



## Tiverton Tax Assessment Board of Review

MINUTES FROM THE November 12, 2015 HEARINGS:

PRESENT: Kathleen Skrzypiec, Paul Caron

ABSENT: Judy Jones

Also present was the Tax Assessor, David Robert

Meeting was called to order at 4:10 pm in the Town Council Chambers

Appeals Heard:

15-170: Harold Hart, et al. For the appellant, Shirley Hart and Deb Parent was present. Tax Assessor David Robert was asked to make opening remarks. Mr. Robert stated that this parcel of land had the Open Space designation removed last year after reviewing FFOS parcels and found that this parcel did not qualify since it was only 5.5 acres in size, not the required 10 acre minimum. Last year the Board of Review allowed for a one year extension. Deb Parent stated that they have tried to contact DEM to see if they qualify for another designation such as Forestland. To date they have not heard back from them. Board member Skrzypiec wanted to think about this one for a bit and suggested the Board delay a decision till later in the meeting.

15-107: Suzanne Deldeo. For the appellant, Rita Lambert was present. Tax Assessor David Robert was asked to make opening remarks. Mr. Robert stated that Mrs. Lambert was concerned about the jump in assessment in one year. Mr. Robert explained that it was not just a one year assessment increase since revaluations are once every three years. The Board affirmed. Mr. Robert also explained that the previous assessment was based on this property being erroneously assessed as having only three rental units when in fact it has four. This is part of the reason why this assessment increased. Mrs. Lambert was questioned by Board member Skrzypiec how long this property had four units and Mrs. Lambert stated for quite some time. Ms. Skrzypiec stated that the property owner's had benefitted for many years with the lower assessment based on only three rental units. Board member Caron agreed. Mrs. Lambert asked of the Assessor how revaluations work and Mr. Robert gave an overview. Afterwards, Board member Skrzypiec was more confident that the assessment placed on the property was proper. A motion was made by Board member Skrzypiec to deny this appeal, Mr. Caron seconded. The appeal was denied.

While waiting for anyone to represent the next appeal; 15-154, the Board reviewed appeal 15-170. Mr. Caron stated that these property owners were informed that there would be only a one year grace last year and felt that the Town could not extend the Open Space designation. Ms. Skrzypiec agreed. Board member Caron made a motion to deny this appeal. Ms. Skrzypiec made the second. Appeal was denied.

15-154: Ford Farm Landing, LLC. No one in attendance for this appeal. The Board waited an additional five minutes. The Board began a review of this appeal at 4:45 pm. The Board asked Mr. Robert to make opening comments. Mr. Robert stated that the current owners of this property purchased it in 2010 for \$400,000 and felt only minor improvements were made. It is currently owner occupied and being operated as a restaurant; Family Ties. The owners have provided no documentation to support their opinion of value of \$339,900. Board member Caron made a motion to deny this appeal. Ms. Skrzypiec seconded the motion, the appeal was denied.

Mr. Caron made a motion to close the meeting at 4:52, Ms. Skrzypiec seconded. Meeting adjourned.

**TAX BOARD OF REVIEW**

Kathleen Skrzypiec  
Paul Caron  
Judith Jones

MINUTES APPROVED AT THE 2/4/2016 TAX BOARD OF REVIEW MEETING.