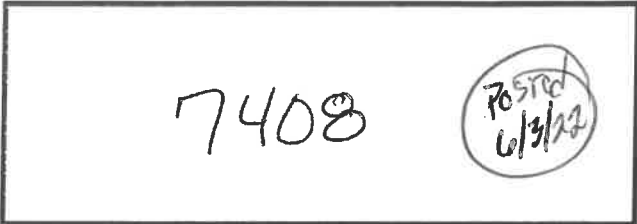


E-Filed



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

1-760-980-480
Confirmation number

For Town Use Only

TRANSFERORS (Sellers)

LARocca ANDREA M
648 PUMPKIN HILL RD
WARNER, NH 03278-4523

TRANSFEREES (Buyers)

LOIZEAUX ANDREW B
97 FAIRFIELD ST
SAINT ALBANS, VT 05478-1717

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

Date Acquired by Transferor: Oct-14-2020 **Date of this Closing:** Mar-01-2022 **Land Size (acres):** 1.08

Property Physical Location: **City/Town:** **SPAN#** **Check if property is located in multiple cities or towns**
97 FAIRFIELD STREET St. Albans City 549-173-10832 **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: 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)	\$399,000.00
Value paid or transferred for personal property	\$0.00
Value paid or transferred for real property	\$399,000.00
Tax Due	\$4,835.50

Preparer's Name: MACASKILL LAW PLL
Preparer's Address: WILLISTON, VT 05495-0000

Preparer's Phone: (802) 857-5641
Preparer's E-mail: TARA@MACLAWVT.COM

Additional Transferor (S) / Transferee (B)

S PETER J GOVONI
B JENNA L LOIZEAUX

648 PUMPKIN HILL RD WARNER NH 03278-4523
97 FAIRFIELD ST SAINT ALBANS VT 05478-1717

Transferee's Name ANDREW B. LOIZEAUX
Property Location 97 FAIRFIELD STREET
Date of this Closing Mar-01-2022

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* 297	Page Number* 387	Grand List year* 2022
City or Town* St. Albans City	Parcel ID Number 14031097	Date of Record* 3-1-2022
Grand List Value 324,900	Grand List Category* R1	SPAN* 549-173-10832
Comments, additional information, etc.		

Duplicate Return Suspected Portion of the property sold/subdivision Original Return Waiting on Deed Acknowledgment and Return Received

SIGNED Sara Galbreath

Clerk DATE 3/3/2022

