPERTY TRANSFER TAX RETURN
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1-456-264-704
Confirmation number

7340

02/25/2022



For Town Use Only

TRANSFERORS (Sellers)

PARENT FAMILY TRUST
854 PATTEE HILL ROAD
GEORGIA, VT 05468

TRANSFEREES (Buyers)

LARSEN ELIZABETH
41 HEFFLON LANE
ST. ALBANS, VT 05478

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

Date Acquired by Transferor: Feb-13-2013	Date of this Closing: Nov-23-2021	Land Size (acres): 0.00
Property Physical Location:	City/Town:	SPAN#
41 HEFFLON LANE	St. Albans City	549-173-11493
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		This sale did not involve land <input checked="" type="checkbox"/>
Interest in property: Fee Simple	If other, description:	
If "undivided" percent of interest:	If other, description:	
Type of building construction: Condominium	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)	\$309,000.00	
Value paid or transferred for personal property	\$0.00	
Value paid or transferred for real property	\$309,000.00	
Tax Due	\$3,530.50	

Preparer's Name: DANIEL S. TRIGGS
Preparer's Address: MILTON, VT 05468-0000

Preparer's Phone: (802) 893-4511
Preparer's E-mail: DANTRIGGSLAWFIRM@COMCAST.NET

Additional Transferor (S) / Transferee (B)

Confirmation number
1-456-264-704

Transferee's Name ELIZABETH LARSEN
Property Location 41 HEFFLON LANE
Date of this Closing Nov-23-2021

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>295</u>	Page Number* <u>1185</u>	Grand List year* <u>2022</u>
City or Town* <u>St. Albans City</u>	Parcel ID Number <u>11131041</u>	Date of Record* <u>11-23-2021</u>
Grand List Value <u>177,700</u>	Grand List Category <u>B1</u>	SPAN* <u>549-173-11493</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 Sara Colwell Clerk DATE 11/29/2021

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