

TOWN OF HARTFORD – GRIEVANCE HEARING RECORD

Owner: EXECUSUITE LLC C/O Tim Sidore
Location: 104 SOUTH MAIN ST
Parcel ID: 46-30
SPAN: 285 – 090 - 11713

HEARING TYPE: IN PERSON

DATE: 6/22/2023

TIME: 11:00:00 AM

PEOPLE PRESENT: Rick Vincent, Assessor
Cristina Tardie, Assistant

Mike Davidson

HEARING NOTES:

Property owner brought up issues like:

- Fairness in applied Town CLA on his property versus a CLA for category only (commercial apartments) or class only (commercial) or even a local/neighborhood level of assessment.
- Assessment methodology change from Cost approach when new building is under construction to income approach when project is completed.
- Parking issue – Planning and Zonings requirement on parking - see sublease of Railroad property. This can be “done” in 30 days and then the alternative to parking is a huge expense.

DECISION/COMMENTS:

Requested parking sub-lease and appraisal on property. Was not provided timely.
Denied for both 2022 and 2023 Grand Lists.

OLD VALUE (**2023** ABSTRACT VALUE): 9,008,200

NEW VALUE (**2023** AS BILLED VALUE): 9,008,200

DECISION DATE: 6/28/2023

Signed:
Rick Vincent, Assessor
Cristina Tardie, Assistant Assessor

TOWN OF HARTFORD – GRIEVANCE HEARING RECORD

Owner: CASSIDY KIERAN CASSIDY ELISE
Location: 1140 MURPHY 2B
Parcel ID: 12-8122-DRC-2B
SPAN: 285 – 090 - 13220

HEARING TYPE: IN PERSON

DATE: 6/22/2023

TIME: 3:00:00 PM

PEOPLE PRESENT: Rick Vincent, Assessor
Cristina Tardie, Assistant

Kieran Cassidy

HEARING NOTES:

Property owner brought up issues like:

- Fairness relative to 2017 Assessments in complex. See provided spreadsheet.
- Different units have a finished built out basement (walled off structure for bedroom) versus subject does not.
- The view to the golf course is blocked by high hemlocks.
- Is there a difference between an end unit (1 common wall) vs middle unit (2 common walls)?
- Subject property has less improvements than other units.
- Some units listed with no ac have heat pumps. Heat pumps seem more desirable.

Requested Value changed to \$184,200 (lowest appraised unit – less than the 4-bedroom unit 11A).

DECISION/COMMENTS:

ADJUSTED CONDITION RATING FROM AVERAGE TO FAIR. NO UPDATES SINCE OWNER PURCHASED IN 2007.

OLD VALUE (2023 ABSTRACT VALUE): 200,800

NEW VALUE (2023 AS BILLED VALUE): 184,500

DECISION DATE: 6/27/2023

Signed:

Rick Vincent, Assessor

Cristina Tardie, Assistant Assessor

TOWN OF HARTFORD – GRIEVANCE HEARING RECORD

Owner: DISMAS OF VERMONT C/O Jim Curran
Location: 1673 MAPLE ST
Parcel ID: 9-155
SPAN: 285 – 090 - 15792

HEARING TYPE: REVIEW IN OFFICE

DATE: 6/23/2023

TIME: 9:00 AM

PEOPLE PRESENT: Rick Vincent, Assessor
Cristina Tardie, Assistant

HEARING NOTES:

Reviewed application for grievance and information provided.

DECISION/COMMENTS:

Waiting for the state district adviser to provide guidance on taxability.
The application will be denied unless we hear otherwise from the state.

OLD VALUE (2023 ABSTRACT VALUE): 301,600 taxable

NEW VALUE (2023 AS BILLED VALUE): 301,600 taxable

DECISION DATE: 6/27/2023

Signed:
Rick Vincent, Assessor
Cristina Tardie, Assistant Assessor

TOWN OF HARTFORD – GRIEVANCE HEARING RECORD

Owner: VERMONT STATE HOUSING AUTHORITY C/O Susan Kuegel
Location: 0 WALNUT ST
Parcel ID: 20-7
SPAN: 285 – 090 - 12553

HEARING TYPE: REVIEW IN OFFICE

DATE: 06/23/2023

TIME: 9:30 AM

PEOPLE PRESENT: Rick Vincent, Assessor
Cristina Tardie, Assistant

HEARING NOTES:

Reviewed application for grievance and information provided.

DECISION/COMMENTS:

WILL BE LISTED AS TAXABLE.

OLD VALUE (2023 ABSTRACT VALUE): 657,400 NON-TAX

NEW VALUE (2023 AS BILLED VALUE): 657,400 TAXABLE

DECISION DATE: **6/27/2023**

Signed:
Rick Vincent, Assessor
Cristina Tardie, Assistant Assessor

TOWN OF HARTFORD – GRIEVANCE HEARING RECORD

Owner: AMMEL CORABELLE TRUSTEE AMMEL ROBERT E TRUSTEE
Location: 142 AMMEL RD
Parcel ID: 8-14
SPAN: 285 – 090 - 10097

HEARING TYPE: REVIEW IN OFFICE

DATE: 6/23/2023

TIME: 10:00

PEOPLE PRESENT: Rick Vincent, Assessor
Cristina Tardie, Assistant

HEARING NOTES:

Reviewed application for grievance and information provided.

DECISION/COMMENTS:

HOMESTEAD VALUE GRIEVANCE. BARN/ GARAGE WITH APARTMENT USED BY CAREGIVER. ALL IS HOMESTEAD. ALL WILL BE TAXED AT RESIDENTIAL TAX RATE.

OLD VALUE (2023 ABSTRACT VALUE): 657,400

NEW VALUE (2023 AS BILLED VALUE): 657,400

DECISION DATE: **6/27/2023**

Signed:
Rick Vincent, Assessor
Cristina Tardie, Assistant Assessor

TOWN OF HARTFORD – GRIEVANCE HEARING RECORD

Owner: MCMULLAN KATHLEEN P
Location: 10 GROVNER ST
Parcel ID: 22-261
SPAN: 285 – 090 - 13588

HEARING TYPE: REVIEW IN OFFICE

DATE: 6/23/2023

TIME: 10:15

PEOPLE PRESENT: Rick Vincent, Assessor
Cristina Tardie, Assistant

HEARING NOTES:

Reviewed application for grievance and information provided.

DECISION/COMMENTS:

HOMESTEAD VALUE GRIEVANCE. APARTMENT NOT RENTED. IT IS USED FOR STORAGE. ALL IS HOMESTEAD. ALL WILL BE TAXED AT RESIDENTIAL TAX RATE.

OLD VALUE (2023 ABSTRACT VALUE): 180,300

NEW VALUE (2023 AS BILLED VALUE): 180,300

DECISION DATE: 6/27/2023

Signed:
Rick Vincent, Assessor
Cristina Tardie, Assistant Assessor

TOWN OF HARTFORD – GRIEVANCE HEARING RECORD

Owner: ROSENZWEIG SUSAN
Location: 263-265 RED BARN RD
Parcel ID: 7-48
SPAN: 285 – 090 - 14266

HEARING TYPE: REVIEW IN OFFICE

DATE: 6/23/2023

TIME: 10:30

PEOPLE PRESENT: Rick Vincent, Assessor
Cristina Tardie, Assistant

HEARING NOTES:

Reviewed application for grievance and information provided.

DECISION/COMMENTS:

HOMESTEAD VALUE GRIEVANCE. BOTH BUILDINGS ARE USED FOR RESIDENTIAL PURPOSE. ALL WILL BE TAXED AT RESIDENTIAL TAX RATE

OLD VALUE (2023 ABSTRACT VALUE): 139,200

NEW VALUE (2023 AS BILLED VALUE): 139,200

DECISION DATE: 6/27/2023

Signed:
Rick Vincent, Assessor
Cristina Tardie, Assistant Assessor

TOWN OF HARTFORD – GRIEVANCE HEARING RECORD

Owner: HOME CRAFTERS LLC THOMAS LEAH
Location: 238 DEPOT ST
Parcel ID: 22-292
SPAN: 285 – 090 - 11991

HEARING TYPE: REVIEW IN OFFICE

DATE: 6/23/2023

TIME: 10:45

PEOPLE PRESENT: Rick Vincent, Assessor
Cristina Tardie, Assistant

HEARING NOTES:

Reviewed application for grievance and information provided.

DECISION/COMMENTS:

HOMESTEAD VALUE GRIEVANCE. 40% RENTAL USE AND 60% RESIDENTIAL USE OF BUILDING.

OLD VALUE (2023 ABSTRACT VALUE): 198,300

NEW VALUE (2023 AS BILLED VALUE): 198,300

DECISION DATE: 6/27/2023

Signed:
Rick Vincent, Assessor
Cristina Tardie, Assistant Assessor

TOWN OF HARTFORD – GRIEVANCE HEARING RECORD

Owner: 39 MAPLE STREET LLC C/O RICHARD S DANIELS
Location: 305 MAPLE ST
Parcel ID: 42-134
SPAN: 285 – 090 - 11178

HEARING TYPE: REVIEW IN OFFICE

DATE: 6/23/2023

TIME: 11:00

PEOPLE PRESENT: Rick Vincent, Assessor
Cristina Tardie, Assistant

HEARING NOTES:

Reviewed application for grievance and information provided.

DECISION/COMMENTS:

ADJUSTED FOR CONTAMINATED SOIL

OLD VALUE (2023 ABSTRACT VALUE): 382,500

NEW VALUE (2023 AS BILLED VALUE): 156,100

DECISION DATE: 6/27/2023

Signed:
Rick Vincent, Assessor
Cristina Tardie, Assistant Assessor

TOWN OF HARTFORD – GRIEVANCE HEARING RECORD

Owner: BELLMORE MARGARET ANN/CHAMBERS VILLAGE Jackie Swierbitowicz - NO BOS FILLED
W TOWN CLERK
Location: 12 CHAMBERS LN
Parcel ID: 45-255-12
SPAN: 285 – 090 - 15970

HEARING TYPE: REVIEW IN OFFICE

DATE: 6/23/2023

TIME: 11:30

PEOPLE PRESENT: Rick Vincent, Assessor
Cristina Tardie, Assistant

HEARING NOTES:

Reviewed application for grievance and information provided.

DECISION/COMMENTS:

INSPECTED PROPERTY PRIOR TO HEARING. UPDATED YEAR BUILT, CONDITION & FLOORING

OLD VALUE (2023 ABSTRACT VALUE): 51,500

NEW VALUE (2023 AS BILLED VALUE): 39,300

DECISION DATE: 6/27/2023

Signed:
Rick Vincent, Assessor
Cristina Tardie, Assistant Assessor

TOWN OF HARTFORD – GRIEVANCE HEARING RECORD

Owner: GATES AND DICKSON LLC C/O BYRON HATHORN AND BROOKE CIARDELLI
Location: 0 FAIRVIEW
Parcel ID: 45-180
SPAN: 285 – 090 - 12311

HEARING TYPE: REVIEW IN OFFICE

DATE: 6/23/2023

TIME: 12:30

PEOPLE PRESENT: Rick Vincent, Assessor
Cristina Tardie, Assistant

HEARING NOTES:

Reviewed application for grievance and information provided.

DECISION/COMMENTS:

Reviewed land adjustments

OLD VALUE (2023 ABSTRACT VALUE): 76,800

NEW VALUE (2023 AS BILLED VALUE): 39,000

DECISION DATE: 6/27/2023

Signed:
Rick Vincent, Assessor
Cristina Tardie, Assistant Assessor

TOWN OF HARTFORD – GRIEVANCE HEARING RECORD

Owner: HAZEN STREET HOLDINGS INC C/O RICHARD DANIELS
Location: 0 UNION ST
Parcel ID: 42-112
SPAN: 285 – 090 - 11177

HEARING TYPE: REVIEW IN OFFICE

DATE: 6/23/2023

TIME: 1:00

PEOPLE PRESENT: Rick Vincent, Assessor
Cristina Tardie, Assistant

HEARING NOTES:

Reviewed application for grievance and information provided.

DECISION/COMMENTS:

REDUCED VALUE TO \$0 DUE TO SOIL CONTAMINATION.

OLD VALUE (2023 ABSTRACT VALUE): 47,000

NEW VALUE (2023 AS BILLED VALUE): 0

DECISION DATE: **6/27/2023**

Signed:
Rick Vincent, Assessor
Cristina Tardie, Assistant Assessor

TOWN OF HARTFORD – GRIEVANCE HEARING RECORD

Owner: KOSTA JOY
Location: 62 HARRY GIBBS ST
Parcel ID: 31-94-1
SPAN: 285 – 090 - 16902

HEARING TYPE: REVIEW IN OFFICE

DATE: 6/23/2023

TIME: 1:30

PEOPLE PRESENT: Rick Vincent, Assessor
Cristina Tardie, Assistant

HEARING NOTES:

Reviewed application for grievance and information provided.

DECISION/COMMENTS:

Land value is adjusted for topography (a 10% reduction) and sewer lines (a 25% reduction). No further adjustments justified.

OLD VALUE (2023 ABSTRACT VALUE): 90,300

NEW VALUE (2023 AS BILLED VALUE): 90,300

DECISION DATE: 6/27/2023

Signed:
Rick Vincent, Assessor
Cristina Tardie, Assistant Assessor

TOWN OF HARTFORD – GRIEVANCE HEARING RECORD

Owner: MORSE LEONARD TUSON GWEN
Location: 2499 CHRISTIAN ST
Parcel ID: 4-60-1
SPAN: 285 – 090 - 10865

HEARING TYPE: REVIEW IN OFFICE

DATE: 6/23/2023

TIME: 2:00

PEOPLE PRESENT: Rick Vincent, Assessor
Cristina Tardie, Assistant

HEARING NOTES:

Reviewed application for grievance and information provided.

DECISION/COMMENTS:

It is statute that all parcels under the same ownership be listed as one parcel: The grand list must contain “a brief description and the listed valuation of each separate piece or parcel of taxable real estate.

“Parcel” is defined as “all contiguous land in the same ownership, together with all improvements thereon.” 32 V.S.A. § 4152(a)(3).

OLD VALUE (2023 ABSTRACT VALUE): 0

NEW VALUE (2023 AS BILLED VALUE): 0

DECISION DATE: **6/27/2023**

Signed:
Rick Vincent, Assessor
Cristina Tardie, Assistant Assessor

TOWN OF HARTFORD – GRIEVANCE HEARING RECORD

Owner: MORSE LEONARD TUSON GWEN
Location: 2546 CHRISTIAN ST
Parcel ID: 4-60
SPAN: 285 – 090 - 10866

HEARING TYPE: REVIEW IN OFFICE

DATE: 6/23/2023

TIME: 2:30

PEOPLE PRESENT: Rick Vincent, Assessor
Cristina Tardie, Assistant

HEARING NOTES:

Reviewed application for grievance and information provided.

DECISION/COMMENTS:

INSPECTED PROPERTY AT OWNER REQUEST ON 6/1/2023.
EXTERIOR MEASUREMENTS FOR OUTBUILDINGS ARE CORRECT.
“Parcel” is defined as “all contiguous land in the same ownership, together with all improvements thereon.” 32 V.S.A. § 4152(a)(3).

OLD VALUE (2023 ABSTRACT VALUE): 622,600

NEW VALUE (2023 AS BILLED VALUE): 622,600

DECISION DATE: 6/27/2023

Signed:
Rick Vincent, Assessor
Cristina Tardie, Assistant Assessor

TOWN OF HARTFORD – GRIEVANCE HEARING RECORD

Owner: WHITE RIVER REALTY LLC C/O Hans Huessy, Attorney
Location: 1200 CHRISTIAN ST
Parcel ID: 9-72
SPAN: 285 – 090 - 10617

HEARING TYPE: REVIEW IN OFFICE

DATE: 6/23/2023

TIME: 3:00

PEOPLE PRESENT: Rick Vincent, Assessor
Cristina Tardie, Assistant

HEARING NOTES:

Reviewed application for grievance and information provided.

DECISION/COMMENTS:

INTERIOR INSPECTION COMPLETED 6/14/2023.
SUBJECT ON MARKET.
REDUCED VALUE DUE TO CONDITION

OLD VALUE (2023 ABSTRACT VALUE): 1,351,000

NEW VALUE (2023 AS BILLED VALUE): 613,400

DECISION DATE: 6/27/2023

Signed:
Rick Vincent, Assessor
Cristina Tardie, Assistant Assessor

TOWN OF HARTFORD – GRIEVANCE HEARING RECORD

Owner: WILLIS WADE
Location: 2288 WILDLIFE RD
Parcel ID: 3-8
SPAN: 285 – 090 - 13231

HEARING TYPE: REVIEW IN OFFICE

DATE: 6/23/2023

TIME: 3:30

PEOPLE PRESENT: Rick Vincent, Assessor
Cristina Tardie, Assistant

HEARING NOTES:

Reviewed application for grievance and information provided.

DECISION/COMMENTS:

6/15/2023 INTERIOR INSPECTION REQUESTED BY OWNER.
UPDATED SKETCHES AND INTERIOR DATA.

OLD VALUE (2023 ABSTRACT VALUE): 258,700

NEW VALUE (2023 AS BILLED VALUE): 248,600

DECISION DATE: 6/27/2023

Signed:
Rick Vincent, Assessor
Cristina Tardie, Assistant Assessor

TOWN OF HARTFORD – GRIEVANCE HEARING RECORD

Owner: JOY MARYANN
Location: 57 HATHAWAY RD
Parcel ID: 13-37
SPAN: 285 – 090 - 15859

HEARING TYPE: REVIEW IN OFFICE

DATE: 6/23/2023

TIME: 4:00

PEOPLE PRESENT: Rick Vincent, Assessor
Cristina Tardie, Assistant

HEARING NOTES:

Reviewed application for grievance and information provided.

DECISION/COMMENTS:

ADJUSTED % COMPLETE TO 60% BASED ON OWNER-PROVIDED PHOTOS IN
GRIEVANCE APPLICATION

OLD VALUE (2023 ABSTRACT VALUE): 428,100

NEW VALUE (2023 AS BILLED VALUE): 411,900

DECISION DATE: 6/27/2023

Signed:
Rick Vincent, Assessor
Cristina Tardie, Assistant Assessor