

E-Filed

VT Form
PTT-172 VERMONT
PROPERTY TRANSFER TAX RETURN

1-758-711-296
Confirmation number

7389
Posted
6/11/22

For Town Use Only

TRANSFERORS (Sellers)

KOLDYS ZACHARY
15 SMITH STREET
ST ALBANS, VT 05478

TRANSFEREES (Buyers)

CROFTS JR GORDON
42 FARRAR ST
ST ALBANS, VT 05478

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

Date Acquired by Transferor: Aug-15-2015 Date of this Closing: Feb-03-2022 Land Size (acres): 0.29

Property Physical Location: 42 FARRAR ST City/Town: St. Albans City SPAN#: 549-173-01000
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 If other, description:

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: Secondary 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)	\$320,000.00
Value paid or transferred for personal property	\$0.00
Value paid or transferred for real property	\$320,000.00
Tax Due	\$4,640.00

Preparer's Name: HANNAH LAFLAM
Preparer's Address: ST. ALBANS, VT 05488-0000

Preparer's Phone: (802) 524-9546
Preparer's E-mail: HLAFLAM@KISSANELAW.COM

Additional Transferor (S) / Transferee (B)

S HEATHER KOLDYS
B ELLEN L BUSHEY

15 SMITH STREET ST ALBANS VT 05478-0000
42 FARRAR ST ST ALBANS VT 05478-0000

Transferee's Name GORDON CROFTS JR
 Property Location 42 FARRAR ST
 Date of this Closing Feb-03-2022

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* <u>297</u>	Page Number* <u>56</u>	Grand List year* <u>2022</u>
City or Town* <u>St. Albans City</u>	Parcel ID Number <u>11032042</u>	Date of Record* <u>02.03.2022</u>
Grand List Value <u>169,600</u>	Grand List Category <u>R1</u>	SPAN* 549-173-01000
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 G. [Signature]

Clerk DATE 2/8/2022

