

BOARD OF ASSESSMENT REVIEW

MINUTES OF MEETING

DATE OF MEETING: JANUARY 16, 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 JANUARY 16, 2013

KEVIN B. SALVAGGIO

KELLEY A. TORREY

KRISTOPHER LEADEM

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MICHAEL R. MINARDI, TAX ASSESSOR

JOANN MANGIONE, SECRETARY

1) CALL TO ORDER 9:03 AM – Kevin Salvaggio

Motion to Approval Minutes

Changes to Minutes of July 18, 2012 meeting, Michael Minardi notes changes on Barrington Yacht Club appeal minutes, added that physical inspection was made by Northeast Revaluation and the Assessor made numerous suggested changes to the site improvements; Motion for 95% reduction of flooded land.

Motion to approve minute changes was made by Kevin Salvaggio and seconded by Kelley Torrey; approved unanimously.

Barrington Town Website is not being updated at this point.

PUBLIC COMMENT (5 MINUTE LIMIT)

2) CORRESPONDENCE

3) OLD BUSINESS

4) NEW BUSINESS

Gaffney, Carol

22 Sowams Road

Barrington RI – Plat 27/Lot 81/ \$402,500

Carol Gaffney, was present at her re- hearing; also present was Robert Ryan, Valuation Concepts, Inc. Ms. Gaffney had requested another hearing to the Board, after her initial appeal of February 21, 2012 (2011 tax year), in which her appeal was denied by the Board at that time. Mr. Ryan requested evidence which was presented to the Board by the Tax Assessor and not to Gaffney or Ryan. Additional information was submitted at this hearing, but no formal appeal was filed for the 2012 assessment.

Motion to deny (based on supporting evidence of comparable next door sale) was made by Kelley Torrey and seconded Kristopher

Leadem; approved unanimously.

McCahan, David & Nancy

277 Rumstick Road

Barrington RI – Plat 10/Lot 105/\$2,073,600

Plat 10/Lot 97/\$1,185,300

Anthony DeSisto, Esq., was present representing David & Nancy McCahan. They have a pending Court case against the Town Assessor. Also, party is currently going before Zoning Board to unmerge lot(s) which were merged per Zoning Ordinances; lot(s) are not merged in the Tax Assessor's Office records. They were to be merged per Town Ordinance in 1995.

Motion to deny by Kevin Salvaggio and seconded by Kelley Torrey; approved unanimously.

Moniz, Justin, Corey & Nicholas

98 Anoka Avenue

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

Lori Moniz, was present at the hearing, she was representing Justin Moniz etal; The Board requested authorization from the owners of the property to have Lori Moniz and/or anyone representing them at

hearing.

Motion to continue (next scheduled meeting) was made by Kevin Salvaggio and seconded by Kelley Torrey; approved unanimously.

Groetelaars, John

100 Nayatt Road

Barrington RI – Plat 5/Lot 92/\$1,403,800

John Groetelaars was present at his hearing; Information was submitted to the Board prior to hearing. Averaging comparable properties, site busy street/corner lot. Evidence submitted was not supporting a change in assessment.

Motion to deny (lack of evidence) was made Kevin Salvaggio and seconded by Kristopher Leadem; approved unanimously.

Wang, Li-Qiong & Lai-Sheng

11 Stone Tower Lane

Barrington RI 02806 – Plat 11/Lot47 - \$747,800

Li Wang, was present at her hearing; new purchase, tri level home.

Questioning assessment in relation to purchase price of home. Evidence submitted was not supporting a change in assessment.

Motion to deny (lack of evidence) was made by Kristopher Leadem and seconded by Kevin Salvaggio; approved unanimously.

5) ASSESSOR'S REPORT

Commercial appeal(s) two (2) remain outstanding

(1) Shineharmony Holdings LLC

Town Council and Shineharmony have come to an agreement on this appeal; our office has a Town Council decision for this property. At this time no formal abatement has been processed.

(2) ACP Shopping Center

Second appraisal has been completed; Mr. Minardi will follow up with Town Solicitor on status of the Board to hear this appeal/ make a formal decision for this appeal. If Board does need to make a formal decision they would request an expert witness to testify/analyze the appraisal.

One Board appeal still outstanding as of today's date.

6) ADJOURN

Motion to adjourn was made by Kevin Salvaggio and seconded by Kelley Torrey; approved unanimously.

Minutes 1.16.13