

City of East Providence Board of Assessment Review

Meeting Minutes

Date: Monday, December 18, 2012

Time: 10:05

Location: City Hall, Conference Room A, First Floor

A scheduled meeting of the East Providence Board of Assessment Review was called to order at 10:05am on Tuesday, December 18, 2012 Peter Calise, Board Chairman. The purpose of the meeting was to hear Hardship appeals, Commercial and Residential property appeals.

Present: Peter Calise, Chairman

Anthony DeCastro, Vice Chairman

Maria L. Stoddard, Secretary

Steven Hazard, Assessor

Sarah Frew, Recording Secretary

New Business:

Commercial Real Estate:

- 1. Self Help Inc C/o EBCAP of 100 Bullocks Point Ave and 138 N County St, E Providence RI, represented by Bill Coyle(appraiser), Dennis Roy and Joseph Recupero (attorney).**
- 2. East Bay Community Action Program of 386 Willett Ave and 70 Turner Ave, E Providence RI, represented by Bill Coyle(appraiser), Dennis Roy and Joseph Recupero (attorney).**
- 3. Peregrine Group, Rossccommons LLC and Kirkbrae Development Corp owners of several unit in 200 Roger Williams Ave E Providence RI, represented by Greg Richards and Bill Coyle.**
- 4. Heritage Trust of RI of 431 and 432 Massasoit Ave E Providence RI, represented by Valarie Tallman and Daniel Myer.**
- 5. Gaudet Realty Inc. of 22-24 Fuller Ave E Providence RI, represented by Edward Dechristafaro, Robert Alsworth and William Strough.**
- 6. Bank of America NA C/o OCWEN Loan servicing LLC of 6-8 Fuller Ave E Providence RI.**

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

Taxpayers presented their appeal to the Board.

The Assessor explained his original appeal decision.

The Board questioned both parties, entertained a motion and voted

as follows.

Decision:

1. Approved - Self Help Inc C/o EBCAP of 100 Bullocks Point Ave and 138 N County St, E Providence RI, represented by Bill Coyle(appraiser), Dennis Roy and Joseph Recupero (attorney). Applicant feels the properties should be tax exempt, they provide services and housing for low income families. Applicant feels they meet the guidelines of exempt status under 44-3-3,5,8 and 12 and also 44-5-13.10. They are a non-profit and funded by DCYF and have restriction on properties by HUD. The board agrees that the properties owned by Self Help Inc., do meet the guidelines under 44-3-3-12, they were granted exempt status, 100 Bullocks Point Ave abated full bill of \$ 99,564.14 and 138-140 N County abated full bill of \$4,058.82. Vote was 2-0, Peter Calise recused himself.

2. Approved - East Bay Community Action Program of 386 Willett Ave and 70 Turner Ave, E Providence RI, represented by Bill Coyle(appraiser), Dennis Roy and Joseph Recupero (attorney). Applicant feels the properties should be tax exempt, they provide services and housing for low income families. Applicant feels they meet the guidelines of exempt status under 44-3-3,5,8 and 12 and also 44-5-13.10. They are a non-profit and funded by DCYF and have restriction on properties by HUD. The board agrees that the properties owned by East Bay Community Action Program, do meet the guidelines under 44-3-3-12, they were granted exempt status, 70

Turner Ave abated full bill of \$ 23,451.56 and 386 Willett Ave abated full bill of \$17,081.12. Vote was 2-0, Peter Calise recused himself.

3. Denied - Peregrine Group, Rossccommons LLC and Kirkbrae Development Corp owners of several unit in 200 Roger Williams Ave E Providence RI, represented by Greg Richards and Bill Coyle. Applicant feels that condos values are to high and because they are all owned and managed by Rossccommon and Peregrine and Kirkbrae and they are rented that they should be set up to be valued and taxed as an apartment building. The board denied their appeal, they are in line with all other condos in that building that are owned by individual owners and the board feels they should not be treated differently. Vote was unanimous.

4. Continued - Heritage Trust of RI of 431 and 432 Massasoit Ave E Providence RI, represented by Valarie Tallman and Daniel Myer. Applicant feels they should be tax exempt based on 44-4-6, they fall under the 5 million dollar exemption statewide. This matter has been continued for the assessor to review the assessments across the state and talk to the Bristol assessor to make sure the applicants property including the one here in E Providence still fall under 5 million dollar exemption. Vote was unanimous.

5. Denied -Gaudet Realty Inc. of 22-24 Fuller Ave E Providence RI, represented by Edward Dechristafaro, Robert Alsworth and William Strough. The applicant has an appraisal dated 2009 which indicated the market value of this property to be in the range of \$470,000 to \$ 490,000. The property value was in line with other similar properties. The appeal was denied. Vote was unanimous.

6. Approved - Bank of America NA C/o OCWEN Loan servicing LLC of 6-8 Fuller Ave E Providence RI. This property was actively marketed and pending a purchase and sale based on whether or not this non-utilization bill will be abated for 2012. The board agrees with the applicant that the non-utilization bill should be abated based on the proof that it was actively marketed prior to the bill being issued.

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Old Business:

The meeting was adjourned at 12:05 pm by Peter Calise, Chairman.

Minutes submitted by: _____

Sarah K. Frew