E-Filed

VT Form PTT-172	VERMONT PROPERTY TRANSFER TAX RETURN

v869qr

Web request key / Verification code

.6939

For Town Use Only

TRANSFERORS (Sellers)

ESTATE OF ELEANOR SENESAC
512 OAKLINE DRIVE
HOOVER, AL 35226-0000

TRANSFEREES (Buyers)

CASAVANT JOHN
67 BRAINERD STREET
ST. ALBANS, VT 05478-0000

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

Date Acquired by Transferor: Sep-04-1951 **Date of this Closing:** Apr-07-2020 **Land Size (acres):** 0.81

Property Physical Location:	City/Town:	SPAN#	
63 BRAINERD STREET	St. Albans City	549-173-01286	

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

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: Yes

Value paid or transferred as defined in 32 V.S.A. § 9601(6)	$200,000.00
Value paid or transferred for personal property	$0.00
Value paid or transferred for real property	$200,000.00
Tax Due	$2,900.00

Preparer's Name: SCOTT MCALLISTER **Preparer's Phone:** (802) 876-7478
Preparer's Address: COLCHESTER, VT 05446-0000 **Preparer's E-mail:** SCOTT@GMLAWVT.COM

Additional Transferor (S) / Transferee (B)

B SANDRA CASAVANT 67 BRAINERD STREET ST. ALBANS VT 05478-0000

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Transferee's Name JOHN CASAVANT
Property Location 63 BRAINERD STREET
Date of this Closing Apr-07-2020

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 regulation affecting the property.

To determine if the property is in compliance with or exempt from these rules, contact the relevant agency.

Town Clerk - Sign into your myVtax account 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 287	Page Number 1019	Grand List year 2020
City or Town St. Albans City	Parcel ID Number 11013063	Date of Record 4/21/20
Grand List Value 237400.00	Grand List Category 01	SPAN 549-173-01286
Comments, additional information, etc.		

☐ Duplicate Return Suspected ☐ Portion of the property sold/subdivision ☐ Original Return Waiting on Deed

Deed Acknowledgment and Return Received

SIGNED _____, Clerk DATE 4/21/20

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