



**TOWN OF HARTFORD**  
**LISTERS MEETING**  
**June 8, 2015, 1 PM**  
**Draft Meeting Minutes**

**Members Present: Emile Grondin, Terry Chesbro, Susan Foster**  
**Staff Present: Clarissa Holmes (Assessor)**  
**Meeting called to order @ 1:15 PM**

**Grievance Hearings**

- a) Frank Gado  
Property Address: 1424 Neal Road  
Assessment: \$ 798,700  
Owners Opinion of Value: \$600,000  
The property is currently on the market at \$749,000. Local brokers have estimated the value between \$525,000 and \$650,000. The owner stressed that the floor plan is not ideal, part of the lower level has inferior finish (was formerly a garage), the location is not ideal for a house of that size and the access is over a long stretch of gravel road.

Other Grievance Applications/Inspections Only:

- a) Stephen Martin  
Property Address: 438 Redfield Proctor  
Assessment: \$496,900  
Owners Opinion of Value: \$ 400,000  
Derek Cosentino was present at the inspection and supplied 3 comparables to support the value requested by the owner.
- b) Romano & Nancy Formichella  
Property Address: 111 Lakeland Drive 4B  
Assessment: \$ 182,100  
Owners Opinion of Value: \$145,000  
The property was purchased for \$145,000 last November. Other assessments and asking prices within the complex were cited as support for their request.
- c) Mark & Maureen Cassidy  
Property Address: 234 Allen Family Road  
Assessment: \$ 482,500  
Owners Opinion of Value: \$\$266,500 (assessment); \$385-\$400,000 (market value)  
The owners cited 2 sales on Allen Family Road (#122 & #234), as support for their request.
- d) Rod Fisher  
Property Address: 574 Willard Road 1F  
Assessment: \$54,300  
Owners Opinion of Value: \$40,000  
Owner cited 2 sales in Quechee Hollow within the past year, Unit 1C (\$55,000) and Unit 3C (\$43,000). Both of these are 2 bedroom units, while the Fisher's is a one bedroom. He

has had it on the market with no interest, due to the high QLLA fees, which are a too large a percentage of the carrying costs for lower priced units.

e) Jon Rubinton

Property Address: 0 West Fisher Road

Assessment: \$29,600

Owners Opinion of Value: \$9,900

Local Realtors have estimated the value of the lot at no more than \$9,900. The owner cited a lot sale on Jay Hill for \$2,000 and a listing on Safford Road at \$9,900.

f) Leonard Palanov

Property Address: 101 East Fisher Road

Assessment: \$636,200

Owners Opinion of Value: \$595,000

Realtors have told the owner that the property would not sell for over \$600,000. They noted that, for the size of the house, there are too few bedrooms.

g) Robert Crean

Property Address: 18 Lily Pond Road 5B

Owners Opinion of Value: \$65,000

The unit was purchased from the bank for \$75,111 in May 2015. The unit needs some repairs, with mud coming into the basement through the windows. There is dry rot around the windows and the roof is nearing the end of its life.

**Meeting Adjourned at 3:00 pm**