



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