



TAX BOARD OF ASSESSMENT REVIEW MEETING

January 15, 2013

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

Meeting opened at 6:00 P. M.

**1st Applicant: Corinne A. Giguere
708 North Main Street 19C-209-002**

Tax payer Corinne A Giguere's son Robert is speaking on her behalf. The value is \$133,800 appraisal value is \$99,000. Taxpayer states that the house is a legal two family home with three bedrooms each and two bathrooms. Both units are rented at \$500.00 a month.

**2nd Applicant: Wellington Retail LLC
180 Cass Avenue 37F-61-050**

Thomas Carter is the representative for Wellington Retail LLC. The value was \$805,000 and now the new value is \$1,149,700. Bill Coyle is a real estate appraiser the property is now as Land Mark Plaza this has two separate assessor records one for CVS end the other end is for medical use. Mr. Coyle states the other end of the building is \$46.00 a square foot and their end is \$76.00 a foot. Mr. Coyle said if there is a new tenant it will most likely be for medical use.

**3rd Applicant: Eugene LaCroix
453 Transit Street 11A-088-004 11A-089-004**

Taxpayer bought the property on 11/11/2011, with a vacant lot for 68,500. The value of the house is \$113,600 the vacant lot value is \$4,500. Taxpayer had two appraisal done with pictures. The bathroom has never been remodeled. Taxpayer feels the value should be \$70,000 on the property.

**4th Applicant: Greater Woonsocket Municipal Federal Credit Union
10 Monument Square 13C-279-022**

Jim Wood is the representative for the Credit Union. He is wondering how the City is coming up this assessment. The building next store has more square footage and they only went up 10% we went up 18%. Original assessment went up 35% and they did reduce it some. Taxpayer thought that was excessive just trying to get an understanding of it we went from 35% to 17% it is a really big drop. Taxpayer would like someone to take a look at it because someone with a larger property goes up lesser than the tax payer's property.

**5th Applicant: Gabriela Jimenez
338 Park Place 27E-009-003**

Taxpayer bought the house in July for \$85,000 and the value is \$161,500. Taxpayer did have appraisal done on November 30, 2012 in which they have a market approach at \$125,000 and income value at \$130,000. This is a 5 family home in which it is all rented not owner occupied. One bedroom is \$75.00 a week another for \$500 a month two are three bedrooms and the other one's are one bedrooms.

**6th Applicant: Donald LaRoche & Carol Capron-Roby
Elizabeth Street 01B-279-0010**

Taxpayer states the value last year was 6,900 and it jumped to 24,900. For years, it was non-buildable for about 60 years or longer. The taxpayer states now it is a buildable lot and went up 18,000. Taxpayer said that the front is ledge and the back is wet lands. They had pictures of comparable lots.

**7th Applicant: John R. Monse Jr.
21 East Orchard Street 10C-010-023**

Mr. Monse said his property is subject to extreme case of external obsolescing caused by the property across the street in which it is 21 East Orchard Street. Taxpayer states the owner has tow-trucks, cars, and pit bulls he is running full time garage. He did bring in a package with pictures of the property next door.