

Approved – 2/12/2020

Swansea Board of Assessors**January 29, 2020****EXECUTIVE SESSION****Members Present:**

Mr. Thomas Welch, Principal Assessor
 Mr. Wayne Gray, Chairman
 Mr. Thomas Silvia, Vice Chairman

Members Absent:

Mr. Timothy Cabral, Clerk

5:11 P.M. Roll call taken by Mr. Gray. Mr. Silvia– aye, Mr. Gray – aye

Paula Smith -18 Bayside Avenue – Paula Smith was present to speak with the Board. She compared her property to a few of her neighbors. One property has the same acreage and their value is over \$50,000 less than hers. Mr. Welch mentioned that his property is water view and the value reflects water proximity. This neighborhood had a land value adjustment. She is asking for a value equal to that of 25 Bayside Avenue, whose value is \$103,200. The Board stated that they will take this under advisement.

Application #8 – Granted

Robin Thermuda – 0 Clifford Avenue

The property is a small lot with a garage on it. Mr. Welch feels it is over assessed. It is about 1/10th of an acre and would only be a buildable lot if the garage was knocked down.

Thomas Silvia motioned to grant application #8, for Robin Thermuda of 0 Clifford Avenue to a value of \$64,700, seconded by Wayne Gray and so voted by majority.

Application #10 – Granted

Gator Swansea – 58 and 86 Swansea Mall Drive. (Dollar Tree/PriceRite and Former Toys R Us)

There was an agreed upon assessed value that was settled for 2 years in 2018. The 2019 value needs to be updated to that amount. Also for 2020 a new value was agreed upon.

Thomas Silvia motioned to grant application #10, for Gator Swansea, 58 and 86 Swansea Mall Drive, for 2019 to the settlement value of \$4,454,600, seconded by Wayne Gray and so voted by majority.

Thomas Silvia motioned to grant application #10, for Gator Swansea, 58 and 86 Swansea Mall Drive, for 2020 to a value of \$3,950,000, seconded by Wayne Gray and so voted by majority.

Application #21 – Denied

Irma and Robert Edmund Life Estate – 46 Ashmont Street

Mr. Welch inspected the property and it is in great condition and changes were made to the property card.

Thomas Silvia motioned to deny application #21, Irma and Robert Edmund Life Estate of 46 Ashmont Street, seconded by Wayne Gray and so voted by majority.

Application #29 - Granted

David Silva – 133 Kayleigh Court

Smaller lot than others on the street and owns the retention pond which reduces value. Original value was \$423,000 and with adjustment the value decreases to \$381,400.

Thomas Silvia motioned to grant application #29, for David Silva of 133 Kayleigh Court to a value of \$381,400 seconded by Wayne Gray and so voted by majority.

Application #22 - Granted

Michael Cabral – 347 Stephen French Road

Mr. Welch inspected the property and it is in good condition. Living space above the garage is shown on the property card and there is no heat there, so it needs to come off as living space which reduces the value. The original value is \$403,000 and with adjustments the value comes to \$384,500. The resident is asking for a value of \$369,000.

Thomas Silvia motioned to grant application #22, for Michael Cabral of 347 Stephen French Road to a value of \$384,500, seconded by Wayne Gray and so voted by majority.

Application #23 - Granted

Joseph Lee Fortin - 397R Locust Street

The original value is \$436,900. Mr. Welch inspected the property and it is oddly shaped, partially wet, and has an electrical easement in the middle of it. With adjustments the value comes to \$293,100.

Thomas Silvia motioned to grant application #23, for Joseph Lee Fortin of 397R Locust Street to a value of \$293,100 seconded by Wayne Gray and so voted by majority.

5:51 P.M. Mr. Gray requested a motion to exit executive session and adjourn.

Motion made by Mr. Silvia second by Mr. Gray.

Roll call taken by Mr. Gray. Mr. Silvia - aye, Mr. Gray – aye.

Motion passed by majority.

Respectfully Submitted,
Katelyn Marchand
Minutes Clerk