

# **BOARD OF ASSESSMENT REVIEW**

## **MINUTES OF MEETING**

**DATE OF MEETING: MARCH 27, 2013**

**LOCATION OF MEETING: BARRINGTON TOWN HALL/COUNCIL  
CHAMBERS**

## **BOARD OF ASSESSMENT REVIEW**

**KRISTOPHER LEADEM**

**KELLEY A. TORREY**

**KEVIN B. SALVAGGIO, CHAIRMAN**

**JOHN D. ALESSANDRO, JR. (ALT)**

## **ROLL CALL:**

**Present at the meeting of March 27, 2013**

**KRISTOPHER LEADEM**

**JOHN D. ALESSANDRO JR.**

**MICHAEL R. MINARDI, TAX ASSESSOR**

**JOANN MANGIONE, SECRETARY**

**1) CALL TO ORDER 9:02 AM – KRISTOPHER LEADEM/ACTING CHAIRMAN**

**2) APPROVAL OF MEETING MINUTES –**

**Motion to approve minutes for February 27, 2013 was made by John D. Allesandro Jr. and seconded by Kristopher Leadem; Approved unanimously. Approval of January 16, 2013 Minutes will be continued.**

**3) OLD BUSINESS**

**Michael Minardi, Tax Assessor informs the Board of pending Commercial Appeal which are still being negotiated.**

**John D. Allesandro, mentions some changes he would like the Board to implement; hearing time limit change-taxpayer 30 minutes/professionals 15 minutes; limit submission information time.**

**Robert Ryan, was not in favor of pending changes, professionals need time to follow thru 2010 master appraisal;also law suit against Town, which has not set rules for hearings; Ad Hoc Committee was to set rules/regulations.**

**Michael Minardi, Tax Assessor states the Ad Hoc Committee has decided to put out an RFP for professional polices & procedures for revaluation, which has not been completed at this time; Ad Hoc has no influence on Board.**

#### **PUBLIC COMMENT (5 MINUTE LIMIT)**

#### **NEW BUSINESS**

**Moniz, Justin, Corey & Nicholas (Continued)**

**98 Anoka Avenue**

**Barrington RI – Plat 23 / Lot1 63 - \$238,800**

**Lori Moniz, was present at the hearing representing her sons (which are the owners of the property); family sale, home is 102 years old, poor condition, was a converted 2 family to one, kitchen on second floor., etc.**

**Motion to change condition from Average to Fair and to add 5% functional obsolescence due to location of a second floor kitchen,**

**was made by Kristopher Leadem and seconded by John D. Allesandro Jr. Approved unanimously.**

**Luttrell, John & Rebecca**

**53 Fountain Avenue**

**Barrington RI – Plat 17/Lot 36 -\$447,400**

**John Luttrell, was present at his hearing; noting his property value is not in line with similar homes, which are showing a lower value. Property was purchased in 12/10 for \$458,000, states he have overpaid for property.**

**Motion to deny was made by Kristopher Leadem and seconded by John D. Allesandro Jr. Approved unanimously.**

**.**

**Zimmerman, Richard & Anita**

**87 Bay Road**

**Barrington RI – Plat 8/Lot 67 -\$1,048,500**

**Anita Zimmerman, was present at her hearing; also Robert Ryan, Valuation Concepts, was representing Zimmerman. His appraisal to the Board which was submitted late therefore the, Board did not**

**review appraisal. Water view property abuts the Barrington Beach parking lot; issues with traffic, noise, littering etc. Home has original 1960's baths/kitchen. Tax Assessor notes a change be made on age on garage, which will be corrected.**

**Motion to change condition from Average/Good to Average; reduce land value by 5% (traffic) and correct age of garage was made Kristopher Leadem and seconded by John D. Allesandro Jr. Approved unanimously.**

**Fu, Lixin & Wang, Lu**

**8 Pheasant Lane**

**Barrington RI – Plat 11/ Lot 91 - \$2.688,700**

**Neither party nor their Attorney Elizabeth McDonough Noonan was present at their hearing. Ms. Noonan requested a continuance of this appeal on March 18, 2013. Board's policy is unless for medical reasons, continuance will not be granted.**

**Motion to dismiss (failure to appear) was made by Kristopher Leadem and seconded by John D. Allesandro; Approved unanimously.**

#### **4) ASSESSOR'S REPORT**

**Appeal hearings are finished for residential properties. Commercial appeals are still outstanding, unless Court ordered; Board meeting for hearings will be schedule. Mr. Minardi will follow up with Town Solicitor regarding outstanding Meeting minutes.**

#### **5) ADJOURN**

**Motion to adjourn was made by Kristopher Leadem and seconded by John D. Allesandro Jr. Approved unanimously.**

**Minutes3.27.13**