

E-Filed

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

6913

7m3f4x

Web request key / Verification code

For Town Use Only

TRANSFERORS (Sellers)

TRANSFEREES (Buyers)

WHEELER PAUL
PO BOX 183
GREENFIELD, NH 03047-0000

CADORET JOSEPH
87 MESSENGER STREET
ST ALBANS, VT 05478-0000

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

Date Acquired by Transferor: Jan-06-2017

Date of this Closing: Mar-05-2020 Land Size (acres): 0.23

Property Physical Location:

City/Town:

SPAN#

Check if property is located in multiple cities or towns

87 MESSENGER STREET

St. Albans City

549-173-01671

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:

Type of building construction: Single Family Dwelling

If other, description:

Transferors use of property before transfer: Domicile/Primary Residence

Transferees use of property after transfer: Domicile/Primary Residence

Enrolled in the Current Use Program? No

Will the property be rented after transfer? No

New owner elects to continue current use enrollment? 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)

\$244,000.00

Value paid or transferred for personal property

\$0.00

Value paid or transferred for real property

\$244,000.00

Tax Due

\$2,588.00

Preparer's Name: TIMOTHY S HAWKINS

Preparer's Phone: (802) 524-1434

Preparer's Address: ST ALBANS, VT 05478-0000

Preparer's E-mail: TIMOTHYSHAWKINS@COMCAST.NET

Additional Transferor (S) / Transferee (B)

S MAUREEN WHEELER
B REESE KELLY

PO BOX 183 GREENFIELD NH 03047-0000
87 MESSENGER STREET ST ALBANS VT 05478-0000

Transferee's Name JOSEPH CADORET
Property Location 87 MESSENGER STREET
Date of this Closing Mar-05-2020

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 <i>287</i>	Page Number <i>395</i>	Grand List year <i>2019</i>
City or Town <i>St. Albans City</i>	Parcel ID Number <i>11059087</i>	Date of Record <i>3/9/20</i>
Grand List Value <i>166200.00</i>	Grand List Category <i>01</i>	SPAN <i>549-173-01671</i>
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 *3/9/20*

