

**Hartford Board of Civil Authority
Property Tax Appeal Hearings
August 15, 2025**

MINUTES (Draft)

Present: Sara Blood, Vice Chair; Pat Cook; Don Foster; Jen Horn; Nancy Howe, Chair; Mark McNamee; Linda Simon Miller; Lisa O’Neil, Clerk; Adam Ricker; and Rick Vincent, Assessor

9:05am: Nancy Howe called the meeting to order. Mark McNamee made a motion to re-convene the BCA Tax Appeal meeting. Jen Horn seconded the motion. The motion passed unanimously. The Chair reviewed procedures that the BCA would be following as outlined in the Rules of Procedure adopted by the BCA. The Board of Civil Authority members and the Assessor received and signed Oaths.

HEARING 1:

Nancy Howe re-opened the hearing for:

Barbara Davies & Wayne Mills
485 Alden Partridge Road, 5D
Parcel ID #7-8073-RGC-5D
SPAN #285-090-15749

Wayne Mills was present. He acknowledged receipt of the Rules of Procedure and signed the Oath.

The Assessor, Rick Vincent, introduced the Davies/Mills property at 485 Alden Partridge Road, 5D. He explained this property has 1006 square feet (s.f.) of living area and 670 s.f. of finished basement. The property is assessed at \$596,600.

Mr. Mills expressed he feels the value is grossly out of line. He indicated there was a mistake made on the Lister’s Card years ago stating the property was “completely done over” and the error has been carried forward since; Mr. Mills says the house was not completely redone. In 2012 the previous owners made some improvements including flooring, hot water heater and one bathroom. The remainder of the house was still original from 1983. Mr. Mills said they purchased in 2020 and have replaced some kitchen cabinets and added two mini-split heating/cooling units since their ownership.

Rick Vincent, Assessor, said he visited the property on August 12, 2025. He found the property to be well maintained, but not in “very good condition” as indicated on the property card. He said a previous assessor relied on an MLS listing sheet to change the property condition. The assessor has adjusted the rating to “average” and recommends reducing the assessed value from \$596,600 to \$466,100. Mr. Mills indicated he is satisfied with that adjustment. The Chair recessed the hearing until mid-afternoon today.

HEARING 2:

Nancy Howe re-opened the hearing for:

Andrew & Joy Cohn
50 Fletcher Lane
Parcel ID #7-5409
SPAN #285-090-14348

Mr. Cohn was present. He acknowledged receipt of the Rules of Procedure and signed the Oath.

Rick Vincent, Assessor, visited the property. He acknowledged Mr. Cohn and he had grown up in the same town but did not know each other. The Assessor introduced the property: it is a three-bedroom, 4.5 bath home with 2900 s.f. built in 2005. The assessment was reduced from \$1, 053,530 to \$985,700 after the Grievance hearing.

Mr. Mills indicated he feels the proposed further reduction by the Assessor to \$909,900 is still too high. He indicated there are three other properties on the street either sold or valued between \$800,000-\$850,000. He referenced the following:

328 Fletcher Lane: sold for \$800,000 in April 2025. It is a mirror image of their home (built by same builder & has same floor plan). He said it is located in a more desirable location at the end of the cul de sac with less traffic and easy access to wilderness trails.

330 Fletcher Lane: sold in 2023 for \$840,000.

320 Fletcher Lane: Is assessed at \$833,900. It also at the end of the cul de sac.

Mr. Mills argued it does not appear a reasonable price per square foot was used. He said the Assessor used Bentley Rd. properties as comparable and there are inaccuracies for both 185 Bentley and 81 Bentley. Mr. Mills stated he feels the valuation for their property should be in the \$750,000-\$825,000 range.

The Assessor indicated he would need to research the sited properties on Bentley to verify the accuracy of the property cards. He expressed assessments are based upon arms-length sales for similar properties in similar neighborhoods. We usually use similar square footage, quality, etc. combined with sales data. He provided the following data:

328 Fletcher is a good comparable- it sold for \$800,000 but it is assessed at \$909,000.

185 Bentley sold for \$920,000 in 2023-it is assessed for \$951,000.

81 Fletcher is assessed for \$882,600.

172 Fletcher is assessed for \$900,000.

Mr. Mills contended recent sales data is the most accurate indicator for value. He stated he feels the three comps he provided should be used. The Chair recessed the hearing until mid-afternoon today.

HEARING 3:

Nancy Howe re-opened the hearing for:

Vernon and Mary Suzanne Crowther
1221 Baker Turn, 1C
Parcel ID #7-8071-KWC-1C
SPAN #285-090-13850

Suzanne Crowther was present. She acknowledged receipt of the Rules of Procedure and signed the Oath.

Rick Vincent, Assessor, introduced the property as a 640 s.f. unit in Building 1, Unit C in average condition. It is assessed at \$295,900.

Ms. Crowther expressed they owned in Quechee for 10 years. They use the unit when their daughter is not in school in Hanover. They hope to retire to Quechee. They do not feel \$295,000 is the true value for the unit due to the complex condition. They have a \$50,000 special assessment for necessary building updates and more will be needed for exterior improvements. Ms. Crowther submitted photographs of the exterior of the building. Prices increased due to the demand during COVID. Unit 1D sold in 2022 for \$170,000 and unit 2A sold last year for 189,000. Due to the special assessment, some property owners have put their units on the market, but they are not selling. She indicated they feel the assessed value for their unit should be at or below \$200,000. Ms. Crowther said their unit is assessed for \$295,000 (\$2.55/s.f.) and shared the price per square she calculated for several units including:

1B: 2000 s.f. (\$171/s.f.).

1D: sold in 2022 for \$170,000 (\$181/s.f.) listed for \$324,000 without offers for 6 months.

1E: has had extensive renovations (\$188/s.f.).

2C: in a different building; 3 bedroom/2 baths; 2000 s.f. (\$164/s.f.).

1F: this unit is an outlier since it was gutted & renovated with high end finishes. (\$208/s.f.).

The Assessor commented the special assessment would be reflected in any sales. He also noted Ms. Crowther's per square foot calculations are inaccurate because they were based on gross area rather than living area. He also noted, most of the properties she referenced were assessed higher than her unit. He expressed he thinks the assessed value for the Crowther unit is accurate. The Chair recessed the hearing until mid-afternoon today.

HEARING 4:

Nancy Howe re-opened the hearing for:

William & Sarah Dwyer
165 Royall Tyler Road
Parcel ID #7-5374
SPAN #285-090-11480

Sarah Dwyer was present. She acknowledged receipt of the Rules of Procedure and signed the Oath.

Rick Vincent, Assessor, introduced the property as a 2.6-acre lot with remodel in 2001-2002-second floor space and 2 car garage added. The property is assessed for \$757,100.

Ms. Dwyer said the home was built in the 1980s. It is a well-lived-in home after four children and many pets. Have not updated since the added garage and the additional level. She said the overall condition of their home does not compare to the properties used for comparable properties. They had a bank appraisal done when they applied for a Line of Credit.

The Assessor commented the bank appraisal submitted was a “desktop” appraisal which usually involves a drive-by of the property only rather than an interior inspection and is not as thorough as a full appraisal. The appraiser has it listed as average condition as does the Assessor’s property card. He said they could consider changing the condition to “fair”. The Chair recessed the hearing until mid-afternoon today.

HEARING 5:

Nancy Howe re-opened and recessed the hearing for to September 11, 2025, to accommodate the Appellants’ schedule:

William Mann; John & Bethalyn Mann
0 Royall Tyler Road
Parcel ID #7-5356
SPAN #285-090-13383

HEARING 6:

Nancy Howe re-opened the hearing for:

David & Cheryl Hawthorne
127 Golfview Lane
Parcel ID #7-2115
SPAN #285-090-12426

Rick Vincent, Assessor, introduced the property as a 2088 s.f., single family home built in 1992 with 4 bedrooms/4.5 baths on 1.05 acres with a view of the T-bar on the Quechee Ski Hill. The property is assessed at \$1,239,600.

David and Cheryl Hawthorne were present. They acknowledged receipt of the Rules of Procedure and signed the Oath. They had a condo in Quechee from 2002-2014. About a year ago they found their dream home in Quechee; they expressed they likely overpaid because it was an emotional purchase. The house sits on a steep pitch and has a steep, winding driveway with a guardrail leading down to the property. They noted the average *land* value for similar sized lots is \$209,000. The house is 33 years old with few upgrades since it was built. There are two layers of shingles on the roof; six windows with broken seals; one HVAC is functionally obsolete and the other is not working; the deck from 1992 and needs work; well failed last winter and the septic has a holding tank with pump to system 80 feet uphill away from the house; deteriorating chimney; and other deferred maintenance items.

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The Assessor visited the property on August 12, 2025. He noted the house needs repairs and he adjusted the condition from "Average" to "Fair". He recommends a reduction in the assessment from \$1,239,000 to \$1,063,900. The Hawthornes purchased the property in 2023 for \$1,375,000. The Chair recessed the hearing until mid-afternoon today.

Sara Blood made a motion to recess the BCA Tax Appeal meeting until the afternoon after the site visits have been completed. Don Foster seconded the motion. The motion passed unanimously.

2:55pm: Mark McNamee made a motion to reconvene the BCA Tax Appeal Meeting for the purpose of hearing the Site Inspection reports. Jen Horn seconded the motion. The motion passed unanimously.

The Chair re-opened the hearing for:

Mills & Davies
485 Alden Partridge Road, 5D

Linda Miller presented the report for Inspection Team 1 stating the this is a two-story condo with 3 bedrooms/3 baths. The Assessor changed the condition rating from "very good" to "average". Based upon the site visit, Team 1 agrees with "average" condition and supports the Assessor's recommended assessment value reduction to \$466,100.

The Chair re-opened the hearing for:

Cohn
50 Fletcher Lane

Linda Miller presented the report for Inspection Team 1 stating the house is a well-maintained, two-story, cape-style home with attached two-car garage with finished loft area above. The Assessor adjusted the quality rating from B+ to B changing the value to \$907,900; the Team supports the Assessor recommendation of value to \$907, 900.

The Chair re-opened the hearing for:

Crowther
1221 Baker Turn, 1C

Linda Miller presented the site inspection report for Team 1 stating the property is a multi-level condo. The walkway is in disrepair; roof is 10 years old; water damage noted on ceilings. Overall original build quality is very poor. The Team recommends an assessment reduction.

The Chair re-opened the hearing for:

Dwyer
165 Royall Tyler Road

Adam Ricker presented the site inspection report for Team 2 stating the property condition falls between "average" and "fair". The Team supports the Assessor reduction to \$690,200.

The Chair re-opened the hearing for:

Hawthorne
127 Golfview Lane

Adam Ricker presented the site inspection report for Team 2 stating the property is in average condition with some exterior deferred maintenance, garage floor damage caused by drainage issues; the interior is in good condition with quality upgrades to lower level. The Team supports the Assessor recommendation to reduce the value from \$1,239,600 to \$1,063,900.

3:10pm: The Chair closed the hearings for August 15, 2025. The BCA went into deliberative session.

DECISIONS:

Mills & Davies

485 Alden Partridge Lane, 5D

Sara Blood made a motion to adjust the assessed value from \$596,600 to \$466,100. Linda Miller seconded the motion. The motion passed unanimously.

Cohn

50 Fletcher Lane

Sara Blood made a motion to adjust the assessed value from \$985,700 to \$907,900. Linda Miller seconded the motion. The motion passed unanimously.

Crowther

1221 Baker Turn, 1C

Sara Blood made a motion to adjust the assessed value from \$295,900 to \$225,000 based on condition. Linda Miller seconded the motion. The motion passed unanimously.

Dwyer

165 Royall Tyler Road

Adam Ricker made a motion to amend the assessed value from \$757,000 to \$734,800. Mark McNamee seconded the motion. The motion passed unanimously.

Hawthorne

127 Golfview Lane

Adam Ricker made a motion to adopt the Assessor's recommended value of \$1,063,900, reduced from \$1,239,600. Mark McNamee seconded the motion. The motion passed unanimously.

3:44pm: Pat Cook made a motion to recess the BCA Tax Appeal meeting to August 26, 2025, at 9:00am. Jen Horn seconded the motion. The motion passed unanimously.

Respectfully submitted by Lisa O'Neil, Town Clerk.

