

BOARD OF ASSESSMENT REVIEW MEETING MINUTES

DATE: Wednesday, February 13, 2008

LOCATION: Municipal Court Room

MEMBERS PRESENT: Marilyn Sciarillo, Attorney Dana Horton, Sandra Leuder & Cornelius Collins

TOWN ASSESSOR: Charles E. Vacca

Jennifer Misto, Account Clerk III

Marilyn Sciarillo called the meeting to order at 1:00 pm.

PETITION # 11 – Granite APR Development Corp. – A/P 067/278 – 114 Granite St.

Represented by Attorney Vincent J. Naccarato.

Land: \$3,069,700. Bldg: \$4,702,500. Total Assmt: \$7,772,200.

Owner did not give an estimate of value.

Owner was unable to attend the hearing. Board offered to allow Dr. Reiche to send them more material to support his appeal. Attorney Naccarato stated the Board could make their decisions based on the

information they've already been given.

PETITION #12 – Granite APR Development Corp. – A/P 067/279 – 116 Granite St.

Represented by Attorney Vincent J. Naccarato.

Land: \$490,000. Bldg: \$928,600. Total Assmt: \$1,418,000.

Owner did not give an estimate of value.

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

Represented by Stephen O. McAndrew.

Land: \$5,447,600 Bldg.: \$1,377,700. Total Assmt: \$6,825,300.

Owner did not give his estimate of value on the appeal form.

- stated his estimate of value was \$6,350,000 (issue with land value)**
- comparable sales: 6 Aquidnick and 11 Arraquat Rd.**
- sited land sale on Aloha Rd for \$4,000,000 in 2006**
- sited 179/14 assessment was ½ that of subject property (close in location to subject property)**

PETITION #8 – Sculco, Thomas P. & Cynthia D. A/P 137/026 – 77 Watch Hill Rd.

Represented by Stephen O. McAndrew

Land: \$2,359,000 Bldg.:\$662,000 Assmt. \$3,021,300

Owner did not list estimate of value on appeal form.

Requests minor adjustment to land value. Claims it's about 10% over in assessment

PETITION #17- Weekapaug KGS Et Als A/P 144/079 – 36 Williams Ave

Represented by David Godden.

Land: \$3,815,100 Bldg \$577,600 Total Assmt: \$4,392,700

Owners' Estimate of Value- Land\$3,200,000 Bldg. \$577,600 Total: \$3,777,600

- Stated that since ownership in 1989, the land assmt has been 20-25% lower than comparable property on the pond to the south. Latest assmt puts the subject property on par with these other parcels.

PETITION #37 – Pawelkiewicz, Walter M & Jane A. A/P 155/036 – 475 Atlantic Ave

Walter Pawelkiewicz was present with friend and Assessor of Town of

Windham.

Land: \$1,701,600 Bldg.: \$375,300 Total Assmt.: \$2,076,900

Owners' Estimate of Value: Land: Between \$1,250,00 & \$1,518,800

Bldg. \$375,300 Total Assmt: \$1,625,000

Stated their land assmt is disproportionate when compared to neighbors land. Claims all have similar lot sizes, views, location. States neighboring property, 477 Atlantic Ave, is closer to water, similar story height & style but lower land value.

Sited the following comparable properties:

- 477 Atlantic Ave**
- 479 Atlantic Ave**
- 473 Atlantic Ave**
- 511 Atlantic Ave**
- 547 Atlantic Ave**

PETITION #21 – Sluszka, Richard J. – A/P 156/019 – 646 Atlantic Ave

Land: \$526,000 Bldg: \$124,200 Total Assmt: \$650,200

Owner's Estimate of Value: Land:\$350,000 Bldg. \$124,200 Total Assmt: \$474,200

Owner feels land value is excessive.

Sited numerous commercial properties for comparison.

- subject property has heavy beach traffic**
- sea water is 22" below ground level resulting in house sinking, basement flooding, mold and mildew problems**
- no ocean access in deed- had to pay association for access**

**PETITION # 23 – Lyman, Christopher & Gina – A/P 129/001H – 6
Hamilton Rd.**

The homeowners were present.

Land: \$248,900 Bldg; \$405,600 Total Assmt: \$654,500

**Owners' Estimate of Value: Land\$200,000 Bldg \$350,000 Total
Assmt.\$550,000**

- questioned why their home was classified as custom**
- formica countertops, nothing was special order, no central air**

Sited the following comparables:

- 8 Hamilton Rd.**
- 15 Sarah Ln**
- 13 Links Passage**
- 6 Canyon Dr.**
- 17 Piezzo Dr.**

Said comparable properties are assessed much less on both land and building value.

PETITION #45 –Knight, Lee – A/P 134/2 – 13 Ayers Rd.

Owner Lee Knight was present.

Land: \$267,000 Bldg.\$14,000 (dock) Total Assmt: \$281,000

**Owner's Estimate of Value: Land:\$120,000 Bldg \$4,000 Total;
\$124,000**

**ROW to dock assessed at \$154,000- should be assessed as open
space or at least equal to ROW of Darling property (\$10,700)**

**Assessor stated it grants access to water and boating rights which
does not follow requirements under Open Space.**

**PETITIONS #25-30 – Hillandale Farm Trust (Lee Knight) –A/P
122/87-7,8,9,10,11 & Plat 132 lots 87-15,17 & Plat 133 lots 87-18 -
Bucks Trail**

Owner Lee Knight present.

Stated the land assessments for the properties on Bucks Trail are too

high. Unable to find any 2006 sale for a similar lot in the Town of Westerly that approaches the assessed value of his lots. He requests that the assessments be proportionately reduced to the average fair market of \$281,000.

The board made decisions on the following petitions:

PETITION #3 – The Saints Limited Partnership- A/P 145/8 – 51 Haversham Rd.

The Board voted NO CHANGE.

PETITION #2 – Shelter Harbor Golf Club – A/P 115/002 – 5355 Old Post Rd.

The Board voted NO CHANGE.

There is no further business before the Board at this time. Ms. Sciarillo adjourned the meeting. Decisions from today's meeting are pending until the next meeting.

Respectfully submitted,

Marilyn Sciarillo

Chairperson