



## **TAX BOARD OF ASSESSMENT REVIEW MEETING**

Monday, November 26, 2012

**Present:** Garrett Mancieri, Chairman of the Board  
Joseph Brillon, Board Member  
Soren Seale, Board Member  
Christopher Celeste, Tax Assessor, Acting Recording Secretary

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

**1<sup>st</sup> Applicant: Peter Bottachiari**  
**363 Dunlap Street 47B-084-014**

Taxpayer bought the house as a foreclosure for \$67,000. He also put some work into the house. Tax Assessor did grant the appeal, but he chose to appeal to the Board of Review. He also owns a single-family house with a garage in the north end, so when he received the tax bill for the foreclosure house it was almost double.

**2<sup>nd</sup> Applicant: Frances Roy & John Gulowacz**  
**564 South Main Street 04C-051-001**

The taxpayer states that the land value is too high for a 4,829 square foot lot. He also has two comparable properties that were sold and the land value was assessed lower than his was. Taxpayer has comps from different neighborhoods.

**3<sup>rd</sup> Applicant: Charles W & Sharon A. Villa Et Al**  
**33 Chester Street 21D-063-034**

Taxpayer owns an 8 unit on Chester Street and feels the value is too high. He thinks it should be \$170,000. He had the appraisal done on July 8, 2011. Occupancy is 4 out of 8 rented. His house has never been fully rented in 8 years; taxpayer has to screen his tenants and has theft issues.

**4<sup>th</sup> Applicant: Anthony Emma for Colby Associates LLC**  
**249 Winter Street 12C-140-011**

Mr. Anthony Emma is the representative for Colby Associates. The house is located at 241-249 Winter Street but Vision has it as 249. Previous assessment was \$311,000 and the new assessment came in at \$277,000. Mr. Emma feels the house should be value at \$232,000. He had two appraisals done but they were not included with appeal. The third floor has no heat but does have electric and some finish.

**5<sup>th</sup> Applicant: Donna L. Labonte**  
**114 Phillips Street 44G-207-024 and 44G-208-025**

Taxpayer owns two lots. The appraisal includes both lots and the total is \$203,100. In Ms. Labonte opinion, both lots should be valued at \$154,000. Parcels were already merged, but that will take effect on next year's billing. The house is a three family home that has always been occupied by family.

**6<sup>th</sup> Applicant: Franciszek & Joanna Swiader**  
**284 Eight Avenue 02E-304-083**

The value on this house is \$185,000. Taxpayer feels the house should be valued at \$100,800. The house is a one family with an in-law apartment.

**7<sup>th</sup> Applicant: Richard E & Diane R Grenon Life Estate**  
**28 Surrey Lane 61C-111-008**

Taxpayer received an appraisal and it was \$191,000 so he decided to meet with Vision to see how they arrived at that. Field card had a finished basement and a half bath. His new assessment is now \$188,600, which is only a \$2,700 difference. He claims he never had a finished basement. There were some permits over the last three years. An enclosed patio was converted to an extra room, and a slab was converted to an enclosed porch.

**8<sup>th</sup> Applicant: Bill Legare for Judith Legare Trustee**  
**East Orchard Street 10B-351-030**

Mr. Lagare stated the assessment on plat 10B-351-030 doubled in value. Taxpayer stated that his parcel values have gone down except for the subject parcel. The frontage for this parcel is on a paper street with a 100-foot drop. The taxpayer is also looking into having the paper street abandoned.

**9<sup>th</sup> Applicant: Chris Bouley**  
**51 Dawn Blvd 60A-047-032**

Taxpayer has been a resident of the city for forty-eight years and has been a homeowner for over twenty- two years. Taxpayer feels the values are way out of line by about 15%. He stated all the values should be the same in comparison.

**10<sup>th</sup> Applicant: Leola Gaulin**  
**260 Estes Street 35L-153-016**

Taxpayer new assessed value is \$130,900. It is a two family home. He has comps from Zillow. Taxpayer states if she was asking \$130,900, she would never get it. He brought more comps that are very near to the subject property. Most of them are multi families and some of them have much larger lots or smaller lots.