

TAX BOARD OF REVIEW MEETING MINUTES – JUNE 29, 2020

State of Rhode Island

County of Washington

In Hopkinton on the twenty-ninth day of June 2020 A.D. the said meeting was called to order by Chairman Jeffrey Hall at 4:36 P.M. in the Town Hall Meeting Room, 1 Town House Road, Hopkinton, RI 02833.

PRESENT: Sitting as Board: Jeffrey Hall, Michael Brocato

 Tax Assessor: Elizabeth Monty

 Tax Board Clerk: Tiana Zartman

Reference: LR-6-A Owner, LLC

Attorney for the Property Owner, William Landry was present via teleconference.

Appeal of Valuation of Lots:

AP 32 Lots: 1, 4, 6, 8, 10, 12, 14, 16, 17, 19, 21, 23, 25, 27, 30, 32, 34, 36, 38,
40, 41, 42, 44, 46, 48, 50, 52, 54, 56, 58, 60, 62, 63, 65, 67, 68, 69, 70, 71

Attorney William Landry spoke on behalf of the property owner and stated he had nothing to add to the record. At last year's meeting, an appraisal was provided from the Sweeney Real Estate and Appraisal Firm that showed a value considerably less than the assessed value. He stated that Liz Monty presented her work that was not supported by appraisal work and had agreed to disagree on the value of the property. Attorney Landry continued, saying the appeal was now at the Superior Court level in front of Judge Liecht. He had spoken with the town solicitor, Kevin McAllister, and the judge in regards to the tax appeal a few times. Attorney Landry stated the town has commissioned it's own appraisal and there will be another conference with the judge on Wednesday (July 1, 2020). The matter should be resolved either by way of a settlement based on the appraisal, or possibly a hearing will have to be scheduled before Judge Liecht can resolve the appeal. Attorney Landry went on to say that the appraisal that was submitted at the Tax Board of Review meeting in February of 2019 is what they believe to be the actual value of the property. He continued saying the town probably still had disagreement with that value, and is now assumingly supported by work done with their own appraisal. He said they should continue to respectfully agree to disagree on the value of the property until both sides see the town's appraisal and they can get further direction from Judge Liecht on how to move forward.

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Liz Monty then spoke and stated she had also met with Judge Liecht and confirmed that the Town had a commissioned appraisal completed. Ms. Monty stated she was unsure if she could disclose the value of the property was according to the appraisal because it was still pending. Ms. Monty anticipates having a decision after the meeting with the judge on Wednesday. She advised waiting to make a decision at this point.

Attorney Landry agreed, stating he did not have a preference either. He respectfully suggested to deny the application to save the Board trouble from having to meet at a future date for the same issue. Attorney Landry said this appeal will get wrapped up into the settlement of last year's appeal.

Chairman Hall stated that they will discuss as a board and send out notification in regards to their decision.

Chairman Hall suggested that the board deny the appeal and the notice of decision to not be sent out until after Wednesday. The Tax Board of Review Clerk requested clarification on what to include in the notification of denial.

A MOTION WAS MADE BY MICHAEL BROCATO TO APPROVE THE MINUTES OF THE FEBRUARY 19, 2020 MEETING.

IN FAVOR: BROCATO, HALL

OPPOSED: NONE

SO VOTED

A MOTION WAS MADE BY MICHAEL BROCATO TO ADJOURN THE MEETING AT 4:47 P.M.

IN FAVOR: BROCATO, HALL

OPPOSED: NONE

SO VOTED

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Decision made by the Board for Meeting:

LR-6-A Owner, LLC

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36, 38, 40, 41, 42, 44, 46, 48, 50, 52, 54, 56, 58, 60, 62, 63, 65, 67, 68,
69, 70, 71

Tax Board felt the assessment was fair.

Decision: No Change to Assessment.

Vote: Unanimous

Respectfully Submitted,

Tiana Zartman

Tax Board Clerk