



TOWN OF HARTFORD
LISTERS MEETING
June 11, 2015, 1 PM
Draft Meeting Minutes

Members Present: Terry Chesbro, Susan Foster
Staff Present: Clarissa Holmes (Assessor)
Meeting called to order @ 1:00 PM

Grievance Hearings

- a) Bonnie Fernandes
Property Address: 33 Udall Brook Road
Assessment: \$ 67,800 (land assessment under house)
Owners Opinion of Value: This property is part of a neighborhood known as the Eastman development, and is surrounded by property that is part of the Quechee Lakes community, although not part of it. She therefore feels that her lot value should be consistent with lot values within the Quechee Lakes Master Plan area.

Other Grievance Applications/Inspections Only:

- a) Patrice Chiudioni
Property Address: 105 Williams Lane 7F
Assessment: \$123,800
Owners Opinion of Value: \$65,000 to \$69,000
The property owner supplied several comparable sales within the Kingswood development as support for her request: Unit 7E (\$71,000), Unit 11D (\$41,000), and Unit 2B (\$98,600).
- a) Cochran Vermont Farm Trust
Property Address: 87 Joe Ranger Road
Assessment: \$367,800
The owner questioned the assessment increase for this year, since he had sold a small lot across the road to an abutter. This lot was removed from his assessed value, however, the lot on which the house is located is actually 2 lots (old survey provided this past year). We had previously assessed this as one lot, thus had to value the second lot for this year.
- b) Dennis Clay
Property Address: 169 Clay Road
Assessment: \$ 337,300
Owners Opinion of Value: \$297,000
The owner questioned the assessment increase for this year, which resulted from adding value for the lot on the south side of Clay Road, which previously had not been assessed separately. Also, the upstairs of the house was previously unfinished, but is now heated living space. There was no survey for the second lot on the south side of the road, thus we used the tax map to estimate the size at 10 acres. He claims it is closer to 7 acres.

- c) Clifford & Elizabeth Harper
Property Address: 0 Lyman Batcheller Road
Assessment: \$ \$30,200 and \$25,200 (2 lots)
Owners Opinion of Value: \$14,000 or less
The owners cited 2 current land offerings: An adjacent lot on Lyman Batcheller Road (asking \$14,000) and a lot on Safford Road (asking \$9,900).
- d) Robert Bell
Property Address: 475 Jay Hill Road
Assessment: \$ 240,500
Owners Opinion of Value: \$150,000
The property is currently on the market for \$169,900 (1 month). The owner provided several listings & sales to support his value estimate. He also feels that the square footage of the house is overstated in our records.
- e) Karen Keeney
Property Address: 168 Old River Road
Assessment: \$288,200
Owners Opinion of Value: \$225,000
The owner purchased the property in March 2015 for \$225,000. The transaction involved the purchase/sale of assets of her former company. The sale price was based on correspondence with her broker who estimated the value of the property between \$196,000 (eventual sale price) \$249,000 (asking price). The property was on the market briefly in 2014 at \$265,000.

Meeting Adjourned at 2:00 pm