

E-Filed

VT Form <b>PTT-172</b>	<b>VERMONT PROPERTY TRANSFER TAX RETURN</b>
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6917

rr545f

Web request key / Verification code

For Town Use Only

**TRANSFERORS (Sellers)**

MAX M BAYARD III, LLC  
 2 BRITTANY LANE  
 ST ALBANS , VT 05478-0000

**TRANSFEREES (Buyers)**

FITZGERALD PROPERTIES LLC  
 22 LINCOLN AVE  
 ST ALBANS , VT 05478-0000

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

Date Acquired by Transferor: Oct-30-2013

Date of this Closing: Mar-06-2020 Land Size (acres): 0.44

Property Physical Location:

City/Town:

SPAN#

Check if property is located in multiple cities or towns

77 FAIRFIELD ST

St. Albans City

549-173-01203

This sale did not involve land

Buyer Seller relationship type:

If other, description:

If transfer is exempt from Property Transfer Tax: 00 None

If other, description:

Interest in property: Fee Simple

If other, description:

If "undivided" percent of interest:

If other, description: rental housing

Type of building construction: Single Family Dwelling

If other, description: rental housing

Transferors use of property before transfer: Commercial

Enrolled in the Current Use Program? No

Transferees use of property after transfer: Commercial

New owner elects to continue current use enrollment? No

Will the property be rented after transfer? No

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)

\$250,000.00

Value paid or transferred for personal property

\$0.00

Value paid or transferred for real property

\$250,000.00

Tax Due

\$3,625.00

Preparer's Name: HANNAH LAFLAM

Preparer's Phone: (802) 524-9546

Preparer's Address: ST. ALBANS, VT 05488-0000

Preparer's E-mail: HLAFLAM@KISSANELAW.COM

Additional Transferor (S) / Transferee (B)

Transferee's Name FITZGERALD PROPERTIES LLC

Property Location 77 FAIRFIELD ST

Date of this Closing Mar-06-2020

**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.

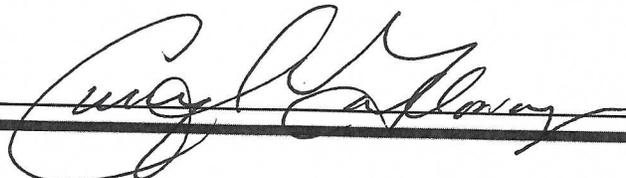
To determine if the property is in compliance with or exempt from these rules, contact the relevant agency.

**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 <u>287</u>	Page Number <u>541</u>	Grand List year <u>2019</u>
City or Town <u>St. Albans City</u>	Parcel ID Number <u>14031077</u>	Date of Record <u>3/16/20</u>
Grand List Value <u>248000.00</u>	Grand List Category <u>01</u>	SPAN <u>549-173-01203</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 3/16/20

