



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

**Present**

**Joseph Brillon  
Garrett Mancieri  
Soren Seale**

**Also present:**

**Lori Flanagan, Recording Secretary**

**Meeting opened at 6:00 P.M.**

**6:00 P.M.**

**1<sup>st</sup> 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.**

**2<sup>nd</sup> 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.**

**3<sup>rd</sup> 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.**

**4<sup>th</sup> 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.**

**5<sup>th</sup> 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.

**7:30 P.M.**

**6<sup>th</sup> Applicant: Flock Tex**

**200 Founders Drive 43A-033-034 (Representative Mr. Kirby)**

Tax payer constantly filed accounts indicating tax payer assessed value at 1,650,000 representing the subject property value base on most recent comparable sales that the property being subject to taxation should be full and fair market value and they were based on comparable sales.

**7<sup>th</sup> Applicant: Gary Fernandes (Representative Mr. Kirby)**

82 South Main Street 14H-142-006 and 14H-142-500

This year's tax bill was deviated from the past in that the full amount was charged with credit for the Job Incentive Program that was later applied to the property. The assessment in of itself is excessive and exceeds the full and fair cash value on that one. Garrett states what building we are talking about Mr. Kirby states 82 South Main Street. There is residential and a restaurant Mr. Kirby believes it was the restaurant.

**Applicant: Gary Fernandes (Representative Mr. Kirby)**  
**167 Blackstone Street 21I-250-007**

This particular property was subject to a Pilot Payment in lieu of taxes, a pilot program negotiated with the city in order to effectuate a sale of the property for 25,000. Do you have that information in front of you next property is.

**Applicant: Gary Fernandes (Representative Mr. Kirby)**  
**320 Grove Street 23H-031-011**

I am sure you are all familiar with that the old school the big old stair wells, high ceilings, he a little time with some of the improvements there. This particular property with Mr. Fenandes always felt had some functional obsolescence in a sense that it was a school and then is trying to convert it into a residence and that given that type of square footage he has lost about a thirty five percent (35%) value in it and his functional obsolescence. Mr. Fernandes other property is

**Gary Fernandes**  
**837-839 Social Street 21C-267-018 and 133 River Street 14M-067-019**

Two properties that were recently purchased for \$150,000 dollars constituted an arm length transaction. Evidencing the full and fair cash value of those properties

Would you like to put on the record the other property owner is SuRa Realty Corporation with a combine property of .

**RE: 18C-328-005 Manty Street**  
**Two on Cranston Steet**  
**RE: 18D-148-043 Cranston Street**  
**RE: 18D-216-004 Cranston Street**  
**RE: 18F -137-004 Laflamme Avenue**  
**Two on Caron Avenue**  
**RE: 18G-211-040 Caron Avenue**  
**RE: 18G-258-023 Caron Avenue**  
**RE: 26A-001-001 Hillview Terrace**

This corporation feels this particular property with large ledge out properties and a very high water table and most of the properties are wetlands. This is all of them combined and for the record I will give you these notes.

**Applicant: SRW Realty**  
**RE: 840 Cumberland Hill Road 42G-007-001**

Petition of their realty at full and fair cash value on this particular property at 840 Cumberland Hill Road at 343,000. Joe Brillon asked if there is any legal action going on with this property. Mr. Kirby states that SRW Realty is in Superior Court I believe as far as prior assessment and maybe some other litigation matter by not with the City.

**Applicant: HS Realty Corporation**  
**RE: 55A-040-035 Annette Avenue**  
**RE: 55A-001-028 Mendon Road**  
**RE: 55A-166-037 Mendon Road**  
**RE: 59A-002-001 Mendon Road**  
**RE: 59A-005-005 Mendon Road**

The Corporation feels severe physical wetlands and right of ways issues which impair its marketability and development. Acquired by the same owners in 1992 for \$25,000 all of these lots. Joe Brillon asked if most of the properties are land lock except for the one property which is inland. Exactly that is the one. There is a subject to wetland and right of ways. For your records Mr. Chairman these are the notes for your consideration in those matters.

Mr. Kirby would like to reschedule Charles C. Baldelli he just had open heart surgery a few weeks ago and he would like to be consider at another date so he can present it. Joe Brillon states it won't be this year as of now this the end of it.

**Applicant: Edward T. Abramek Jr. & Linda Abramek**

Viva Way 54A-023-012

The recording on the field card shows that it was built in 1984 10% depreciation has been applied for the notes that the structure would have been thirty years old. Four or fifty year life expectance with only to have a 10 percent physical depreciation there may have been a miss calculation there and that will be it they are looking to court that market value to 350.

**Applicant: Michael Flood passed on**