



Woonsocket Tax Board of Assessment Review

April 17, 2014 - Meeting Minutes

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: Omni Privilege, LP

21H-106-025 @ 300 Privilege Street

21H-003-018 @ Privilege Street

Representative: Doug Emanuel

1. Appellant requests a postponement of hearing due to pending settlement negotiations.

2nd Appellant: Donna E. Luttrell

17G-107-070 @ 436 Bernon Street

Representative: Nancy Fafard

1. The appellant's property is assessed at \$130,800.
2. In 2013, appellant had an appraisal done; the value was \$68,000.
3. Appellant states that the house needs improvements.
 - a. The house does not have electricity or plumbing.
 - b. The boiler is not functioning.
 - c. The house also has old windows.
 - d. The house needs a new roof.

3rd Appellant: WP Woonsocket Associates, LLC

52A-001-001 @ 2000 Diamond Hill Road

Representative: Mark Murphy

1. The plaza was bought in 2006, and the building was built in 1971.
2. The plaza has lost a lot of foot traffic.
 - a. Burlington Coat Factory is one of the anchor stores in the complex.
 - i. Burlington Coat Factory's lease is up in 2015.
 - b. Lowe's was a shadow anchor store.
 - ii. Lowe's has moved out already.
3. Appellant states that the assessment is relatively low compared to most shopping centers in Rhode Island and the New England area.
4. The parking area and roof need to be repaired.

4th Appellant: Innovation Plaza, LLC

14B-230-006 @ 1 Social Street

Withdrawn