



TAX BOARD OF ASSESSMENT REVIEW MEETING

March 28, 2013

Present: Garrett Mancieri, Chairman of the Board
Joseph Brillon, Board Member
Soren Seale, Board Member
Christopher Celeste, Tax Assessor
Michelle A. Mariani, Recording Secretary

Meeting opened at 6:00 P. M.

1st Applicant: Narragansett Electric Company
Location/Parcel ID: Villa Nova Street Rear/15A-021-008
Representative: Rebecca Hannon

The appellant wanted the value of the property lowered to \$420,000. She claimed there is no frontage, no easy access and limited parking. The representative also stated that the building is not functional and protective gear must be worn upon entering due to its proximity to the substation.

2nd Applicant: Patricia Connor-Azar
Location/Parcel ID: 315 Grandview Avenue/61B-066-015

Appellant cancelled.

3rd Applicant: Axis Diamond Hill LLC
Location/Parcel ID: 1551 Diamond Hill Road/46B-189-018
Representative: Bill Coyle, Appraiser and Tom Carter, Attorney

Appellant stated that there was an increase in the value of the property of 30% from 2008 to 2011. Mr. Coyle presented a list of comparable properties on Diamond Hill Road and Cumberland Street. The taxpayer would like the value of the property be lowered from 1.35 million dollars to \$990,000.

4th Applicant: Paulette Tessier
Location/Parcel ID: 266 Mendon Road/46B-007-011
Representative: Bill Coyle, Appraiser

Appellant stated that the layout is difficult and access to parking is dangerous. The assessor and Mr. Coyle went out to the property earlier in the day and determined that the property was indeed over-assessed and the assessor offered proposed changes to the board.

5th Applicant: Raymond J. & Muriel T. Duplessis
Location/Parcel ID: 699 Bernon Street/23A-192-006

Appellant felt the value on his property is too high due to ledge in backyard, low water pressure, and an easement.

6th Applicant: James S. Cooper & Susan F. Horwitz
Location/Parcel ID: 258 Park Place/27D-069-027
78-82 Park Avenue/15D-289-018
35 Transit Street/10B-444-058

Appellant had comparables to 258 Park Place that had larger acreage but with lower values. These comparables also had better kitchens and baths but were valued lower than his property.

Regarding the property at 35 Transit Street, the parcel was subdivided twelve years ago and the garages should have been split between the two parcels. However, the entire garage was assessed to 35 Transit and no garages were assessed to the other parcel.

In the case of 78-82 Park Avenue, after purchasing the six unit building, the taxpayer converted it into a three unit. He stated that it was difficult to rent due to the size of the apartments, cost of heating and high price of rents. The appellant also stated that he cannot utilize the Section 8 program as the building has asbestos siding.

7th Applicant: DDL Restaurant Inc.
Location/Parcel ID: 1013 Cass Avenue/Personal Property

The appellant spoke with the tax assessor prior to the BOR meeting. The assessor suggested to the board that the leasehold improvements be eliminated, as the appellant is not a lessee, he is the property owner.

8th Applicant: Ocean State Power
Location/Parcel ID: 25 Northeast Street/14N-426-021
Representation: Jeffrey Brenner, Attorney
Mark Cleverdon, Property Tax Manager

Appellant feels that the assessment of the pump house, piping and water rights is too high at 4.57 million dollars and feel that the assessment should be 3.2 million due to the age of the piping and pump house.