



February 13, 2014

Present: Joseph Brillon, Chairman of the Board
Peter Dufresne, Board Member
Denneese Seale, Board Member
Christopher Celeste, City Assessor
Lori Flanagan, Recording Secretary

Meeting open at 6:00 P.M.

1st Appellant: Leola A. Gaulin

35L-153-016 @ 260 Estes Street

Representative: Mrs. Gaulin's Son

1. The appellant received two separate estimates for homeowner's insurance, and was denied both times because of the repairs needed on the roof.
2. The appellant states that the estimated cost to repair the roof is \$10,000-\$12,000.

2nd Appellant: Melissa Trudel

23F-369-019 @ 21 Division Street

1. The appellant purchased the home in July of 2013 for \$105,000, and at the time of sale received an assessment on the property valued at \$109,000.
2. The appellant submitted 3 comparable properties to her house.
3. The appellant pointed out the property does not have a shed.
4. The real estate agent told the appellant the value would be \$105,000.

3rd Appellant: Donna E. Luttrell

15E-136-013 @ 436 Bernon Street

Rescheduled

4th Appellant: Thin Blue Line Partners, LLC

03C-056-001 @ 302 Mason Street

Withdrawn

5th Appellant: Pierre Saine

38H-432-002 @ 17 All Saint Street

Did not appear

6th Appellant: Stephen John Belanger

14E-342-095 @ 99 Allen Street Unit 206

1. The appellant stated that the condos on Allen Street are over assessed.
2. Condos at Red Loft Mill which are 897 square feet, and have 1 bedroom and 1 bath, and assessed at \$6,000 less than the Allen Street condos.
3. The condos at 685 Social Street have 1 bedroom and 2 bathrooms are \$7,000 more.
4. The assessed value of the appellant's property is \$128,200.
5. The appellant questioned the assessor how Vision comes up with replacement cost.

7th Appellant: Elena Y. Gizzarelli

18H-084-062 @ 61 Warwick Street

1. The appellant's property is assessed at \$145,200.
2. The first floor has 2 bedrooms, the second floor has 2 bedrooms and the house has 2 bathrooms.
3. The appellant applied to refinance the property twice
 - a. The first appraisal was valued at \$112,300, and was denied.
 - b. The second appraisal was for \$123,000, and the appellant was able to refinance at this value.

8th Appellant: Pitor Baryluk

53A-031-018 @ 18 MacArthur Road

1. The assessed value for the appellant's property is \$201,600.
2. The property has water in the basement.
3. The appellant installed several sump pumps in the basement.
4. The estimate to repair the basement was \$25,000
5. The appellant submitted pictures of the basement, and information of comparable properties in the area.

9th Appellant: Jason Tokarski

Personal Property

1. The appellant works for a garage in Burrillville.
2. The appellant states the garage is not being used as a business.
3. The appellant states that in the garage are regular household items like shelving, tools.
4. The appellant keeps two tow trucks at his home.

10th Appellant: Jeanne C. Robert

29F-342-027 @ 324 Rhodes Avenue

29F-340-028 @ Rhodes Avenue

Representative: Paul Fontaine

Appraiser: Jeffrey Fontaine

1. Appraiser Jeffrey Fontaine stated that two separate lots are being appealed.
2. Mr. Fontaine gave copies of assessor's map & subdivision for this property.
3. There is an easement on the property that the abutting properties are currently using.
4. The house is below grade, and is on a separate parcel from the lot with the easement.
5. The appellant states there are only 4 bedrooms, 3 full bathrooms, and 2 half baths.
6. The land is limited and they will merge both lots.

11th Appellant: Jeffery Winiker / North Main Self Storage, LLC

Appraiser: Jeffrey Fontaine

20A-011-010 @ 5 Privilege Street
20B-133-046 @ 613 Pond Street
20B-079-044 @ 750 North Main Street
19E-174-045 @ 550 North Main Street

1. The subject parcels are income producing properties.
2. The lot at 750 North Main Street is average.
 - a. Appellant would like all four lots to be average.
3. Construction is similar on all buildings; rents are about 68 cents per square foot.

12th Appellant: Ocean State Powers

14M-426-021 @ 25 Northeast Street

Representative: Mark Cleverdon

1. The assessment includes water rights.
 - a. The Blackstone River has to be at a certain height to draw water.
2. The value for the water rights is assessed at \$1.4 million.
3. The appellant states that it is a tiny little pump house and the land value is too high.

13th Appellant: Gerald L'Esperance

27E-002-002 @ 64 Harrison Avenue
27E-007-001 @ 58 Harrison Avenue
46B-006-017 @ 246 Mendon Road

1. All properties have fire alarm systems that need to be updated.
2. The appellant states that the properties are going to be hard to rent because they are in a rough area.
 - a. The appellant pays for heat & hot water.
3. The appellant states that 64 Harrison Avenue needs a new roof.

14th Appellant: Kerry Fadgen

11J-026-011 @ Darwin Street

1. The house on the lot was demolished, and the land value now is \$47,900.
2. The assessor granted the appeal for the land at \$26,000 but the appellant wants a lower rate.