

City of East Providence Board of Assessment Review Meeting Minutes

Date: Friday, December 10, 2010

Time: 9:00 AM

Location: City Hall, Conference Room C, Second Floor

A scheduled meeting of the East Providence Board of Assessment Review was called to order at 9:00am on Friday, December 10, 2010 by Peter Calise, Board Chairman. The purpose of the meeting was to hear assessment appeals.

Present: Peter Calise, Chairman

Anthony DeCastro, Vice Chairman

Maria L. Stoddard, Secretary

Leanne Aldrich, Acting Assessor

Sarah Frew, Recording secretary

New Business:

Commercial Real Estate:

- 1. John A. Pagliarini Jr. ESQ for East Bay Apts of 5 Ridge Dr. E. Providence, RI**
- 2. John A. Pagliarini Jr. ESQ for East Bay Apts of 10 Ridge Dr. E. Providence, RI**
- 3. John A. Pagliarini Jr. ESQ for Bourne Ave Apts of 130 & 140 Bourne Ave E. Providence, RI**
- 4. John A. Pagliarini Jr. ESQ for Parkway Apts of 10 Office Pkwy E. Providence, RI**
- 5. John A. Pagliarini Jr. ESQ for Rumford Apts of 95 & 105 Newman Ave E. Providence, RI**
- 6. John A. Pagliarini Jr. ESQ for Amalgamated Financial Group of 52 Narragansett Park Dr E. Providence, RI**
- 7. John A. Pagliarini Jr. ESQ for Subsidized Properties II LP of 11-21 Evergreen Dr E. Providence, RI**
- 8. John A. Pagliarini Jr. ESQ for Subsidized Properties II LP of 15 Evergreen Dr. E. Providence, RI**
- 9. Martin P. Slepko ESQ for BNB Management LLC of 115 Bourne Ave E. Providence, RI**
- 10. Martin P. Slepko ESQ for BNB Management LLC of 1086 S Broadway E. Providence, RI**
- 11. Martin P. Slepko ESQ for Bilotti-Matula Real Estate LLC of 18 Lee Rd E. Providence, RI**
- 12. Martin P. Slepko ESQ for Bilotti-Matula Real Estate LLC of 1250 S Broadway E. Providence, RI**
- 13. Martin P. Slepko ESQ for Joseph Ruggiero for 330 Taunton Ave E. Providence, RI**

14. Martin P. Sleprow ESQ for Joseph Ruggiero for 0 Commercial Way E. Providence, RI
15. Martin P. Sleprow ESQ for Joseph Ruggiero for 101 Commercial Way E. Providence, RI
16. Martin P. Sleprow ESQ for Hamlet Court Real Estate of 350 Taunton Ave E. Providence, RI
17. Boyd Ave Realty LLC of 250-260 Boyd Ave E. Providence, RI
18. Wampanoag/Boyd LLC of 1355-57 Wampanoag Tr. E. Providence, RI
19. Newport & New Rd LLC for 0 New Rd.E. Providence, RI
20. Lincoln Business Center 939-977 Waterman Ave. E. Providence, RI
21. Sholes Brothers of 210-230 Newport Ave. E. Providence, RI
22. Zenas Realty LLC of 213 Valley St. E. Providence, RI
23. Mansion House Trust for 2928 Pawtucket Ave. E. Providence, RI
24. Mansion House Trust for 0 Redfern St. E. Providence, RI
25. Robert Wood for CVS Pharmacy of 640 Warren Ave. E. Providence, RI
26. 19 Grosvenor Ave LLC 15-19 Grosvenor Ave. E. Providence, RI
27. Charles Werchadlo of 370 Wampanoag Tr. E. Providence, RI

Residential Real Estate:

1. Richard Pattison of 468 Bullocks Point Ave. E. Providence, RI

Each Taxpayer was sworn in by Peter Calise, Chairman, prior to addressing the Board.

Decisions:

Commercial Real Estate:

1. John A. Pagliarini Jr. ESQ for East Bay Apts of 5 Ridge Dr. E. Providence, RI

Continued - pending review from Vision Appraisal. Vote was unanimous.

2. John A. Pagliarini Jr. ESQ for East Bay Apts of 10 Ridge Dr. E. Providence, RI

Continued - pending review from Vision Appraisal. Vote was unanimous.

3. John A. Pagliarini Jr. ESQ for Bourne Ave Apts of 130 & 140 Bourne Ave E. Providence, RI

Continued - pending review from Vision Appraisal. Vote was unanimous.

4. John A. Pagliarini Jr. ESQ for Parkway Apts of 10 Office Pkwy E. Providence, RI

Continued - pending review from Vision Appraisal. Vote was unanimous.

5. John A. Pagliarini Jr. ESQ for Rumford Apts of 95 & 105 Newman Ave E. Providence, RI

Continued - pending review from Vision Appraisal. Vote was unanimous.

6. John A. Pagliarini Jr. ESQ for Amalgamated Financial Group of 52 Narragansett Park Dr E. Providence, RI

Continued - pending appraisal from owner. Vote was unanimous.

7. John A. Pagliarini Jr. ESQ for Subsidized Properties II LP of 11-21 Evergreen Dr E. Providence, RI

Continued - pending appraisal from owner. Vote was unanimous.

8. John A. Pagliarini Jr. ESQ for Subsidized Properties II LP of 15 Evergreen Dr. E. Providence, RI

Continued - pending appraisal from owner. Vote was unanimous.

9. Martin P. Slepko ESQ for BNB Management LLC of 115 Bourne Ave E. Providence, RI

Continued - pending review from Vision Appraisal. Vote was unanimous.

10. Martin P. Slepko ESQ for BNB Management LLC of 1086 S

Broadway E. Providence, RI

Continued - pending review from Vision Appraisal. Vote was unanimous.

11. Martin P. Slepko ESQ for Bilotti-Matula Real Estate LLC of 18 Lee Rd E. Providence, RI

Continued - pending review from Vision Appraisal. Vote was unanimous.

12. Martin P. Slepko ESQ for Bilotti-Matula Real Estate LLC of 1250 S Broadway E. Providence, RI

Continued - pending review from Vision Appraisal. Vote was unanimous.

13. Martin P. Slepko ESQ for Joseph Ruggiero for 330 Taunton Ave. E. Providence, RI

Assessment was reduced by \$169,700 based on sale price from 12/30/2009. Vote was unanimous.

14. Martin P. Slepko ESQ for Joseph Ruggiero for 0 Commercial Way E. Providence, RI

Assessment was reduced by \$52,000 based on market values. Vote was unanimous.

15. Martin P. Sleprow ESQ for Joseph Ruggiero for 101 Commercial Way E. Providence, RI

Assessment was reduced by \$75,300 based on market values. Vote was unanimous.

16. Martin P. Sleprow ESQ for Hamlet Court Real Estate of 350 Taunton Ave E. Providence, RI

Continued - pending review from Vision Appraisal. Vote was unanimous.

17. Boyd Ave Realty LLC of 250-260 Boyd Ave E. Providence, RI

Continued - pending review from Vision Appraisal. Vote was unanimous.

18. Wampanoag/Boyd LLC of 1355-57 Wampanoag Tr. E. Providence, RI

Continued - pending review from Vision Appraisal. Vote was unanimous.

19. Newport & New Rd LLC for 0 New Rd.E. Providence, RI

Appeal of assessment was denied based on market values support assessed value. Vote was unanimous.

20. Lincoln Business Center 939-977 Waterman Ave. E. Providence, RI

Continued - pending review from Vision Appraisal. Vote was unanimous.

**21. Sholes Brothers of 210-230 Newport Ave. E. Providence, RI
Assessment was reduced by \$44,200 based on market values. Vote
was unanimous.**

**22. Zenas Realty LLC of 213 Valley St. E. Providence, RI
Continued - pending review from Vision Appraisal. Vote was
unanimous.**

**23. Mansion House Trust for 2928 Pawtucket Ave. E. Providence, RI
Continued - pending review from Vision Appraisal. Vote was
unanimous.**

**24. Mansion House Trust for 0 Redfern St. E. Providence, RI
Continued - pending review from Vision Appraisal. Vote was
unanimous.**

**25. Robert Wood for CVS Pharmacy of 640 Warren Ave. E.
Providence, RI
Appeal of assessment was denied based on applicant did not attend
scheduled appointment. Vote was unanimous.**

**26. 19 Grosvenor Ave LLC 15-19 Grosvenor Ave. E. Providence, RI
Assessment was reduced by \$101,400 based on market values. Vote
was unanimous.**

**27. Charles Werchadlo of 370 Wampanoag Tr. E. Providence, RI
Rescheduled appointment - December 14, 2010.**

Residential Real Estate:

**1. Richard Pattison of 468 Bullocks Point Ave. E. Providence, RI
Assessment was reduced by \$14,100 based on market values. Vote
was unanimous.**

**Board members refused to review comps provided by Acting
Assessor, Leanne Aldrich.**

Old Business:

**1. Timothy & Ellen Frazier of 73 Jay St. E. Providence, RI
Continued from 10/04/10 meeting. Inspection performed by Leanne
Aldrich on 10/7/10. Assessment was reduced by \$5,300.**

**2. Henry & Jacqueline Rose of 106 Sweet Briar Ave. E. Providence, RI
Continued from 10/04/10 meeting. Inspection performed by Leanne
Aldrich on 10/6/10. Assessment was reduced by \$7,100.**

**3. JRO Realty LLC of 460 Taunton Ave. E. Providence, RI
Continued from 10/06/10 meeting. Assessment was reviewed by
Vision Appraisal and the assessment was reduced by \$11,600.**

**4. Catamore Holdings Inc for 0 Catamore Blvd. E. Providence, RI
Continued from 10/06/10 meeting. Assessment was reviewed by
Vision Appraisal and the assessment was reduced by \$146,900.**

**5. Catamore Holdings Inc for 1 Catamore Blvd. E. Providence, RI
Continued from 10/06/10 meeting. Building was remeasured by
Leanne Aldrich and Sarah Frew. Assessment was reduced by
\$48,800.**

**6. Trail Associates of 1481 Wampanoag TR. E. Providence, RI
Continued from 10/14/10 meeting. Assessment was reduced by
\$85,200.**

The meeting was adjourned at 3:45pm by Peter Calise, Chairman.

Minutes submitted by: _____

Millie Thimas, Assistant Assessor