



**TAX BOARD OF ASSESSMENT REVIEW MEETING
TUESDAY JANUARY 31, 2012**

Present

**Joseph Brillon
Garrett Mancieri
Soren Seale**

Also present:

Lori Flanagan, Recording Secretary

Meeting opened at 6:00 P.M.

6:00 P.M.

1st Applicant: Congress Street LLC

39-41 Congress Street 41C-098-004 41C-099-003

Last year value was 299,800 can't even put it on the market at this time. The value of the property is going down. I purchased the property five years ago only eight percent occupied the rents are going down instead of going up. I lowered the rent to five hundred or five hundred and fifty good size apartments.

6:15 P.M.

2nd Applicant: Gisele Labrecque

385 Mendon Road 47A-065-006 47A-135-020

Representative Mr. Kirby 243 North Main St. Providence

I feel that our assessed value is much too high I been trying to sell this building since 2008. I also was trying to lease what offices I have. I have a realtor and soon as the tax issue comes up they are off and running. I simply can't do anything with this building. All of the offices are up to date and even with that I can't even get it leased or sold we feel that it is not worth what it is assessed for. We are asking 479,000 for the building. At a rate of 36.14 per thousand that's why you are losing so much commercial real estate it not rocket science. Soren asked if you think the property value is 260,000 why are you asking 479,000.

6:30 P.M.

3rd Applicant: Roland Michaud

39 Wood Avenue 37E-168-009

They put it down as unqualified sale and I don't know why the rest of the information good and all of that are fairly accurate. It should have been called a qualified sale somebody in the assessor's office or didn't use it. This property should have been used for comps for other sales. My father continues to live there today. The property is rated fair to good and it is an older property there has been no major renovations none that and it is habitable.

6:45 P.M.

Roland Michaud

598 Manville Road 29A-029-019

It is a larger house it has a bigger garage the land in the back we have a 150-170 feet and then it drops off to the tracks. There was a comparable sale two house down in the low eighty's and that why I thought this house was more than the other house. The conditions is actually older it stills has steam baseboard we took off the front porches. We owned that since the early seventies been there a long time and again it is in a different wind direction I am across the river from the waste water treatment plant.

7:00 P.M.

4th Applicant: John McLaughlin

632 South Main Street 04C-084-045

Representative Mr. Kirby 243 North Main Street Providence

We are talking about a right of way that is being utilized on a constant base. If you drive down South Main you will see a white line going right down it. The other issue I have is the police officer that is park on my property and won't move but that is another issue. He can come right up here this is the edge of my deck he can come up right over here so I can't even park anywhere in this area. This is his property this little triangle this white line is the property line so this is his property that I have the right to cross. That was deemed in 1947 according to the records at city hall. Every little intersection is mark with a nail or red marker you are not allowed to park on the right of way.

7:15 P.M.

5th Applicant: David Gladu

401-405 Beacon Avenue 47F-139-005

The city easement on my property is more than 50% on my property. There are wet lands coming through from the easement instead of piping into Morin Street the piped into the woods. I can't even use anything but a little portion. I put my house sideways the front of my house you are I looking at a two car garage. If you look at my neighbor's house you're looking into a wooded area. I access my house through the garage. Our business is the salvage yard. This is the front of the house which if you look out my picture window you absolutely looking at nothing.