

City of East Providence Board of Assessment Review Meeting Minutes

Date: Wednesday, January 10, 2024
Time: 10:00 AM
Location: City Hall, Conference Room A, First Floor

A scheduled meeting of the East Providence Board of Assessment Review was called to order @ 10:07 AM on Wednesday, January 10, 2024. The purpose of the meeting was to hear 2023 Tax appeals.

Present: Maria L. Stoddard, Chairwomen
Michelle DiMeo
Dereck Mendoza, Vice Chairman
Lucy Rose-Correia
Sarah Frew, Tax Assessor
Brenda Dutra, Recording Secretary

New Business:

3400 Pawtucket Ave
1445 Wampanoag Trail Units 107 & 203
415 Taunton Ave
500 Taunton Ave
95 Amaral St
95 Commercial Way
3346 Pawtucket Ave
879 Waterman Ave
54 Hilltop Rd
0 Robinson St

Decisions:

Commercial:

1. Bank of America 3400 Pawtucket Avenue represented by Atty Bruce Stavitsky of Stavitsky & Associates Greg Curtis from Newmark Valuation & Advisory are appealing the assessment based on the appraisal submitted indicating the value should be less than the assessed value. Based on market values that support the assessed value, the board voted to deny the appeal application. Michelle DiMeo made a motion to deny with Lucy Rose-Correia to 2nd the motion. The vote was unanimous.

2. Heritage Harbor Foundation 1445 Wampanoag Trail units 107 & 203 represented by owner Patrick Conley is appealing his property because he wants to be tax exempt as he is a nonprofit organization and is using his units for a nonprofit. He currently owns three other units in the condo complex that are tax exempt for that very reason. He is in the process of consolidating the taxable units into the exempt units and is waiting on the city for their approval of exempt status. The board voted to deny the appeal as they are not authorized to grant exempt status on properties based on state law. Lucy Rose-Correia made the motion to deny status and Dereck Mendoza 2nd the motion. The vote was unanimous.
3. Mag Ventures 415 Taunton Ave and 500 Taunton Ave represented by Mark Pogue from Pierce Atwood LLP requested the case to be continued as the client has not been able to let the tax assessor inspect the property. Request was granted with Michelle DiMeo making a motion and Lucy Rose-Correia 2nd. The vote was unanimous.
4. S-BNK East Providence 95 Amaral St represented by Steven Nagengast of Ernest & Young LLP is appealing the assessment of the property based on an appraisal submitted indicating the value in their opinion should be lower than assessed value. The board denied the matter based on sales information that supports the assessed value. Motion to deny made by Michelle DiMeo and 2nd by Lucy Rose-Correia. The vote was unanimous.
5. Vieira Rentals 95 Commercial Way represented by owner Lionel Vieira and son Richard Vieira is appealing his property because he feels the assessed value is significantly higher than other commercial properties in the area. Storage units have been undervalued for years and were just brought up to market value. The board denied the matter based on sales information and market values of similar storage facilities in the area. Motion made by Dereck Mendoza and 2nd by Michelle DiMeo. The vote was unanimous.
6. GSI Riverside 3346 Pawtucket Ave represented by Michael Flynn of Ryan LLC is appealing the property assessment. He stated since the purchase the company is not doing as good as they hoped and wants value reduced. The purchase price was 1,503,500 over the current assessed value. The board voted to deny the matter based on sales information submitted by the assessor showing market values of similar storage facilities in the area. Dereck Mendoza made the motion 2nd by Michelle DiMeo. The vote was unanimous.
7. Stephen Decastro 54 Hilltop Ave was not present at the meeting but requested that his appeal still be heard. Mr. Decastro feels even after a reduction in assessed value by the tax assessor that the property is still overvalued. The board voted to deny. Motion was made by Lucy Rose-Correia and 2nd by Michelle DiMeo. The vote was unanimous.
8. Stephen Decastro 0 Robinson St was not present at the meeting but requested that his appeal still be heard. He feels the vacant lot is not buildable and should be lower than it is assessed at. Michelle DiMeo made a motion to deny and 2nd by Dereck Mendoza. The vote was unanimous.
9. Danecorp Holdings Inc 879 Waterman Ave canceled their appointment prior to the meeting and is set to reschedule.

The meeting was adjourned at 12:20PM motion made by Lucy Rose-Correia and 2nd by Derek Mendoza.

Minutes submitted by: _____
Brenda Dutra, Recording Secretary