

TOWN OF EAST GREENWICH
BOARD OF ASSESSMENT REVIEW March 13, 2019

125 Main Street, PO Box 111
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- Chairman Sean O’Leary calls the meeting to order at 6:08 pm on March 13, 2019.
- Roll Call:

- a. Sean O’Leary / Chairman
- b. Marc Gertsacov / Vice Chairman
- c. Elyse Pare / Member

Also Present: Anthony Davey, Tax Assessor
 Chelsea Romano, Board of Review Clerk

- Chairman Sean O’Leary determines a quorum on record.
- **Chairman’s Opening Remarks** – There were no opening remarks.
- **Minutes of Previous Meeting** – February 13, 2019. Vice Chair, Marc Gertsacov puts forth a motion to approve the minutes from last month’s meeting. Chairman O’Leary seconds this motion, and the motion carries 3-0.
- **Old Business** – (Reference audio recording for full disclosure)

- i. **LISA MARDENLI (COHEN) 47 Bridge Street #7** – Tax Assessor, Anthony Davey, contacted Mrs. Cohen as he found a square footage issue during his review of her appeal, which was brought up at the previous hearing. Upon further investigation, Mr. Davey believes that sketches done during the revaluation years ago were erroneous and produced incorrect square footage for a majority of the condos in the complex. Mr. Davey also proposed to drop the Quality Rating from Q3 to Q4 and adjust the assessed value from 321,200 to 291,400. He would then go in and correct the square footage of the other condos to match the correct calculations included on the original condo docs. Per their phone conversation, the Cohen’s were pleased with this decision and approved of the modification on their property assessment. Member Elyse Pare made a motion to approve the abatement, motion seconded by Vice Chair Gertsacov. Motion Carries 3-0. **APPEAL APPROVED.**

- ii. **THE DIVISION GROUP 0 DIVISION ROAD** – Assessor Clerk, Chelsea Romano had received an email from partner, Mr. Capozzi, asking if the tabled appeal could be rescheduled to a date later in May because his partner was unable to attend the hearing. It was verified by the Town Solicitor that there was no legal consequence to delay this hearing date. Vice Chair Marc Gertsacov makes a motion to table the appeal until the May 8th meeting and withdraw the appeal from tonight’s discussion. Motion is seconded by Chairman O’Leary. Motion carries 3-0. **APPEAL TABLED UNTIL 5/8/2019.**

- **New Business** – (Reference audio recording for full disclosure)
 - **RIDGE GROUP LLC – 400 FRENCHTOWN ROAD:** Ridge Group LLC confirmed that they would not be in attendance of this hearing. Assessor Davey summarizes the appeal that was brought to him and commented that it had no evidence provided and only a statement of what they felt the value should be, \$847,680, with no back-up documentation. The Ridge Group LLC did not provide any further documentation to the Board of Assessment Review either.
Board’s Findings: Due to the lack of evidence and no further explanation as to why they felt the value should be changed, Member Pare makes a motion to deny the appeal. Chairman O’Leary seconds the motion and it carries 3-0. **APPEAL DENIED.**

- ***G DUBON PROPERTIES LLC - 35 Forest Lane:*** Assessor, Anthony Davey, summarizes the appeal that was brought forward to him. He feels as though the appeal was unwarranted based on the fact the new owners were looking to get relief for DEM violations they had to take care of when they purchased the property. Mr. Davey comments that this should have, and did, come out of the sales price; as land in that area sold for far more than what they paid for the property. He mentions that the property had a building on it that was demolished, but there remained a large area of foundation. The Board also notes that on the original application, the appellants seem to have confused the street addresses between the two lots because the application for 35 Forest Lane erroneously mentions that there was a home on the property; this information was verified and corrected prior to the hearing by examining the field cards and matching them to the correct application. Pare agreed that even though the building was no longer standing, the foundation would still hold a value. Chairman O'Leary asks if there was a way to reduce the price of the foundation by depreciation. Member Pare adds that the assessed value can be adjusted, but a foundation still holds value for assessing purposes. The Board comments that this would be the only item on the card that appeared to need adjustment, as the land value seemed to be in line with similar properties.

Board's Findings- Member Pare puts forth the motion to adjust the value of the foundation to 25% to the good, meaning a depreciation of 75%. This would change the overall assessed value from 422,100 to 389,025. Vice Chair Gertsacov seconds this motion and the motion carries 3-0. **APPEAL GRANTED.**

- ***G DUBON PROPERTIES LLC – 55 FOREST LANE:*** The Board discusses the DEM violations that were found on the property. Member Pare asks Assessor Davey if he knows the status of the violation and if it's been cleared. Mr. Davey states that they had to remove all of the backfill at the property line which was in violation and was a very costly project.
- **Board's Findings-** Member Elyse Pare notes that this was considered a distress sale: the property had a few years of trouble tax-wise and was previously up for Tax Sale. She feels as though the distress sale price was compensation enough for the status of the land. The Board could not find any other substantial evidence to warrant a change in assessed value. The property did have a house on it that was occupied for some time in Average condition with a Q4 grade; the Board found that rating and condition factor adequate. Member Pare puts forth a motion to deny the appeal based on the lack of compelling evidence to lower the assessed value. Vice Chairman Gertsacov seconds the motion and it carries 3-0. **APPEAL DENIED.**

▪ **Public Comment – None**

- Sean O'Leary makes a motion to adjourn the meeting at 6:43pm. Vice Chair Marc Gertsacov seconds the motion and it carries 3-0. **Meeting adjourned at 6:43pm.**

A True Copy:

Respectfully Submitted,

Chelsea L. Romano
Board of Assessment Review Clerk