

City of East Providence Board of Assessment Review

Meeting Minutes

Date: Tuesday, November 18, 2014

Time: 10:05 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 10:05am on Tuesday, November 18, 2014 by Peter Calise, Board Chairman. The purpose of the meeting was to hear Commercial, Homestead audit penalty 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:

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

Commercial

- 1. Ball Park Realty LLC owner of 501 Bullocks PT Ave, E Providence RI.**
- 2. Szala, Julie owner of 898 & 900 Willett Ave, E Providence RI.**
- 3. Mobil Oil Corporation owner of 1001 Wampanoag Trl, E Providence RI.**
- 4. Providence & Worcester owner of 0 zz Railroad Site.**
- 5. Boucher 1275 LLC owner of 1275 1001 Wampanoag Trl, E Providence RI.**
- 6. Kent Farms owner of 25 Gemini Dr, E Providence RI.**

Residential

Homestead audit penalty

- 1. Anterni, John J Jr & Cynthia S of 1058 Bullocks PT Ave, E Providence RI.**
- 2. Sousa, Carla C of 10 Brightbridge Ave, E Providence RI.**
- 3. Elizabeth Bettencourt of 1 Rogers Ave, E Providence RI.**

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4. **Furtado, John M AKA Joao M, Rita M, Leonard & Nilton Arrujo. Of 209 Woodward Ave, E Providence RI. Represented by John Furtado and Nelson Arrujo.**
 5. **Barreira, Susan A of 262 Providence St, Rehoboth Mass. Owner of 158 Schuyler St, E Providence RI.**
 6. **Button, Donald W of 55 Plum RD, E Providence RI. Represented by Josh Sleprow (attorney).**
 7. **Durfee, Stephen C & Jo-Ann of 14 Omega Way, E Providence RI, Represented by Jo-Ann Durfee.**
 8. **Gavalya, Richard Nelson of 115 Terrace Ave, E Providence RI.**

Commercial

1. **DENIED- Ball Park Realty LLC owner of 501 Bullocks PT Ave, E Providence RI. The applicant did not appear for their appointment, therefor appeal was denied. Vote was unanimous.**
2. **DENIED- Szala, Julie owner of 898 & 900 Willett Ave, E Providence RI. The applicant did not appear for their appointment, therefor appeal was denied. Vote was unanimous.**
3. **DENIED- Mobil Oil Corporation owner of 1001 Wampanoag Trl, E Providence RI. Represented Mr. Salibra (attorney). The board denied**

the applicant dispute of being over assessed. The matter is also in court, the board feels the matter should be resolved in court. The board feels the value of the property is in. Vote was unanimous.

4. DENIED- Providence & Worcester owner of 0 zz Railroad Site. Represented by Mary Lou Murphy and Charles Rennick. The matter is also in court, the board feels the matter should be resolved in court. The board feels the value of the property is in. Vote was unanimous.

5. CONTINUED-Boucher 1275 LLC owner of 1275 1001 Wampanoag Trl, E Providence RI. Represented by Thomas Sweeny (appraiser) and John Boucher (owner). This matter has been continued so assessor can review the appraisal submitted and make a recommendation to the board. Vote was unanimous

6. DENIED- Kent Farms owner of 25 Gemini Dr, E Providence RI. Represented by Mark Pouge. The applicant is requesting that the property should be assessed based on 6.2 of income like it had been historically. If they do not qualify for that then they were asking for 8%. There was an agreement made many years ago by the assessor and owners, which was very vague of time frames. The assessor does not feel this property qualifies for either option and has recommended the board to deny. The application was denied based on the assessor's recommendation. Vote was unanimous.

7. APPROVED- Anterni, John J Jr & Cynthia S of 1058 Bullocks PT Ave, E Providence RI. Appealing homestead audit, the owner claims the property in question was their primary residence during the timeframe in question. They have discussed and the board believes that they were residing there during the timeframes. The board

granted the Homestead bill and penalty of \$1,877.80 be abated in full. Vote was unanimous.

8. DENIED-Sousa, Carla C of 10 Brightridge Ave, E Providence RI. Was not present for the meeting she currently lives out of state. Appealing homestead audit, the owner claims the property in question was her primary residence during the timeframe in question. All the proof she has submitted to support her residency there does not qualify or show that it is associated with the address during the timeframe in question. The board has denied her appeal to get the Homestead penalty bill removed. Vote was unanimous.

9. APPROVED- Elizabeth Bettencourt of 1 Rogers Ave, E Providence RI. Appealing homestead audit, the property in question was their primary residence during the timeframe in question. Although the assessor already granted a 60% hardship exemption, the taxpayer is requesting more help from the board of review on the 2014 tax bill. She is battling cancer which is creating an inability to work. The Board granted her an abatement in the amount of \$629.14 to be applied in assistance for her 2014 taxbill. Vote was unanimous.

10. APPROVED- Furtado, John M AKA Joao M, Rita M, Leonard & Nilton Arrujo. Of 209 Woodward Ave, E Providence RI. Represented by John Furtado and Nelson Arrujo. This matter was a continuation to return with proof that the property in question was Nelson's primary residence, they needed to provide proof that could be traced by dates that he was residing there. They could only prove 2008 and 2009, the board has agreed to abate them for those years and the penalty was adjusted. The abatement is for \$1,776.68. Vote was unanimous.

11. APPROVED- Barreira, Susan A of 262 Providence St, Rehoboth Mass. Owner of 158 Schuyler St, E Providence RI. Appealing the homestead audit, the owner had proof that she notified the assessor's office with a change of address, so at that time we should have removed her exemption. The board agreed to abate her bill in the amount of \$361.20. Vote was unanimous.

12. APPROVED- Button, Donald W of 55 Plum RD, E Providence RI. Represented by Josh Sleprow (attorney). The applicant feel his property in over assessed as of assessment date of 12/31/2013 in comparison to neighbors. The board has adjusted the depreciation from 25% to 30%, which resulted in an abatement of \$185.69. Vote was unanimous.

13. Durfee, Stephen C & Jo-Ann of 14 Omega Way, E Providence RI, Represented by Jo-Ann Durfee. The applicant feels that Pondview has an impact on the value and enjoyment of her property, she submitted evidence to the board and the have agreed to adjust her Economic depreciation to 10%. Abatement of \$357.60 to be applied to the 2014 taxbill. Vote was unanimous.

14. Gavalya, Richard Nelson of 115 Terrace Ave, E Providence RI. The applicant has two issues, he feel his property is over assessed and also would like to have his homestead and over 65 exemption reinstated which were removed due to him not returning the audit which was conducted in 2012, he claimed to never have received it. The board feel the property is valued accurately but has reinstated his exemptions and abated the 2014 bill for \$2,250.43. Vote was unanimous.

Old Business:

Maria Stoddard was dismissed at 12:00 pm.

The meeting was adjourned at 3:00 pm by Peter Calise, Chairman.

Minutes submitted by: _____