



February 24, 2015

Present: Joseph Brillon, Board Member
Peter Dufresne, Chairman of The Board
Denneese Seale, Board Member
Arthur Bouchard Jr. Assessor Pro-tempore
Lori Flanagan, Recording Secretary

Meeting open at 6:00 P.M.

1st Appellant: Beacon Charter School Corp (Representative Attorney Thomas Dickinson)

14S-258-004 @ 39 Cato Street

- Attorney Dickinson stated this is a piece of land, located right behind a parking lot that is located at the corner of Main Street. This land was purchased along with other parcels including the school in 2011
- The building is vacant, and has an assessed value of \$74,800.
- Attorney Dickinson gave the board a copy of the appraisal that was done in September 2013. The appraisal value is \$55,000 and he asked for the assessed value to match the appraised value.

2nd Appellant: MCU (Representative Paul Crimlisk)

119 Front Street (Condos)

- Appellant stated that in 2012 MCU took a deed in lieu of a foreclosure deed from the prior owner who was a developer for Bernon Mill.
- The units in the first phase are about 1,000 square feet or less, and they are assessed at around \$200,000 per 1,000 square foot. These units are 1 or 2 bedroom, and 1 bath units
- Appellant is looking for some relief in view of the fact that market has declined quite a bit
- The appellants are considering converting the condos into apartments.

3rd Appellant: RIZK (Representative Anthony St. Angelo)

35E-108-001 @ 1081 Social Street

- Appellant stated the property was a short sale purchased in September 2013
- Appellant has a little opposition to what it is assessment at right now. The building was purchased. for \$187,500.
- Appellant stated that he has problems with tenants; his parking lot is across the street he tenant was a market and only lasted 3 months as of February 1, the tenant is gone. Now there is a vacant retail space.
- Comp from 1099 Social Street assessment for that property is \$399,800 from that property; they have parking, retail space, and storage area
- Appellant assessment is \$427,100 including his parking lot, 1099 Social Street assessment is \$399,800.

4th Appellant: Juan & Ann Gutierrez

33A-026-026 @ 164 Gauthier Drive

- Market value is over assessed an appraisal was done and is was appraised for \$270,000
- Field Card has the wrong square footage, the home has 2,410 square feet not 2,514. Neighbor's house resembles our same lot size, they have more above grade square footage and there assessment is \$262,500.
- Appellant feels his property should be assessed at \$260,000

5th Appellant: Arelis Medina

- One family house the home is out dated and the assessment is \$112,400, asking for assessment to be \$90,000.
- When it rains the sewer in the driveway clogs up and the driveway gets flooded.
- Never put a new roof on did not do any remodeling stills look like when we first moved in.

6th Appellant: Richard J. Montanari

44A-048-080 @ Elder Ballou Road

- Appellant had the house on the market for 1 year, and only had 1 offer for \$130,000
- House was broken into in July 2012, and all of the cooper pipes were stolen.
- The house still has a cesspool and not a septic tank.
- A squirrel chewed through the electrical work in the attic, put some work into the house

7th Appellant: Bruce Downing

15B-220-002 @ 29 Hamlet Avenue

- Appellant bought his house for \$160,000 and being assessed at \$166,900
- House around me is in the \$100,000 range or under
- Appellant states that he is into for \$143,000 right now couldn't sell it for that
- House is a 3 family and can't get more than 1 tenant at a time.
- Appellant thinks his assessment should be lowered

8th Appellant: Mary & James Hulbert

14R-187-040 @ 200 Cato Street #2

- Bought the condo in October 2014 it was a Foreclosure it had been on the market for 5 months and list for 84,900
- Had to replace all appliances, paint walls and ceilings
- Comps were for 282 Privilege Street 2 bedroom, 1bathroom they have 1005 square feet and sold for \$44,000
- 4. It was a former mill and converted in 2005 there is only 7 units the assessment should be \$82,700

9th Appellant: Kevin & Donna Curley

- Property was abandoned for 3 years, and the appellant purchased the home in June 2014 for \$115,000 the assessment is \$174,700
- Every fixture and appliance was removed from the property. The appellant states that they put \$40,000 in to the town house
- Neighbors, town house identical to ours and they are \$20,000 less

10th Appellant: Stephen Belanger

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

- Appellant states he was told that he is in line with other condos on his street
- Appellant states that condos at 180 Allen Street units 107 and 207 have two bedrooms and 2 bathrooms, and are assessed lower than his.
- A unit the appellant's size at 685 Social Street is \$50,000 less

11th Appellant: Richard Levesque

28E-220-044 @ 333 Carrington Avenue

- Property was foreclosed and vacant purchased the property for \$57,500
- The property was on the City vacant list for about 6 months
- The property needs new windows, plumbing, and walls, electrical and to be brought up to fire code

14S-239-017 @ 175 Cato Street

- Appellant purchased the property for \$45,000 and put about \$120,000 into it
- Completely rehab all 4 units
- Assessment on the property appellant states is \$222,000 and it should be \$175,000

12th Appellant: Robert Lussier

09H-005-035@ 89 Second Avenue

15B-253-004@ 33 Hamlet Avenue

14O-389-019@ 321 High Street

36F-275-013 280@ Dulude Avenue

- Appellant states that he invest in the City buys condemned properties and fixes them up
- Had the properties looked at by the last Tax Assessor he gave him a new printout of his properties and bills

