


E-Filed

VT Form PTT-172	VERMONT PROPERTY TRANSFER TAX RETURN
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1-946-059-008
Confirmation number

7542


TRANSFERORS (Sellers)

MCCMAHON DIANE
302 SOUTH MAIN
ST. ALBANS , VT 05478

For Town Use Only

TRANSFEREES (Buyers)

LANGEVIN SR ROBERT L
320 SOUTH MAIN STREET
ST. ALBANS , VT 05478

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

Date Acquired by Transferor: Feb-16-2022		Date of this Closing: Feb-16-2022		Land Size (acres): 0.00	
Property Physical Location:	City/Town:	SPAN#	Check if property is located in multiple cities or towns <input type="checkbox"/>		
47 NASON STREET LOT 31	St. Albans City	549-173-00322	This sale did not involve land <input checked="" type="checkbox"/>		
Buyer Seller relationship type:	If other, description:				
If transfer is exempt from Property Transfer Tax: 04 - 32 V.S.A. § 9603 (4)	If other, description:				
Interest in property: Fee Simple	If other, description:				
If "undivided" percent of interest:	If other, description:				
Type of building construction: Mobile Home	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? 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: No					
Value paid or transferred as defined in 32 V.S.A. § 9601(6)	\$0.00				
Value paid or transferred for personal property	\$0.00				
Value paid or transferred for real property	\$0.00				
Tax Due	\$0.00				

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)

FRED MCCMAHON

320 SOUTH MAIN STREET ST. ALBANS VT 05478-0000

Transferee's Name ROBERT L. LANGEVIN SR
Property Location 47 NASON STREET LOT 31
Date of this Closing Feb-16-2022

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* 299	Page Number* 879	Grand List year* 2023
City or Town* St. Albans City	Parcel ID Number 26107051	Date of Record* 2/16/22
Grand List Value 17,900	Grand List Category* MHU	SPAN* 549-173-00322
Comments, additional information, etc.		

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

SIGNED [Signature]

Clerk DATE 11/20/22



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