


E-Filed

VT Form PTT-172	VERMONT PROPERTY TRANSFER TAX RETURN
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1-652-064-512
Confirmation number

7529	
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For Town Use Only

TRANSFERORS (Sellers)

TABOR KATHLEEN M
110 HAWKS NEST
ST. ALBANS, VT 05478

TRANSFEREES (Buyers)

BOURNE COREY
64 MESSENGER STREET
ST. ALBANS , VT 05478

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

Date Acquired by Transferor: Jun-28-2001	Date of this Closing: Sep-02-2022	Land Size (acres): 0.28
Property Physical Location: 64 MESSENGER STREET	City/Town: St. Albans City	SPAN# 549-173-00759
Buyer Seller relationship type:	If other, description:	Check if property is located in multiple cities or towns <input type="checkbox"/>
If transfer is exempt from Property Transfer Tax: 00 None	If other, description:	This sale did not involve land <input type="checkbox"/>
Interest in property: Life Estate	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: Domicile/Primary 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)	\$335,000.00	
Value paid or transferred for personal property	\$0.00	
Value paid or transferred for real property	\$335,000.00	
Tax Due	\$3,907.50	

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 CARMEN R BOURNE

64 MESSENGER STREET ST. ALBANS VT 05478-0000

Confirmation number
1-652-064-512

Transferee's Name COREY BOURNE
Property Location 64 MESSENGER STREET
Date of this Closing Sep-02-2022

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>299</u>	Page Number* <u>464</u>	Grand List year* <u>2023</u>
City or Town* <u>St. Albans City</u>	Parcel ID Number <u>11059064</u>	Date of Record* <u>09/02/2022</u>
Grand List Value <u>180,000</u>	Grand List Category* <u>R1</u>	SPAN* <u>549-173-00759</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



Clerk

DATE

10/12/22

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