

Report of the Inspection Committee, Pomfret, Vermont

To: The Board of Civil Authority

From: Anne Bower, Steve Chamberlin, Emily Grube—Inspection Committee

Date of Inspection Report: August 18, 2020

Re: Inspection of property at 234 & 344 Hidden Ridge Rd. owned by Georgios Bakatsias

Inspection was made on Friday, Aug. 14 and Sunday, Aug. 16. On the 14<sup>th</sup>, appellant's representative was absent and so the three inspectors merely walked the property, only going inside the two horse barns. On the 16<sup>th</sup>, Michael Angelides was present and guided the inspectors through the house and a lower garage and shed.

The property is extensive, gently hilly, with attractive plantings and fairly well-maintained grounds. All stone work is in good condition (stone walls, steps up to riding arena area, etc.) Part of the property consists of rolling meadows, part of tree and shrub coverage.

The residence is located on Hidden Ridge Rd., a dirt road which ends just a few houses beyond the property, making this a location with little traffic or noise disturbance. The driveway begins as gravel but nearer the residence and in the parking areas (house, 2 garages) it is paved.

The residence is mostly well-maintained and sits atop a gentle rise, providing, from the rear of the house, a wide view of the meadows and hills in the distance. Multiple out buildings, a tiled swimming pool with large stone-flagged sitting areas surrounding it, 2 horse barns, 2 good-sized run-in barns and one small one, 2 garages, a large tennis court area, a heated riding arena, and some paved parking are all in good condition, with few exceptions. The clay-surfaced tennis court needs some maintenance. In the structures inspected, some minor woodwork needs replacing, but in general, given the original solid construction of all structures, such repairs would not be expensive or extensive.

The two horse barns each have six stalls and are built to very high standards. Both are in good condition. One contains a substantial apartment (kitchen/living area, two bedrooms, bath). The run-in barns appear to be solid and well-built as well. The heated riding arena (85 x 150 feet) is of solid construction with fine materials and a dirt floor appropriate for its use. An attached kitchen area and room are included.

The house has two wings, is built on a slab, and is in good condition. Some of the windows could be replaced and many window sills show wear and tear. The roof on one wing is not in as good condition as on the other wing. Both chimneys are very solid, the clapboards on both wings look perfect, and the building materials all appear to be of fine quality. One wing of the house has a stone-floored, covered walkway along the exterior, the other has a small porch from which one can enter the house (there are other entries as well). At the back of the house there's a stone-floored patio with large brick outdoor fireplace. The first floor of the house contains: Entry mudroom (includes a wine storage area), large family room, butler's pantry, large kitchen and attached eating area (with wood-burning stove), large

formal dining room with a fine view, a library/tv room, a formal living room with many windows and a working fireplace. A stairway to the second floor divides into two shorter stairways, with one side taking you to one small bedroom and the other to a long hallway (fitted with multiple windows) off which there are four bedrooms, some with private baths, some sharing baths in the hallway. (The master bedroom could not be viewed as it was occupied at the time.) Another stairway leads to the top floor where two more bedrooms are located, one large with three windows, one small with only one small window, and beyond it a sitting room with lots of windows. Throughout the house most floors are hardwood, but some areas are well-carpeted.

The value under appeal is \$2,394,560. During the Board of Civil Authority meeting on July 21, the listers presented the comparable properties they had considered during their assessment of the Bakatsias property. Those properties had similar characteristics and sold for prices over two million dollars each. When last sold, each of those properties sold at a price very close to its appraised value.