TOWN OF HARTFORD
LISTERS MEETING
June 2, 2015, 2:15 PM
Draft Meeting Minutes

Members Present: Emile Grondin, Terry Chesbro, Susan Foster
Staff Present: Clarissa Holmes (Assessor)
Meeting called to order @ 2:15 PM

Grievance Hearings

a) Quechee Gorge Friendship Inn
   Property address: 5817 Woodstock Road
   Assessment: $3,137,800
   Owners Opinion of Value: $2,450,000
   Owners had a professional commercial appraisal done on the property as of April 19, 2014, which is the basis for the appeal.

b) Karen Jennings
   Property Address: 824 Hard Road #A1
   Assessment: $172,200
   Owner’s Opinion of Value: $110,000
   The condominium was purchased last year for $110,000. It was purchased out of a Trust set up by her father. An appraisal done at that time indicated a value of $120,000, however, since then there has been costs associated with the unit that the owners feel affects the value.

c) Steven Kvinlaug
   Property address: 24 Sugarhouse Lane
   Assessment: $574,100
   Owners Opinion of Value: $500,000
   The owner has spoken with Real Estate professionals who feel the value of the property is between $500,000 and $539,000.

d) Kenneth Baldwin
   Property Address: 0 Quechee Hartland Road
   Assessment: $82,700
   Owners Opinion of Value: $60,000
   The property is vacant land located on the Hartford/Hartland town line. Although the property has good road frontage on the Quechee Hartland Road, engineering studies have determined that the land is almost completely in Zone A of the North Hartland Dam Backwater Flood Zone. It would therefore be very costly to build on and include $16,000 in FEMA fees without the possibility of acquiring Flood Insurance.
Other Grievance Applications/Inspections Only:
    a) Charles & Lynn Dowds
        Property Address: 292 Hard Road
        Assessment: $564,000
        Owners Opinion of Value: $525,000
        The taxpayers estimate of value is based on 2 recent sales, at 88 Hartness Way, and 536 Royall Tyler Road, both in the Quechee Lakes development.

Deliberative Session

Discussion of values

Meeting Adjourned at 4:00 PM