

BOARD OF ASSESSMENT REVIEW MEETING MINUTES

DATE: February 27, 2007

LOCATION: Municipal Court Room

MEMBERS PRESENT: Marilyn Sciarillo, Sandra Leuder, and Cornelius Collins

TOWN ASSESSOR: Charles E. Vacca

Jennifer Misto, Account Clerk III

Ms. Sciarillo called the meeting to order at 3:55 p.m.

PETITION #10–Sculco, Thomas & Cynthia. – A/P 137-026– 77 Watch Hill Rd.

Represented by Steven McAndrew.

Lot size: 285,697 SF Assessed Value: Bldg: \$914,600 Land: \$1,616,900

Owners did not list an estimated value on their appeal application.

- limited access to property is detrimental to value**
- asks for a reduction of 10%**

**PETITION #11 –Toolan, Henry G. & Barbara A.– A/P 172/004- 11
Arraquat Rd..**

Represented by Steven McAndrew.

**Lot size: 64,469 SF Assessed Value: Bldg: \$957,900 Land:
\$4,871,300**

Owners did not list an estimated value on their appeal application.

**Assessor reduced their assessment in December 2006 to the
following:**

(Bldg: \$816,400 Land: \$4,677,100 New Assessed Value: \$5,493,500)

- requesting an additional reduction of at least 12%**
- listed various sales in 2006 to support their claim (sales just now starting to sell at or about 100%, believes owners' assmt should be reduced 12% bringing it closer to what it was at the time of the assessment):**

**1. 179/023- 1 Pawcatuck Ave assmt: \$4,020,800 sold 08/06 for
\$3,775,00**

**2. 172/009- 15 Wapan Rd. assmt: \$6,804,00 (reduced from \$7,342,600)
sold 01/06 for \$6,800,000.**

**3. 173-039 – 10 Overlook Dr. assmt: \$1,776,200 sold 08/06 for
\$2,500,000**

PETITION #9- Galvin, Christopher B.– A/P 179/018 – 3 Waters Edge Rd.

Represented by Steven McAndrew.

Lot size: 33,290 SF Assessed Value: Bldg: \$1,204,300 Land: \$4,830,700

- stated that same arguments for Toolan are applicable to the Galvins**
- also asking for a reduction of 12%**
- using Wallace/Toolan as benchmark, more appropriate level for Galvin would be \$154,000 less in land value...feels \$5,881,000 to be more in line.**

After the hearing, the Board made decisions on the following petitions:

PETITION #7 – Shelter Harbor Golf Club. – A/P 115/002 – 5355 Old Post Rd. Charlestown, RI 02813

The Board voted unanimously no change.

PETITION #5 – Ciampi, David M.. – A/P 155/065 – 486 Atlantic Ave.

Board voted unanimously to reduce the land on his original bill and his pro-rated bill.

The breakdown on the ORIGINAL bill is as follows:

- original land value: \$301,700 (bldg. value: \$172,600) - total assmt: \$474,300

- new land value: \$202,500 (bldg. value: \$172,600)- total new assmt: \$375,100

The breakdown on the PRO-RATED bill is as follows:

- original land value: \$506,000 (bldg. value: \$254,400) – total assmt.: \$760,400

- new land value: \$404,800 (bldg. value: \$254,400)- total new assmt: \$659,200

PETITION #6 – Saints Limited Partnership – A/P 145/008 – 51 Haversham Rd.

The Board voted unanimously no change.

Decisions from today's meeting will be addressed at the next meeting.

There is no further business before the Board at this time. Ms. Sciarillo adjourned the meeting.

Respectfully submitted,

Marilyn Sciarillo

Chairperson