

EXECUTIVE SESSION

Members Present:

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

Members Absent:

Mr. Thomas Silvia, Vice Chairman

Enter Executive Session

5:05 P.M. Roll call taken by Mr. Gray. Mr. Cabral – aye, Mr. Gray – aye

Scott Adams was present to discuss an abatement request with the Board. He bought the property at the end of 2019 and the property taxes went up 20%. The tenants in the building have not changed. He looked at comps from other buildings and his cost per square footage is higher than all the others. His property card changed from average to average good and he has not done any improvements. The Board will take it under advisement.

5:10 P.M. Mr. Gray requested a motion to exit executive session and return to regular session

Motion made by Mr. Cabral seconded by Mr. Gray.

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

Motion passed by majority.

Enter Executive Session

5:20 P.M. Roll call taken by Mr. Gray. Mr. Cabral – aye, Mr. Gray – aye

Application #9 - granted

Scott Adams

Value is \$776,300. He paid \$820,000

The leases were in place so he paid more. This does not make it a qualified sale. The Board reviewed the comps provided. Mr. Welch changed the grade and condition on the property and it brings the value down to \$725,000. The Board agrees to reduce the value to \$710,000.

Timothy Cabral motioned to grant application #9 for Scott Adams to a value of \$710,000, seconded by Wayne Gray and so voted by majority.

Application #1 - granted

Kevin James – Ocean Grove Ave.

He paid \$220,000 and the property was assessed at \$284,000. The house is gutted now and construction is shut down because he went over the 50% rule. Building permits can not be obtained at this time. The land is valued at \$160,000. The house is non habitable.

Timothy Cabral motioned to grant application #1 for Kevin James to a value of \$200,000, seconded by Wayne Gray and so voted by majority.

Application #2 - granted

John and Anne Marie Motta – 2495 GAR Highway

He paid \$268,000 and the property was assessed at \$242,000. An adjustment was made to the home that brings the value down to 210,000.

Timothy Cabral motioned to grant application #2 for John and Anne Marie Motta of 2495 GAR Highway to a value of \$210,000, seconded by Wayne Gray and so voted by majority.

Application #3 - granted

Pete Collela and Heidi Christ – 0 Seaview Ave.

This is a small piece of land that was shared between 4 people. Their piece was added to their property so the tax for their piece can be removed.

Timothy Cabral motioned to grant application #3 for Pete Collela and Heidi Christ of 0 Seaview Ave. for a full abatement, seconded by Wayne Gray and so voted by majority.

Application #5 - denied

Ronald Karnaski – 35 Hornbine Road

This property has a value of \$304,500 and should remain. The whole street was reviewed and adjusted.

Timothy Cabral motioned to deny application #5 for Ronald Karnaski of 35 Hornbine Road, seconded by Wayne Gray and so voted by majority.

Application #6 - denied

Cynthia Baxter – 321 Old Warren Road

An abatement was received last year. The value went down this year and nothing has changed on the property.

Timothy Cabral motioned to deny application #6 for Cynthia Baxter of 321 Old Warren Road, seconded by Wayne Gray and so voted by majority.

Application #12 - denied

74 Regent Court

The street was reassessed this year. The property went from \$435,000 to \$495,000. Mr. Welch did an inspection and the house is in excellent condition. There was a few sales on that street over \$500,000.

Timothy Cabral motioned to deny application #12 for 74 Regent Court, seconded by Wayne Gray and so voted by majority.

Application #13 - denied

Brendan and Lauren Trudeau – 450 Sharps Lot Road

The house was purchased for \$360,000 with an asking price of \$339,000. Comps were given for other homes on Sharps Lot Road but that street needs to be reevaluated. Mr. Welch asked to do an inspection and they never got back to him.

Timothy Cabral motioned to deny application #13 for Brendan and Lauren Trudeau of 450 Sharps Lot Road, seconded by Wayne Gray and so voted by majority.

Application #14 - granted

Andrea Stuart – 282 Old Fall River Road

The acreage was wrong on this property and adjusted. An inspection was unable to be done because of COVID in the home. The acreage was changed for now. The value went from \$259,900 to \$249,300.

Timothy Cabral motioned to grant application #14 for Andrea Stuart of 282 Old Fall River Road to a value of \$249,300, seconded by Wayne Gray and so voted by majority.

Application #10 - denied

David Silva – 133 Kayleigh Court

He received an abatement last year. Current sales on that street are high and he is the lowest on the street.

Timothy Cabral motioned to deny application #10 for David Silva of 133 Kayleigh Court, seconded by Wayne Gray and so voted by majority.

Application #16 - granted

445 Sharps Lot Road

There was a shell house that was demoed. The value of the home was \$52,000 and \$117,000 for the land. The Board agreed to reduce the value of the home to \$25,000 for a total value of \$142,000.

Timothy Cabral motioned to grant application #16 for 445 Sharps Lot Road to a value of \$142,000, seconded by Wayne Gray and so voted by majority.

6:00 P.M. Mr. Gray requested a motion to exit executive session and adjourn.

Motion made by Mr. Cabral seconded by Mr. Gray.

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

Motion passed by majority.

Respectfully Submitted,

Katelyn Marchand

Minutes Clerk