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