

7342

VT Form PTT-172 VERMONT PROPERTY TRANSFER TAX RETURN

1-599-993-344 Confirmation number

For Town Use Only

TRANSFERORS (Sellers)

TRANSFEREES (Buyers)

CITY OF ST. ALBANS, 100 N MAIN ST, SAINT ALBANS, VT 05478-1667

THE COURT HOUSE, LLC, 9534 VERMONT ROUTE 36, EAST FAIRFIELD, VT 05448

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

Date Acquired by Transferor: May-14-2021 Date of this Closing: Nov-24-2021 Land Size (acres): 0.32
Property Physical Location: 45 KINGMAN STREET City/Town: St. Albans City SPAN#: 549-173-01692
Buyer Seller relationship type: If transfer is exempt from Property Transfer Tax: 00 None
Interest in property: Fee Simple If "undivided" percent of interest:
Type of building construction: Office Buildings
Transferors use of property before transfer: Government Use
Transferees use of property after transfer: Commercial
Will the property be rented after transfer? Yes
Have development rights been conveyed separately? No
Does the transferee hold title to any adjoining property: No
Value paid or transferred as defined in 32 V.S.A. § 9601(6) \$50,000.00
Value paid or transferred for personal property \$0.00
Value paid or transferred for real property \$50,000.00
Tax Due \$725.00

Preparer's Name: PAUL FRANK + COLL Preparer's Address: BURLINGTON, VT 05402-1307

Preparer's Phone: (802) 658-2311 Preparer's E-mail: BGOULD@PFCLAW.COM

Additional Transferor (S) / Transferee (B)

Transferee's Name THE COURT HOUSE, LLC  
 Property Location 45 KINGMAN STREET  
 Date of this Closing Nov-24-2021

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* 296	Page Number* 31	Grand List year* 2022
City or Town* St. Albans City	Parcel ID Number 23048035	Date of Record* 2.24.2021
Grand List Value 81,500	Grand List Category* C	SPAN* 549-173-01692
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 12/1/2021

