

AD HOC TAXATION/ASSESSMENT ADVISORY COMMITTEE MEETING

March 28, 2011, 3:00 P.M., COUNCIL CHAMBERS

1. Call to order

Meeting called to order at 3:01 P.M. by Bob Manchester.

Present were Committee Members Robert Manchester (chairman), Joel Hellmann, Donald Nessing, and Joop Nagtegaal (secretary). Absent was Robert Dillon. Also present were Peter DeAngelis, Town Manager; Michael Minardi, Tax Assessor; Richard Nagle and John Hocking of Appraisal Resource; Douglas Gablinske and Scott Nagy of AppraiseRI, and Newport Tax Assessor Allan Booth, consultants hired by the town; and June Speakman, Town Council President and Kate Weymouth, Council member, for Jeff Brenner, Ad Hoc Committee Liaison on the Town Council.

2. Approval of Minutes

Upon a motion duly made and seconded, the minutes of the meetings of March 21, as amended, were approved unanimously.

3. Review Weekly Appraisal Resource report

The report, which is attached to these minutes, discusses several aspects of the ongoing work. The first aspect that was discussed was the revised schedule, as listed in the report. Michael handed out a revised revaluation schedule corresponding to what was stated in the report. During this week and the first half of next week, John will create an initial set of preliminary property values based on the sales data and the available information for these properties. Richard said that further comments will be taken into account after this initial set of property values has been completed.

Note that not all the sold properties will have been inspected by the time the first preliminary property values are created on April 6. The first set of letters that went out resulted in a significant increase of the number of sold properties that could be inspected. However, at this point, about 127 sold properties have not had interior inspections, and so far 4 property owners have refused to have the interior of their properties inspected. Certified letters will go out this week to the owners of the non-inspected properties, and

the owners will be given 10 days to make an appointment. Beyond that, they will be characterized as having refused access.

Allan Booth asked what the policy is if people had refused an inspection but filed an appeal. Michael said that he has denied such appeals in the past. Allan said that it would be good to have a written policy stating this. Peter agreed that it would be good to have such a policy and that it be placed on the website, and he asked Michael to prepare such a policy for review by the committee. Joop asked what to do with people that refused interior inspection but only appealed the land value. Allan said that the assessment is a package of land and improvement value, and that the land value can't be seen separately from the improvement. He mentioned as example that variances given for the improvement might increase the effective land value. Joop pointed out that this is not the way it has been handled by the ABR in Barrington. Typically, the ABR has recommended that appraisals have a separate land and improvement value, and that both were discussed separately. It was agreed that this subject needed further discussion.

Michael reported that he had received a number of anonymous phone calls from owners of sold properties that said that they didn't want to have the interior of their properties inspected and didn't want to get any further notifications. However, since the calls were anonymous their requests can't be satisfied. Richard said that the schedulers often receive questions about the how and why of the inspections, calls they are not qualified to answer. Someone qualified will then call back and give an explanation, and usually the property owners will then make an appointment for the inspection.

The assessment notices will be mailed out on April 29, two days after the field reviews will be completed. The informal appeal hearings then start on May 3 and will continue till May 21. The final values will then be set on May 23, two days before the financial town meeting on May 25. The question was raised how many hearing officers would be available. Richard said that normally he would use two hearing officers and plan to handle about 25 cases per day. However, he said he could increase the number to six (experienced) officers if needed.

Since the time between mailing of the notices and the start of the informal hearings is short, the expectation was that initially two might be enough but that a few days after the start more hearing officers would be required. Richard was advised to have these officers

available. Bob Manchester said that it will be important to publish the schedule well beforehand and to encourage people to schedule their appointment as soon as possible after receipt of the notice. There was a question what to do with people that are out of town during the hearing period. Richard said hearings by phone could be arranged. Michael asked what to do with walk-ins. Can they be heard? Rich said they usually schedule some breaks during the day, and that these breaks can be used to fit in walk-ins.

Michael asked about the length of each appointment, and how to handle people that come in with lots of documentation. Joop said we should make clear to people that they can't get an instantaneous adjustment, but that any documentation they bring in will be considered carefully before the final values will be set. It was agreed that we should publish this well in advance so that people know what to expect. Richard said that he advises people to bring in pictures that clearly show the problem during the hearings. Michael said that during previous hearings people often came in with appraisals, but that there is now very little time to have such appraisals made. Richard said that in his experience few people come with an appraisal to the hearings, but Michael said in his experience in Barrington as many as 25% of the people might come with appraisals.

There was a question about how people could get access to the 2009-2010 sales data. Michael said that this available in the VA database, which was updated until November 17 and will not be updated further. Michael said he could post a list of all qualified sales on the web, which everyone agreed would be good. Starting April 29, the AR website will be up with the data for the whole town.

Bob Manchester suggested that a media schedule should be prepared. Doug said he would do this. The committee agreed that it would be good to make a presentation about the revaluation before the data are released on April 29. After some discussion, it was agreed to hold this presentation on Wednesday, April 27, at 7pm. However, if it becomes clear that the turnout will be very large the meeting may have to be moved to the High School auditorium. The committee will be present to answer questions, and AR will prepare a presentation.

Don noted that there are relatively few sales of high end properties, and asked how that would be handled. Joel asked how AR would deal with the lack of sales data for the higher end properties; look at earlier in-town sales or look at more recent out-of town

sales. John said he would primarily consider earlier in town sales, and use out-of-town sales only as last resort, since many factors can create price differences between towns.

Allan said that he plans to spend a morning with AR to review the conversion from the Vision to the AssessPro database to confirm the accuracy of the conversion. At this point Richard left the meeting.

4. Progress on the Revaluation

It was noted that most of the issues were already discussed under the previous agenda item. The discussion turned to the documents Joop had provided: comments on the neighborhood map and on the list of disqualified sales. Joop said he had prepared these documents to help with the revaluation. He said during his work for BET and by attending the ABR meetings he had obtained some insight in the issues that caused problems, and that his notes are meant to help avoid such problems in the future. Several committee members noted that the notes appear to be well researched and worth considering carefully. The map and Joop's comments are attached to these minutes.

5. Review Status of Suspect Property Sales Flagged

The preliminary list of disqualified sale sent out by Michael on 3/21/2011 is attached. John Hocking will check Joop's comments on the disqualified sales (attached) against the latest list. Scott commented on a few estate sales that he had investigated.

6. Report on the ABR appeals for the 12/31/2008 revaluation

Joop had submitted a memo asking for some details about the status of the ABR appeals. Michael reported that three residential appeals are pending. For one there is a legal issue whether the appellant had adequate notice. This is in the hands of legal counsel. For two others, the cases was continued on 4/15/2010 and 10/18/2010 with the Board requesting a survey of each property. As yet, these surveys have not been provided. Allen Booth commented that the town should have a policy that if requested documents are not submitted by a certain time, the appeal will automatically be rejected. The committee agreed this would be a good policy to have, and Michael was asked to prepare such a policy. Three other residential appeals Joop had asked about were withdrawn.

Regarding the commercial properties, three are still pending. For Cove Haven, Michael had just received a recommendation from Vision Appraisal. For the shopping center, an appraisal was ordered by the town and should have just been completed. The Rhode Island Country Club is handled by legal counsel. Michael pointed out that the ABR denied the appeal of the Zion Bible Institute, although some legal issues remained during the meeting. The appeal for the Barrington Car Wash was withdrawn.

There was a further question how many appeals were filed relative for the following year, based on the assessed values per 12/31/2009. Michael said he had handled 99 appeals, and 42 appeals have been filed with the ABR.

Michael noted that the Vision Appraisal website will no longer be updated. Joop asked that the minutes of the last ABR meeting be published, although they have not been approved yet by the ABR. Peter suggested that the minutes be published marked "draft", and Michael will make sure this is done.

Joel asked how much the total assessment went down. Michael said he would make that available. Joop said he also kept a list and would forward this list to Joel.

7. Date for next meeting

The next meeting will be held Monday, April 4, 2011 at 9AM. Peter said that he thought that the Council Chambers would not be available He said the correct location will be specified on the agenda.

8. Agenda for next meeting

The main topic on the next agenda will be publicity. Of course, AR will submit their weekly report as well. However, AR's presence will not be required.

9. Adjourn

Upon a motion duly made and seconded, it was voted unanimously that the meeting be adjourned at 4:56PM.

Respectfully submitted,

Joop Nagtegaal, Secretary

**TOWN OF BARRINGTON
STATISTICAL REVALUATION
PROGRESS REPORT - 3/25/2011**

Rich Nagle and John Hocking met with the ad-hoc committee on March 22nd to report on the progress of the revaluation to date. Neighborhood delineation was discussed at length. Suspect sales were discussed as to the status to date. Recommendations made by the committee will be reviewed by Appraisal Resource and the monitoring committee.

The status of qualified sale inspections to date is as follows. 194 letters sent. 67 taxpayers have called for inspections. These second round of inspections will conclude on Wednesday the 30th of March. Four people have replied that they will not allow a interior inspection. Certified letters will be sent to none responders on Wednesday the 30th.

Neighborhoods as approved by the monitoring and ad-hoc committee have now been implemented as a starting point in the cama system. Neighborhood lines will change as the revaluation process proceeds.

Scrubbing of the conversion continues in AssessPro. AR staff have identified and corrected a number of minor issues that are common when changing cama systems. Training of the Town assessing staff is to begin the week of the 28th, and as part of that training, AR staff will run a number of reports with the assessor to verify the accuracy of the conversion.

John has installed land pricing tables in the cama system and will begin testing them the week of the 28th. Preliminary cost tables have been installed to reflect Visions tables. This is done in order to give AR a realistic starting point for the cost model. These tables will be continually adjusted along, with the land tables, right to the very end of the process.

Work on the data entry of personal property information will also begin the week of the 28th.

Notes regarding the revaluation schedule

The revaluation schedule listed in our bid response stated a start date of January 3rd and a completion date of May 23rd. The project actually started when the contract was signed on January 18th. The completion date is important since the Town financial meeting is on May 25th, and the final numbers are needed prior to that meeting. Updates to the schedule are added in italics' below.

	<u>Start</u>	<u>Finish</u>
Project Start-Up	1/3/2011	
Data Conversion	1/3/2011	01/28/2011
Public Relations	1/3/2011	End
Data Collection	1/21/2011	3/15/2011

Initial data collection was completed March 7, including all outstanding building permits and all first visits to the sold properties. The first round of "callbacks" are nearly complete, and a

certified letter is being mailed during the week of the 28th to the homeowners that did not respond to the first callback letter. Information gathered during an interior inspection, on a callback, is important, but does not interfere with the ongoing valuation process.

Neighborhood Delineation 2/14/2011 3/14/2011

The initial delineation is complete and has been implemented in the cama system. Further adjustments as decided by the results of the revaluation process, input from the assessor, and input from the committee/monitors, will be made when appropriate.

Data Entry 2/10/2011 End

Valuation Analysis 2/1/2011 3/14/2011

Work on preliminary values has been slowed due to the deliberations over neighborhood delineations. Preliminary values will be ready for our staff to begin the field review, during the week of April 4 – 8th. It is important that AR staff have minimal interruptions over the next two weeks, so that we can get our field review process going. There will be time between the beginning of the field review and the mailing of new assessment notices to review cost tables, the depreciation schedule, land adjustments ect.

Field Review 3/14/2011 4/11/2011

Field Review Adjusted 4/06/2011 4/27/2011

Assessors Review of Values

Assessors Review of Values – This reval is a bit unusual for a number of reasons and a traditional period of Assessor’s review will be changed. The assessor will need to be reviewing all aspects of the revaluation concurrently with AR staff so that the final deadline for the project can be met. Note that the Assessor has been aware of this issue and has graciously volunteered to assist in any way, including working with us late in the day and on weekends.

Mail Assessment Notices 4/29/2011

Informal Hearings 5/3/2011 5/21/2011

The time frame for these hearings is normal and has not been reduced due to the limited timeframe for the project. We would traditionally assume a hearing percentage of 6-8% of the parcel count - approximately 400-550 informal hearings. Each hearing officer can do 25 hearings in a given day. Note that we do offer Saturday and evening hearing appointments. 550/17 days =32 appointments per day, requiring 2 hearing officers. We are currently prepared to utilize as many as 6 hearing officers should circumstances require it.

Project Finalization/Turnover Docs 5/23/2011

Respectfully Submitted

Appraisal Resource Revaluation Group LLC

Revised schedule 3/28/2011

<i>Revised Revaluation Schedule: March / April / May</i>	M	T	W	T	F	S	S
Depreciation tables, Land Curves, Cost Tables	28	29	30	31	1	2	3
April 6th to 27th Field Review, 3-Inspectors (Sundays?)	4	5	6	7	8	9	10
Field Review (3-Inspectors) all this week (Sat? Sun?)	11	12	13	14	15	16	17
Field Review (3-Inspectors) all this week (Sat? Sun?)	18	19	20	21	22	23	24
April 29th Notices to be mailed (April/May)	25	26	27	28	29	30	1
May 3rd to the 21st Informal Appeal Hearings	2	3	4	5	6	7	8
Informal Appeal Hearings (Saturday? Nights?)	9	10	11	12	13	14	15
Informal Appeal Hearings (Saturday? Nights?)	16	17	18	19	20	21	22
23rd Final Values Due, 25th FTM	23	24	25	26	27	28	29
	30	31					

For the 2008 revaluation, Vision had four hearing officers six days a week for four weeks and there were still more that wanted a hearing after the schedule had been extended for the 4th week. This does not count commercial appeals (one officer and he was there for about three or four days).

When will personal property be entered into the system?

When will the ILookAbout people start taking pictures in Town? Will it be available for the Informal Hearings?

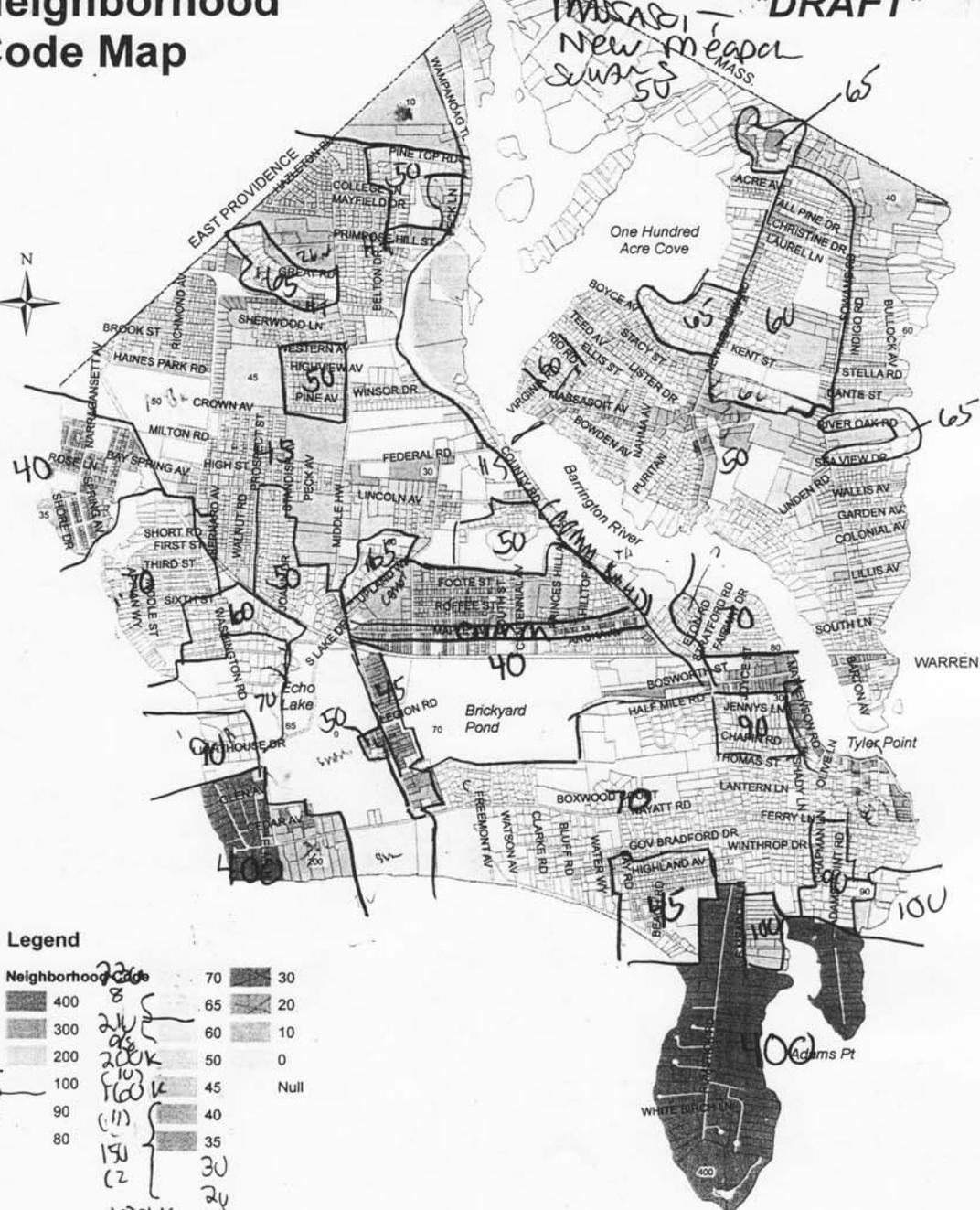
Will the ILookAbout photos capture waterviews? If not, how can this information be verified at a hearing?

Neighborhood Code Map

TRAFFIC

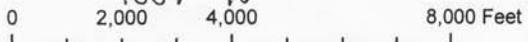
WASHINGTON
MIDDLE HIGHWAYS
LINCOLN
COUNTY
FEDERAL
MASSACHUSETTS
New Bedford
SWAN 50

DRAFT



Legend

Neighborhood Code	Speed Limit
430	400
380	300
330	200
260	100
240	80
230	70
210	65
200K	60
160K	50
110	45
100K	40
100	35
100K	30
100K	20
100K	10
100K	0
100K	Null



Source: Tax Assessor's Office
Town of Barrington / 3/20/09

Some comments on the preliminary neighborhood map 3/21/2011

While I believe that the preliminary neighborhood map is a much better start for the revaluation process than the Vision Appraisal map, I have a number of comments and concerns. First some specific comments.

1. Neighborhood code 45 near the beach

My biggest concern is the neighborhood code 45 bounded by Bay Road, Highland Avenue, Richard Street, part of Chachapacassett, Beach Road, Fessenden Road and the Beach. I wonder whether this should be singled out as a separate neighborhood. The home prices in this neighborhood are lower, but the homes and properties are generally smaller, so they would get a lower valuation anyway. I checked the sales in this area, and most of the sales are over or at least close to the assessed value. Only two sales are substantially below the assessed value: 49 Fales Avenue and 9 Beach Road. The latter is already on the list of disqualified sales for "other" reasons. It is not clear to me why 49 Fales sold so low, except that it is a very small house on a relatively large lot. That sale might need some further looking into.

I am particularly concerned about applying neighborhood code 45 to Fessenden Road, since Fessenden Road has very nice properties. In fact, Vision Appraisal had to assign a neighborhood code 90 and a waterfront factor 3 to 25 Fessenden Road to make it fit the 2008 sale price, although all the other properties on Fessenden Road have neighborhood code 70. Note that this "special" neighborhood code is NOT shown on the VA final map.

Hence, I think it would be better to start with neighborhood code 70 for this area. If the sales data doesn't fit with the new land curve, depreciation table and building cost table, a lower code can be assigned. However, I would seriously consider not including Fessenden Road in the lower code area and at least use neighborhood code 70 for this road.

2. Large beachfront homes

There are many large and attractive homes on large lots along the beach between the RISD property and Bay Road. These prime properties received a rather low assessment in the 12/31/2008 revaluation, certainly compared with Adams Point, Rumstick Point, and Nayatt Point. This concerns the following properties in Plat 7 (West to East): 92, 22, 23, 90, 26, 53, 54, and 27+98; and in Plat 8: 31, 33, 57, 70, 9, 10, 11, and 67. None of these properties sold in 2009 or 2010.

Plat 7 / Lot 23 (10 Payne Road) sold on 9/19/2008 for \$1,287,500. On 12/31/2008, the property was assessed for \$1,306,200 (\$1,044,000 for the land and \$262,200 for the improvements). Currently, the property is assessed for \$2,407,400 (\$1,044,000 for the land and \$1,363,400 for the improvements). Hence, I suspect this property was bought as a teardown and the \$1,287,500 was essentially for a land sale, assessed at \$1,044,000.

The next most recent sale was Plat 7 / Lot 54 (70 Clarke Road), which sold for \$2,400,000 on 6/9/2005. The 12/31/2008 assessment was \$1,851,200. The last

sale before that was Plat 8 / Lot 10 (74 Waterway), which sold on 7/9/2004 for \$2,125,000, and was assessed for \$1,750,800 on 12/31/2008.

I urge you to pay close attention to these properties; the assessments of these properties got many people in the 400 neighborhood code areas quite upset since they are relatively low without a clear evidence that this was appropriate. Also note that the homes on these properties look often relatively plain from the road; you can get a much better impression of them with a view from the beach!

3. Rumstick Road transition

The transition of Rumstick Road from code 70 to code 400 at the corner of Chachapacassett seems rather abrupt. It might make more sense to introduce a transition zone with code 100 of roughly 8 properties starting from Chachapacassett road (Rumstick Road numbers 181-202). Three of these properties border on South Meadow Lane, which also has code 100. Note that 181 Rumstick has been for sale for \$895,000 for a long time whereas it is currently assessed for \$1,145,100, indicating the assessment is too high. It might also make sense to use code 100 instead of code 70 for 14 and 16 Chachapacassett Road, since these are nice properties similar to the above mentioned properties on Rumstick Road.

4. Stone Tower Lane and Apple Tree Lane

This neighborhood of 23 homes off Rumstick Road has the same neighborhood code as Rumstick Road. Under the 2008 revaluation, two of the homes are considered custom and the rest is a mixture of colonial, conventional, and cape. Several of the homes have a water view. One non-water view home (11 Stone Tower Lane) sold in 2009 for \$680,000, well under the original assessed value of \$862,600 and even under the original assessed land value of \$688,000 (subsequently, the Assessor lowered the land value to \$585,000).

Two homes have been empty for a long time and the owners are trying seriously to sell these properties. 6 Stone Tower Lane is a water view property, the owner of which moved out more than 2 years ago and passed away in 2009. The property has been for sale since the owner moved out and the asking price has been \$1,295,000 since some time last year. The house needs a major overhaul. The 2008 assessed value was \$2,113,400 (the Assessing Board of Review has lowered it) and the assessed land value was \$1,766,800. 6 Appletree Lane is a non-waterfront, custom contemporary style home in excellent condition. The owners moved to Jamestown in 2009. The home is currently for sale for \$859,000. It was rented out from last summer to the end of the year, and I believe that it was for sale for \$895,000 before then. It is assessed for \$1,249,800, with the land value at \$821,300.

The one sale and the two empty homes for sale make clear that the neighborhood was either over-assessed or has lost significant value compared to 2008. Hence, a lower neighborhood code than Rumstick Road might be needed to get proper assessments. **It is no secret that I live on 14 Stone Tower Lane (next to 6 Stone Tower Lane) and have a personal interest in this area. Nevertheless, the facts are the facts!**

5. North end of Adams Point Road.

The north end of Adams Point Road is assigned code 90, although there is no indication for most of this end that it is more attractive than the surrounding neighborhood. The street starts to change character after the turnoff to Preston Drive. Hence, I believe that code 90 (or perhaps code 100) should be assigned only to 40-80 Adams Point Road, and code 70 should be used for all properties on Adams Road north of this.

6. Spinnaker Drive – Lighthouse Lane

This neighborhood seems more comparable to South Meadow Lane and Oyster Shell Lane, so neighborhood code 100 seems more appropriate than neighborhood code 90. There are no sales on these two roads during 2009-2010, so there is no hard evidence. I think the same code should be assigned to the three homes on Washington Road 375-387. The 2009 sale of Washington Road 387 seems to justify this.

7. Two Nayatt Road homes

There are two homes on Nayatt Road that need special attention. 166 and 172 Nayatt Road are located next to the RICC club house. These are two high end homes in an attractive location. They belong more to the neighborhood on Nayatt to the West of the golf course than to the neighborhood east of the golf course, and hence should be located in neighborhood 400. At a minimum, the homes should be assigned a neighborhood code of 100. In the 12/31/2008 revaluation, they were assigned neighborhood code 50.

8. Brick Pond Drive and the Middle Highway south of Brick Pond Drive

If you drive West on Nayatt Road and turn right on the Middle Highway, you see a clear change in character of the buildings once you pass Brick Pond Road. The homes on Brickpond Drive, on the Middle Highway south of Brick Pond Drive, and on the corner of Nayatt Road and the Middle Highway (206 Nayatt Road) are similar to the homes in the larger Nayatt area, and should hence be assigned the same neighborhood code of 70 and not neighborhood code 45. Possibly, an in-between value could be used for Brick Pond Road itself.

9. Jenny's Lane & Chapin Road

I am very familiar with this area because I lived for 9 years at 8 Chapin Road. There were two homes on Jenny's Lane (33 and 36) that sold for a lot more than the assessment. Both of these homes are beautiful historic homes in great shape with beautiful gardens, and it seems that at least part of the discrepancy between sale price and assessment was that the assessed values of the improvements were much too low. 44 Jenny's Lane sold also considerably higher than the assessed value; this is a classical American Foursquare home, and the assessed improvement value seems to be too low as well.

6 Jenny's Lane is a colonial that sold for a bit more than the assessed value; this might indicate that the assessed land value was indeed a bit on the low side. 11 Jenny's Lane is a modern home that sold for considerably less than the assessed value. This house is out of place in this street and perhaps sold low because of that. However, even by assigning a relatively low value to the improvements it does not appear that the assessed land value is too low. In summary, it appears that the land value of Jenny's Lane may indeed be a bit

higher than the harbor neighborhood in general, but the biggest problem with the 2008 assessment is that the assessed values of the improvements were off the mark.

There was only one sale on Chapin Road during 2009-2010. 43 Chapin Road is a small cape that sold for less than the assessed value. In terms of property sizes and architecture, there is little that distinguishes Chapin Road from the neighboring streets to the South, whereas there is a clear difference with Jenny's Lane. There is also more traffic on Chapin Road than Jenny's Lane because the Doane's Road turnoff provides convenient access to the Eastern harbor area. Hence, I believe that the neighborhood code for Chapin Road should be the same as for the rest of the harbor area, and not the same as Jenny's Lane.

10. Tyler Point

The Tyler Point area is at least semi-commercial and doesn't appear as attractive as the neighborhoods north of the bike path. There was only one sale during 2009, and the assessment was about 8.5% lower than the sale price. This suggests that the prior assessment was pretty good. Hence, I would think a lower neighborhood code for this area should be appropriate, maybe 40 or 45.

The area just north of the bike path (roughly bounded by Linden Road West of Sowams Road and Lillis Avenue East of Sowams Road) seems a little nicer than the area immediately to the north of these two roads, and a slight neighborhood code increase may be warranted in that area. However, the properties tend to be a bit larger and/or have water view/front, and the homes are on average a bit nicer as well, so a code increase may not be needed.

11. College Lane, Pine Top Road, St Andrews Way

In the new neighborhood map, a higher code (50) was assigned to these three roads. In the 2008 revaluation, a higher code was only assigned to Pine Top Road, which seemed to be wrong since these three streets are indeed comparable. However, two recent sales on College Lane seem to suggest that the assessment for this street was good, whereas two recent sales on Pine Top Road were lower (one considerably lower) than the assessed value. This seems to suggest that the land value for College Lane was more accurate than the land value for Pine Top Lane, and this suggests that these three streets should have the same neighborhood code of 45 as the surrounding properties. The properties will already be assessed higher than the surrounding properties because the lots are larger and the homes are nicer, so increasing the specific land value seems inappropriate and unnecessary. Also note that Pine Top Road can only be accessed from County Road, which does not seem very attractive.

I am not all that familiar with most of the properties in the northern half of Barrington, and I have no personal opinion whether the various neighborhoods indicated on the map are appropriate. I assume these neighborhoods were proposed by the realtors, and I am sure that the values of properties in these areas are higher if the assigned code is higher. Note that in some of these areas the property values may simply be higher because of nicer homes and larger property sizes, so an increase in neighborhood code may or may not be appropriate. I hope/expect that there will be enough sales data in each area to make this clear.

I want to make a general comment on the effect of water view or waterfront on the fair market value of a property. Vision Appraisal used a simple approach for this. The land

value of a property was determined by the master land table, a multiplication factor for the neighborhood and a further multiplication factor for the waterfront or -view. From the VA guidelines:

“The waterfront factors range from 150% for small, freshwater ponds to 300% on Narragansett Bay, The Palmer River the Barrington River and One Hundred Acre cove have a range of factors from 150% to 250%. Water view factors will approach but not equal the waterfront factor for that area. The range of view factors run from a low of 110% of slight views to a high of 275% for excellent ocean views.”

This approach assumes that the effect of waterfront / water view is the same for a 9000+SF mansion on a 2.5 acre lot as for a 1000SF ranch on a 6000sf lot (we have both in Barrington). This seems to be an overly simplistic assumption. It puts a tiny 1000SF ranch with 1 bedroom and 1.5 bath on a 6000SF lot (73 Boyce Avenue, assessment \$481,700) at about the same value as a 2500SF colonial with 4 bedrooms and 2.5 bath on 25,000sf of land at the end of a cul-de-sac a few blocks away (28 Stacy Street, assessment \$513,800). I don't think there are any buyers that would be willing to shell out half a million dollars for a house in which you couldn't live with a family with kids (and hence the fact that the school district is tops in RI doesn't matter), even if it had a great waterview. I hope that a better approach will be used in the current revaluation. As far as I know, there haven't been any sales of such small waterfront properties during the last two years. That is not surprising considering the tax burden on such properties!

By the way, it isn't clear to me why the properties on Broadview Drive with waterfront on the Brickyard Pond (some with docks) had a waterfront factor of 125%, whereas the VA documentation states that the minimum waterfront factor for small, freshwater ponds is 150%.

Finally, I have a practical suggestion on neighborhood code use. I am happy to see that the number of neighborhood codes on the new map is small. I see the following 9 codes: 40, 45, 50, 60, 65, 70, 90, 100 and 400. We had a discussion that it would be better from a psychological perspective to change the codes used by Vision, but John Hocking said that might be a lot of extra work. Actually, I think we would largely achieve the desired goal if we would only change the highest three codes, so we would end up with the codes 40, 45, 50, 60, 65, 70, 80, 90, 100. The jump in Vision code numbers from 70 to 90 and from 100 to 400 suggests a big increase in land value, and we would be better off with a more regular sequence. It still would leave room to add intermediary values 75, 85, and 95, if needed. Certainly, it would require less work to make this change.

I hope my comments will help a bit. Joop

Preliminary list of disqualified sales sent out on 3/21/2011

#	Street	Plat	Lot	Sale Price	Assessment	\$ Chang	% Change	Reason	Code	Discription
10	Leslie Avenue	01	076	\$ 198,000	\$ 395,900	\$ 197,900	50%	1H	00	Verified by deed or assurance
188	Narragansett Ave	01	125	\$ 140,000	\$ 269,900	\$ 129,900	48%	1A	01	Verified by buyer
47	Spring Avenue	01	135	\$ 100,000	\$ 192,500	\$ 92,500	48%	1A	02	Verified by seller
0	Latham Avenue	01	192	\$ 2,300,000	\$ 5,800	\$ (2,294,200)	-39555%	1T	03	Verified by agent
0	Shore Drive	01	382	\$ 2,300,000	\$ 106,800	\$ (2,193,200)	-2054%	1T	04	Verified by other source
14	Sixth Street	03	069	\$ 162,500	\$ 275,300	\$ 112,800	41%	1S	1A	Family Sale
6	Sixth Street	03	164	\$ 200,000	\$ 363,700	\$ 163,700	45%	1I	1B	Intra-Corporation
11	Elm Lane	05	014	\$ 849,900	\$ 1,100,600	\$ 250,700	23%	1S	1C	Cash Sale, Special Financing
2	Freemont Avenue	07	095	\$ 534,000	\$ 704,900	\$ 170,900	24%	1S	1D	Property different between sale and assessed
1	Washington Road	12	062	\$ 179,000	\$ 269,500	\$ 90,500	34%	1S	1E	Government sale
1012	County Road	12	072	\$ 157,000	\$ 222,500	\$ 65,500	29%	1S	1F	Deed correction (name change)
960	County Road	12	076	\$ 438,878	\$ 317,100	\$ (121,778)	-38%	1L	1G	Partial sale
205	Promenade Street	12	152	\$ 193,000	\$ 238,900	\$ 45,900	19%	1S	1H	Estate sale/court settlement
125	Rogers Avenue	12	207	\$ 176,250	\$ 233,700	\$ 57,450	25%	1L	1I	Bankruptcy
25	Homestead Avenue	12	276	\$ 120,000	\$ 330,700	\$ 210,700	64%	1A	1J	Partial interest
25	Beaver Road	14	092	\$ 215,000	\$ 273,900	\$ 58,900	22%	1S	1K	Non-Profit
4	Circle Drive	14	108	\$ 250,000	\$ 307,900	\$ 57,900	19%	1S	1L	Foreclosure
5	Beaver Road	14	121	\$ 223,000	\$ 298,400	\$ 75,400	25%	1S	1M	Zoning change
18	Sherwood Lane	14	259	\$ 180,000	\$ 269,000	\$ 89,000	33%	1N	1N	Other
73	Primrose Hill Road	15	001	\$ 200,000	\$ 333,400	\$ 133,400	40%	1H	1O	Physical change
2	Clover Lane	15	061	\$ 405,500	\$ 437,800	\$ 32,300	7%	1L	1P	Change in use
3	Kenmore Court	15	092	\$ 207,000	\$ 274,400	\$ 67,400	25%	1S	1Q	Assumed mortgage
8	Middle Highway	15	153	\$ 193,000	\$ 266,500	\$ 73,500	28%	1A	1R	Resold
19	Old River Road	16	189	\$ 294,500	\$ 376,500	\$ 82,000	22%	1A	1S	Bank Resale
11	Townsend Street	17	587	\$ 190,000	\$ 273,000	\$ 83,000	30%	1H	1T	Additional lots included
450	Maple Avenue	19	044	\$ 250,000	\$ 256,000	\$ 6,000	2%	1A	1U	Short Sale
21	Walter Street	22	058	\$ 141,000	\$ 250,000	\$ 109,000	44%	1L	AP	Abuttor purchase
20	Walter Street	22	060	\$ 137,500	\$ 246,000	\$ 108,500	44%	1N		
104	Roffee Street	22	186	\$ 184,900	\$ 241,000	\$ 56,100	23%	1S		
114	Roffee Street	22	190	\$ 160,000	\$ 196,900	\$ 36,900	19%	1L		
135	Whipple Avenue	22	220	\$ 115,000	\$ 218,000	\$ 103,000	47%	1N		
31	Brow Street	22	359	\$ 146,500	\$ 235,300	\$ 88,800	38%	1L		
220	Footte Street	22	429	\$ 217,900	\$ 318,900	\$ 101,000	32%	1S		
195	Prince's Hill Avenue	22	493	\$ 285,000	\$ 300,300	\$ 15,300	5%	1I		
186	Maple Avenue	23	073	\$ 145,000	\$ 211,500	\$ 66,500	31%	1S		
88	Maple Avenue	23	088	\$ 215,000	\$ 262,300	\$ 47,300	18%	1S		
74	Maple Avenue	23	091	\$ 130,000	\$ 182,300	\$ 52,300	29%	1B		
275	Waseca Avenue	23	199	\$ 180,000	\$ 312,700	\$ 132,700	42%	1N		
173R	Maple Avenue	23	325	\$ 250,000	\$ 314,300	\$ 64,300	20%	1S		
24	New Meadow Road	27	020	\$ 445,500	\$ 789,500	\$ 344,000	44%	AP		

#	Street	Plat	Lot	Sale Price	Assessment	\$ Chang	% Change	Reason	Code	Discription
61	Linden Road	29	211	\$ 240,000	\$ 344,800	\$ 104,800	30%	1H		
4	Gregory Court	31	167	\$ 270,000	\$ 404,100	\$ 134,100	33%	1A		
421R	Sowams Road	31	399	\$ 490,000	\$ 579,500	\$ 89,500	15%	1S		
83	Martin Avenue	32	101	\$ 157,000	\$ 199,000	\$ 42,000	21%	1S		
69	Massasoit Avenue	32	111	\$ 240,000	\$ 349,900	\$ 109,900	31%	1S		
14	Ellis Street	32	423	\$ 170,000	\$ 354,200	\$ 184,200	52%	1L		
394	New Meadow Road	35	118	\$ 270,000	\$ 1,029,200	\$ 759,200	74%	1A		
135	George Street	37	053	\$ 975,000	\$ 657,400	\$ (317,600)	-48%	1E		
139	George Street	37	057	\$ 275,000	\$ 409,100	\$ 134,100	33%	1E		
14	Walsh Avenue	01	007	\$ 168,500	\$ 246,100	\$ 77,600	32%	1C		
69	Spring Avenue	01	259	\$ 222,500	\$ 238,700	\$ 16,200	7%	1S		
20	Willow Way	03	126	\$ 300,000	\$ 417,100	\$ 117,100	28%	1N		
16	Willow Way	03	127	\$ 300,000	\$ 468,800	\$ 168,800	36%	1N		
275	Nayatt Road	07	097	\$ 580,000	\$ 722,900	\$ 142,900	20%	1H		
40	Bluff Road	08	004	\$ 532,500	\$ 577,000	\$ 44,500	8%	1O		
9	Beach Road	10	057	\$ 215,000	\$ 384,900	\$ 169,900	44%	1N		
285	Rumstick Road	10	098	\$ 800,000	\$ 1,295,400	\$ 495,400	38%	1N		
1	Primrose Hill Road	15	154	\$ 260,000	\$ 332,800	\$ 72,800	22%	1S		
604	County Road	16	077	\$ 200,000	\$ 282,000	\$ 82,000	29%	1U		
0	High Street	17	144	\$ 445,000	\$ 170,200	\$ (274,800)	-161%	1T		
47	Walnut Road	17	195	\$ 445,000	\$ 335,400	\$ (109,600)	-33%	1T		
0	Bernard Avenue	18	207	\$ 435,000	\$ 80,000	\$ (355,000)	-444%	1T		
51	Lincoln Avenue	19	001	\$ 275,000	\$ 436,400	\$ 161,400	37%	1C		
1	Tiffany Circle	21	062	\$ 294,000	\$ 400,500	\$ 106,500	27%	1N		
5	Cherry Lane	21	078	\$ 205,000	\$ 287,200	\$ 82,200	29%	1H		
184	Church Street	22	120	\$ 190,000	\$ 267,400	\$ 77,400	29%	1H		
0	Anoka Avenue	22	492	\$ 285,000	\$ 15,800	\$ (269,200)	-1704%	1T		
87	Hamilton Avenue	23	026	\$ 185,000	\$ 232,500	\$ 47,500	20%	1O		
204	Waseca Avenue	23	240	\$ 200,000	\$ 300,400	\$ 100,400	33%	1H		
100	Markwood Drive	23	262	\$ 180,000	\$ 286,100	\$ 106,100	37%	1H		
0	Mathewson Road	25	059	\$ 700,000	\$ 100,500	\$ (599,500)	-597%	1T		
173	Mathewson Road	25	062	\$ 700,000	\$ 1,390,200	\$ 690,200	50%	1O		
6	Ronald Road	25	268	\$ 560,000	\$ 539,700	\$ (20,300)	-4%	1O		
15	Manor Road	25	297	\$ 376,000	\$ 425,000	\$ 49,000	12%	1O		
54	Libby Lane	26	036	\$ 487,500	\$ 415,600	\$ (71,900)	-17%	1T		
0	Libby Lane	26	037	\$ 487,500	\$ 678,100	\$ 190,600	28%	1T		
3	Jesse Davis Lane	27	000D	\$ 230,000	\$ 269,400	\$ 39,400	15%	1S		
99	New Meadow Road	28	238	\$ 500,000	\$ 642,600	\$ 142,600	22%	1O		
14	Burr Avenue	29	013	\$ 205,000	\$ 301,600	\$ 96,600	32%	1U		
8	Christine Drive	31	090	\$ 240,000	\$ 375,800	\$ 135,800	36%	1H		

#	Street	Plat	Lot	Sale Price	Assessment	\$ Chang	% Change	Reason	Code	Discription
0	Sowams Road	31	398	\$ 75,000	\$ 258,600	\$ 183,600	71%	1N		
0	New Meadow Road	32	026	\$ 300,000	\$ 40,000	\$ (260,000)	-650%	1T		
47	Bowden Avenue	32	139	\$ 254,000	\$ 315,500	\$ 61,500	19%	1H		
16	Evergreen Street	32	167	\$ 212,500	\$ 257,800	\$ 45,300	18%	1U		
6	Anderson Drive	32	342	\$ 215,000	\$ 342,700	\$ 127,700	37%	1O		
6	Ellis Street	32	419	\$ 219,000	\$ 271,900	\$ 52,900	19%	1H		
1	Bowden Avenue	33	006	\$ 280,000	\$ 298,400	\$ 18,400	6%	1A		
39	Sunset Drive	33	223	\$ 356,000	\$ 315,500	\$ (40,500)	-13%	1T		
0	Sunset Drive	33	224	\$ 356,000	\$ 168,600	\$ (187,400)	-111%	1T		
0	George Street	37	003A	\$ -	\$ 771,800	\$ 771,800	100%	1B		

Comments and questions about the preliminary list of disqualified sales sent out 3/21/2011.

Comments the first part (in white) of the preliminary list proposed initially

Plat	Lot	#	Street	JCN Comment
12	152	205	Promenade	Bank resale at reasonable price. Why is this disqualified and many others are not?
14	108	4	Circle	Same as above
14	259	18	Sherwood	What does "other" stand for?
19	044	450	Maple	Twice sold at \$250,000. The second sale is definitely family, but what about the first sale?
22	060	20	Walter	What does "other" stand for?
23	199	275	Waseca	What does "other" stand for?
31	167	4	Gregory	VA website says sale price \$370,000, not \$270,000. If correct, could this sale be used?

Comments on the second part of the list (in blue) added later

Plat	Lot	#	Street	JCN Comment
01	259	69	Spring Av.	Bank resale at reasonable price. Why is this disqualified and many others are not?
03	126 127	20 16	Willow	Both properties apparently sold to Resmini. Why should that disqualify the sales?
07	097	275	Nayatt	Owned by Butera, and for sale again?
08	004	40	Bluff	Remodeled after sale on 6/30/2010?
10	057	9	Beach	What does "other" stand for? Sales price is indeed low.
10	098	285	Rumstick	What does "other" stand for? Arms length transaction, only priced for reasonably quick sale (within months, not years). That is not a good reason to disqualify sale.
17	144 195	0 47	High Walnut	These two properties sold together for \$445,000, total assessment \$505,600. Why not use the combined sale?
18	207 206	0 4	Bernard Bernard	These two properties sold together for \$435,000, total assessment \$515,000. Why not use the combined sale?
21	062	1	Tiffany	What does "other" stand for?
22	492	0	Anoka	I assume was in bankruptcy just as 22/493.
23	026	87	Hamilton	Remodeled after sale on 9/11/2009?
25	059 062	0 173	Mathewson	Combined sale for \$700,000, total assessment \$1,490,700. Could be used as one sale. Remodeled after sale on 7/12/2010? Estate sale?
25	268	6	Ronald	Remodeled after sale on 8/13/2010?
25	297	15	Manor	Remodeled after sale on 2/16/2010?
26	036 037	54 0	Libby Libby	Combined land sale for \$975,000, total assessment \$1,093,700. Why not use the combined sale?

31	398	0	Sowams	What does "other" stand for?
32	026 535	0 237	New Meadow	Combined sale for \$300,000, total assessment \$423,900. Can combined sale not be used because 32/535 is zoned for mixed use?
32	342	6	Anderson	Remodeled after sale on 6/30/2010?
33	223 224	39 0	Sunset	Combined sale for \$356,000, total assessment \$484,100. Why not use combined sale?
37	003A	0	George	Land sale for \$290,000 on 11/23/2009. Can be used?

Other sales which may have to be disqualified

Plat	Lot	#	Street	JCN Comment
12	377	23	Homestead	Land sale to Almeida? Current assessment \$160,000?
16	179	40	Middle Highway	Possibly estate sale?
18	161	14	Anthony	Bank Sale, why not disqualified?
19	124	4	Houghton	Surprisingly low price, not arms length?
24	049	346	Nayatt	Was sold in bad shape with serious water damage and mold on 7/28/2010. Has been cleaned up and redone, is now for sale for \$609,900. Sale must be disqualified.
25	067	37	Ferry	Overpaid, could be disqualified.
26	021	136	Adams Point	Contract signed in July 2008. Sale should be disqualified.
31	362	28	Old Chimney	No picture in VA database. Special situation? House torn down?

Sale that may be added

Plat	Lot	#	Street	JCN Comment
11	078	8	Holly	Sold for \$2,125,000 on 2/1/11, contract signed 11/18/2010. Useful datapoint in area with few sales.