



December 15, 2015

Present: Joseph Brillon, Board Member
Peter Dufresne, Board Member
Denneese Seale, Chairman of the Board
Elyse Pare, Tax Assessor
Lori Flanagan, Recording Secretary

Meeting open at 6:00 P.M.

1st Appellant: Thomas W Wrona Et Al
12C-020-025 @ 284 Prospect Street

- Appellant states they bought the house in 1986 assessment was 80,000
- Appellant states it is a single family home with apartment over the garage it considered a 2 family
- Previous owner put a kitchen on the third floor which is asset to the house
- The front porch is a 3 season porch why is that considered living space

2nd Appellant: Sylvester Okpoko
36G-083-022 @ 39 Burnside Avenue

(No Show)

3rd Appellant: Bahra Real Estate Company (Representative Thomas Kane)
15H-043-016 @ 198-210 Front Street

- Purchased this property in 2001 for \$240,000 dollars
- There are two buildings on this lot
- There is a store on the first floor all the apartments above are all vacant, there is no heat, electric or water
- Appellant has plans to resolve some of these issues
- Assessment increase from \$330,000 to \$341,000 ask representative to look at the property
- The building is coding as average would like to see that changed, building like this should be around \$230,000

4th Appellant: Gisele Labrecque
36N-056-027 @ 391 Dulude Avenue

- Appellant would like the language on field card update to residence status

5th Appellant: Peter C & Eileen Picchion

05D-060-033 @ 309 Avenue A

- Appellant stated the interior of home is nearly all original
- Appellant gave some pictures
- Looking at the year built

6th Appellant: Lucien Desrosiers

41A-095032 @ 195 Congress Street

- Appellant states property goes from Congress Street to Cady Street
- The house is a bungalow
- Showed some comps

7th Appellant: Linda Makolander

20D-002-001 401 North Main Street

- Appellant states the value is not what they said it is
- The appellant said two house down was condemned
- Took down on garage

8th Appellant: Donald & Rita Turcotte

41F-064-021 100 Cady Street

- The house is a two family never was a three family
- The appellant wants the field card back to a two family

9th Appellant: Skyview Realty Inc. (Representative Marc Cote)

22J-145-017 @ 450 Social Street

- Tax assessment on the land at 450 Social Street the former Shell Gas Station
- Showed three comparable properties
- Land assessment this is the item lot assessment for 450 Social Street it is at \$329,200 and all of the other comparable properties in the low 80 range
- The lot is very narrow

10th Appellant: Narragansett Electric Co. (Representative Thomas P. Carter Esq.)

15A-021-008 @ 250 Florence Drive

- Assessment by the City this year is \$1,256,400 and our opinion is \$420,000
- Very old and outdated substation in the City built in 1912
- The building is 18,500 sq ft four stories brick the building is vacant
- Narragansett Electric can't find a tenant there is no frontage difficult access and very limited parking
- Representative said the property should be at \$23.00 sq ft
- The property is in litigation

