



TOWN OF HARTFORD
LISTERS MEETING
June 8, 2015, 1 PM
Draft Meeting Minutes

Members Present: Emile Grondin, Terry Chesbro, Susan Foster
Staff Present: Clarissa Holmes (Assessor)
Meeting called to order @ 1:15 PM

Grievance Hearings

- a) Frank Gado
Property Address: 1424 Neal Road
Assessment: \$ 798,700
Owners Opinion of Value: \$600,000
The property is currently on the market at \$749,000. Local brokers have estimated the value between \$525,000 and \$650,000. The owner stressed that the floor plan is not ideal, part of the lower level has inferior finish (was formerly a garage), the location is not ideal for a house of that size and the access is over a long stretch of gravel road.

Other Grievance Applications/Inspections Only:

- a) Stephen Martin
Property Address: 438 Redfield Proctor
Assessment: \$496,900
Owners Opinion of Value: \$ 400,000
Derek Cosentino was present at the inspection and supplied 3 comparables to support the value requested by the owner.
- b) Romano & Nancy Formichella
Property Address: 111 Lakeland Drive 4B
Assessment: \$ 182,100
Owners Opinion of Value: \$145,000
The property was purchased for \$145,000 last November. Other assessments and asking prices within the complex were cited as support for their request.
- c) Mark & Maureen Cassidy
Property Address: 234 Allen Family Road
Assessment: \$ 482,500
Owners Opinion of Value: \$\$266,500 (assessment); \$385-\$400,000 (market value)
The owners cited 2 sales on Allen Family Road (#122 & #234), as support for their request.
- d) Rod Fisher
Property Address: 574 Willard Road 1F
Assessment: \$54,300
Owners Opinion of Value: \$40,000
Owner cited 2 sales in Quechee Hollow within the past year, Unit 1C (\$55,000) and Unit 3C (\$43,000). Both of these are 2 bedroom units, while the Fisher's is a one bedroom. He

has had it on the market with no interest, due to the high QLLA fees, which are a too large a percentage of the carrying costs for lower priced units.

- e) Jon Rubinton
Property Address: 0 West Fisher Road
Assessment: \$29,600
Owners Opinion of Value: \$9,900
Local Realtors have estimated the value of the lot at no more than \$9,900. The owner cited a lot sale on Jay Hill for \$2,000 and a listing on Safford Road at \$9,900.

- f) Leonard Palanov
Property Address: 101 East Fisher Road
Assessment: \$636,200
Owners Opinion of Value: \$595,000
Realtors have told the owner that the property would not sell for over \$600,000. They noted that, for the size of the house, there are too few bedrooms.

- g) Robert Crean
Property Address: 18 Lily Pond Road 5B
Owners Opinion of Value: \$65,000
The unit was purchased from the bank for \$75,111 in May 2015. The unit needs some repairs, with mud coming into the basement through the windows. There is dry rot around the windows and the roof is nearing the end of its life.

Meeting Adjourned at 3:00 pm