



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

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

Grievance Hearings

- a) Sherri Albrecht
Property address: 1789 Quechee Main Street
Assessment: \$186,300
Owners Opinion of Value: \$120,000
Property was purchased in 2006 for \$178,000. There is no on-site parking, which the owner thought was available when the property was purchased. Has been used commercially but owner is now having trouble renting the space due to the lack of parking. This would also be a limitation for residential use. Building is very small (651 SF).
- b) Michael & Joanne Kardok
Property address: 160 MacNicholl Way
Assessment: \$329,700
Owners Opinion of Value: \$250,000
The current owners purchased the property last year for \$262,000. The property had been on the market for 4 years. They provided comparable properties to support their estimate of value. Negatives for the property include Route 4 noise and location on a private road.
- c) John Eastman and David Brockway
Property Addresses: Eastman Subdivision
Taxpayers came in to discuss the land assessments in the Eastman subdivision. They feel that their land assessments should be similar to comparable lots in Quechee Lakes, which abut their subdivision.
- d) Ralph & Tracy Gallo
Property Address: 2805 North Hartland Road
Assessment: \$205,600
Owners Opinion of Value: Under \$200,000
The assessment for the property went up this year due to the construction of a new garage. The owners feel the assessment is too high due to (1) Noise from TSS&G trucks travelling to and from gravel pit on Route 5 (2) concern over the tenants in the motel next door (3) extra lot behind house is steep and has little utility.

Other Grievance Applications/Inspections Only:

a) Paul Gallagher

Property Address: 445 Old Quechee Road #10E

Assessment: \$72,900

Owner's Opinion of Value: \$46,000

The property was purchased for \$46,000 this year. The taxpayer provided other comparable condo sales to support his sale price.

b) Jennifer Desellier

Property Address: 93 Dawn Drive

Assessment: \$ 187,700

Owners Opinion of Value: \$141,300

The property was purchased in December, 2014, for \$140,000. An appraisal was completed for the sale and indicated a value of \$141,300.

Meeting Adjourned at 3:30 pm