

Approved – 3/11/2020

Swansea Board of Assessors**February 12, 2020****EXECUTIVE SESSION****Members Present:**

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

5:09 P.M. Roll call taken by Mr. Gray. Mr. Cabral – aye, Mr. Gray – aye

Application #12 – Lynn Gallant – 688 Old Warren Road (Resident Present)

The resident compared her home to others in Swansea and stated that she updated the windows in her home but that is all and her value is much higher than others. Mr. Welch explained how the value is determined and all homes will be looked at eventually. Mrs. Gallant paid \$317,000 for her home in 2018. She stated that someone appraised her home at \$250,000, and that is the value she is requesting. The Board stated that they would take all the information in under advisement.

Timothy Cabral motioned to grant application #12 for Lynn Gallant of 688 Old Warren Road for a value of \$275,000, seconded by Wayne Gray, and so voted by majority.

Thomas Silvia returned to the meeting at 5:31 PM.

Application #2 – Denied

James and Beverly Zitano – 100 Pinehurst Avenue

Residents withdrew application.

Timothy Cabral motioned to deny application #2 for James and Beverly Zitano for 100 Pinehurst Avenue, seconded by Thomas Silvia, and so voted unanimously.

Application # 4 - Denied

Paula Smith – 18 Bayside Avenue

Value of \$261,700. Mr. Welch inspected and the water view and proximity is good.

Timothy Cabral motioned to deny application #4 for Paula Smith of 18 Bayside Avenue, seconded by Thomas Silvia, and so voted unanimously.

Application # 9 - Denied

Scott Bates – 16 Brito Circle

The resident is looking for an adjustment on the land since there is a retention pond. This was already adjusted but the resident is looking for another adjustment. The resident paid \$569,000 and the value is assessed at \$530,000. He is looking to be reduced to \$500,000.

Timothy Cabral motioned to deny application #9 for Scott Bates of 16 Brito Circle, seconded by Thomas Silvia, and so voted unanimously.

Application #19 - Granted

Kenneth Forand – 88 Coolidge Street

The current value is \$358,000 and the resident is asking for a value of \$200,000. After inspection Mr. Welch recommends a value of \$310,200.

Timothy Cabral motioned to grant application #19 for Kenneth Forand of 88 Coolidge Street for a value of \$310,200, seconded by Thomas Silvia, and so voted unanimously.

Application #20 - Granted

Leonardo Sousa – 0 Hemingway Drive

Lot is considered buildable but there are wetlands. The lot was purchased for \$160,000 but Mr. Welch recommends a value of \$104,400.

Timothy Cabral motioned to grant application #20 for Leonardo Sousa of 0 Hemingway Drive for a value of \$104,400, seconded by Thomas Silvia, and so voted unanimously.

Application # 24 – Granted

431 Purchase Street – Solar Property

The land value went from \$399,400 to \$426,000. The owners are looking for abatement because the solar pilot states that there should be no substantial increase on land value.

Thomas Silvia motioned to grant application #24 for 431 Purchase Street to the original value of \$399,400, seconded by Timothy Cabral, and so voted unanimously.

Application #25 - Granted

431 Purchase Street

The Solar panels need to stay at \$1.8 Million

Timothy Cabral motioned to grant application #25 for 431 Purchase Street to a value of \$1,800,000 seconded by Thomas Silvia, and so voted unanimously.

Thomas Silvia recused himself for the next abatement.

Application #31 - Granted

Bright Ledge LLC – 11 Ledge Road

This was categorized as commercial and needs to be changed.

Timothy Cabral motioned to grant application #31 for Bight Ledge LLC of 11 Ledge Road to a value of \$145,800, seconded by Wayne Gray, and so voted by majority.

Thomas Silvia returned to the meeting.

Application #32 - Denied

Walter Alves – 108 Bluff Avenue

Waterfront property, The current value is \$323,800 and the resident is asking for a value of \$300,000. Comps to his home is \$350,000.

Timothy Cabral motioned to deny application #32 for Walter Alves of 108 Bluff Avenue, seconded by Thomas Silvia, and so voted unanimously.

Application #38- Denied

Ruben and Jennifer Melo – 132 Windward Way

The resident was comparing to a home that the value was incorrect. The resident paid \$462,050 and their value is \$454,700. They are asking for a value of \$390,069.

Timothy Cabral motioned to deny application #38 for Ruben and Jennifer Melo of 132 Windward Way, seconded by Thomas Silvia, and so voted unanimously.

Application #28 - Granted

Cynthia Baxter – 321 Old Warren Road

The original value for this property was \$256,300. After inspection a value is recommended of \$250,400.

Thomas Silvia motioned to grant application #28 for Cynthia Baxter of 321 Old Warren Road to a value of \$250,400, seconded by Wayne Gray, and so voted by majority with one abstain.

Application #40 - Granted

Russell Castonguay – 0 Oakland Road

Timothy Cabral motioned to grant application #40 for Russell Castonguay of 0 Oakland Road to a value of \$24,700, seconded by Thomas Silvia, and so voted unanimously.

Application #41 - Granted

Kim and David Fernandes – 0 Oak Street

This property was listed as commercial and should be changed to residential, changing the value from \$398,500 to \$304,500.

Timothy Cabral motioned to grant application #41 for Kim and David Fernandes of 0 Oak Street to a value of \$304,500, seconded by Thomas Silvia, and so voted unanimously.

Application #43 - Denied

Christopher Jordan – 310 Bark Street

Mr. Welch inspected the property and changes were made that would increase the value.

Timothy Cabral motioned to deny application #43 for Christopher Jordan of 310 Bark Street, seconded by Thomas Silvia, and so voted unanimously.

Application #47 - Granted

Chad and Jessica Raposa – 55 Wendell Street

The residents are looking for a decrease because of the percentage of completion. They are asking for a value of \$425,000. The value is currently \$536,000 and can be reduced to \$531,100.

Timothy Cabral motioned to grant application #47 for Chad and Jessica Raposa of 55 Wendell Street to a value of \$531,100, seconded by Thomas Silvia, and so voted unanimously.

Application #48 - Granted

Mark Sutherland – 555 Pearse Road

Land value issue in neighborhood.

Timothy Cabral motioned to grant application #48 for Mark Sutherland of 555 Pearse Road to a value of \$635,000, seconded by Thomas Silvia, and so voted unanimously.

Application #49 - Granted

Edwin Mora – 0 Barneyville Road

Land with wetlands and power lines

Timothy Cabral motioned to grant application #49 for Edwin Mora of 0 Barneyville Road to a value of \$138,100, seconded by Thomas Silvia, and so voted unanimously.

Application #50 - Granted

Edwin Mora – 0 Barneyville Road

Land with conditions

Timothy Cabral motioned to grant application #50 for Edwin Mora of 0 Barneyville Road to a value of \$10,700, seconded by Thomas Silvia, and so voted unanimously.

Application #51 - Granted

Frank Donaldson - 0S Raymond Allard Blvd.

Land with wetlands, conditions and is a restricted lot.

Timothy Cabral motioned to grant application #51 for Frank Donaldson of 0S Raymond Allard Blvd. to a value of \$119,100, seconded by Thomas Silvia, and so voted unanimously.

Application #52 - Denied

David Oliver – 226 Old Fall River Road

House grade increased after inspection. The resident would like a land value reduction and has had one in the past.

Timothy Cabral motioned to deny application #52 for David Oliver of 226 Old Fall River Road, seconded by Thomas Silvia, and so voted unanimously.

Application #53 - Granted

Celeste Mello – 123 Hollister Road

House is in poor conditions. Wetlands and land in Seekonk. The value is \$266,000 currently and recommended to reduce to \$250,000 after inspection.

Timothy Cabral motioned to grant application #53 for Celeste Mello of 123 Hollister Road to a value of \$250,000, seconded by Thomas Silvia, and so voted unanimously.

Application #54 - Granted

Joseph Silva Jr. – 371 Reed Road

House was misclassified and on Warren reservoir. The value changes from \$285,400 to \$264,000 after inspection.

Timothy Cabral motioned to grant application #54 for Joseph Silva Jr. of 371 Reed Road to a value of \$264,000, seconded by Thomas Silvia, and so voted unanimously.

Application #55 - Granted

Joanna Johnson – 146 Ocean View Ave.

Mr. Welch inspected and the home is in poor condition but there is a water view. The assessed value is \$269,400 and the resident asking \$250,400. Mr. Welch recommends a value of \$256,800.

Timothy Cabral motioned to grant application #55 for Joanna Johnson of 146 Ocean View Ave. to a value of \$250,400, seconded by Thomas Silvia, and so voted unanimously.

Application #58 - Granted

John and Lorraine Fernandes – 0 Sherbourne Ave.

This lot was listed as buildable but it is not. Original value was \$95,200. Recommended value is \$10,400.

Timothy Cabral motioned to grant application #58 for John and Lorraine Fernandes of 0 Sherbourne Ave. to a value of \$10,400, seconded by Thomas Silvia, and so voted unanimously.

Application #60 - Granted

Antonia Maria Raposa – 18 Driftwood Circle

Mr. Welch inspected and noticed many rooms needing improvements. The value changes from \$407,500 to \$387,400 after inspection.

Timothy Cabral motioned to grant application #60 for Antonia Maria Raposa of 18 Driftwood Circle to a value of \$387,400 seconded by Thomas Silvia, and so voted unanimously.

6:20 P.M. Mr. Gray requested a motion to exit executive session and adjourn.

Motion made by Mr. Cabral second by Mr. Silvia.

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

Motion passed unanimously.

Respectfully Submitted,
Katelyn Marchand
Minutes Clerk