

VT Form  
**PTT-172** VERMONT  
**PROPERTY TRANSFER TAX RETURN**

1-478-872-576  
Confirmation number

7396  
Posted  
6/1/22

For Town Use Only

**TRANSFERORS (Sellers)**

FRECHETTE SHANNON L  
40 NORTH MAIN STREET # 1  
ALBURGH, VT 05440

**TRANSFEREES (Buyers)**

GREENBERG WALTER  
P.O. BOX 164  
UNDERHILL, VT 05489

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

Date Acquired by Transferor: May-17-2004      Date of this Closing: Feb-11-2022      Land Size (acres): 0.30

Property Physical Location:      City/Town:      SPAN#      Check if property is located in multiple cities or towns

5 HODGES COURT      St. Albans City      549-173-01630      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: Single Family Dwelling      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: investment

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)	\$168,500.00
Value paid or transferred for personal property	\$0.00
Value paid or transferred for real property	\$168,500.00
Tax Due	\$2,443.25

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 HOPE GREENBURG

P.O. BOX 164 UNDERHILL VT 05489-0000

Transferee's Name WALTER GREENBERG  
 Property Location 5 HODGES COURT  
 Date of this Closing Feb-11-2022

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>174</u>	Grand List year* <u>2022</u>
City or Town* <u>St. Albans City</u>	Parcel ID Number <u>25041005</u>	Date of Record* <u>2-11-2022</u>
Grand List Value <u>120,000</u>	Grand List Category <u>21</u>	SPAN* <u>549-173-01630</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 Sarah Collier

Clerk DATE 2/15/2022

