

**Town of Lincoln**

**Tax Board of Review Meeting**

**February 27, 2006**

**Members Present:**

**Elaine Mondillo, Tom Heskin, Peter Certo, Fred Rogan**

**The meeting was called to order at 6:00 by Elaine Mondillo.**

**There were two cases that the Tax Board of Review had deferred their decision on.**

**Washington Hill Apartments**

**Fred Rogan noted that the comparable sales provided to justify a lower assessment were located in Massachusetts and Connecticut, and were therefore not feasible comparables.**

**There were also questions regarding the mortgage rate provided of 9.5%, which seemed to be rather high but was confirmed through documentation provided.**

**The capitalization rate given of 12% was the average of the rates used in the comparable sales, and also seemed high.**

**The appeal was denied by a vote of 3-0.**

**Robert Fredette and Erin Casey-Fredette**

**Peter Certo felt that the Tax Board of Review should wait until the Town Council meeting has determined what will happen with the**

**Homestead Exemption before they can decide whether to reinstate the Fredettes exemption.**

**It is beyond the purview of the Tax Board of Review to ask for back taxes, but the Fredettes have agreed to pay all taxes before 1997. It was noted that the current property in question was not owned by the Fredettes before 1997.**

**The zoning on the property is RL-9 and it has a Single-Use Parcel Code.**

**The sign on the property, which seems to advertise a business, remains, but the tangible personal property forms sent to the Fredettes have been returned stating that there is no tangible personal property.**

**The homestead exemption on the property has been removed.**

**The tangible personal property assessment does increase each year, but that does occur whenever a business does not file and not just in this one particular case.**

**It was noted that there is no record of Erin Casey having a law practice anywhere else in Rhode Island, but she does retain her status as an attorney.**

**Elaine Mondillo will write a letter to the Fredettes stating that they may resubmit their appeal once they have brought their past due taxes up to current status.**

**The Town Council has had two work sessions regarding the homestead exemption.**

**The Tax Assessor's office has made a few corrections to the homestead exemption application and can be flexible with the April 15th deadline to accommodate new residents who, depending on the dates of occupancy, have previously not been able to have the exemption for their first tax bill if the previous owner did not apply or did not qualify. This date change can be accommodated if the Town Council chooses to do so.**

**Also, the Tax Assessor has not been acting on applications that may be affected by decisions of the Town Council until the Council has voted on the matter.**

**The meeting was adjourned at 6:35.**