



Town of Portsmouth

PORTSMOUTH TAX ASSESSMENT BOARD OF REVIEW

2200 East Main Road / Portsmouth, Rhode Island 02871

www.portsmouthri.com

REGULAR MEETING VIA ZOOM

MAY 28, 2020

MEMBERS PRESENT: Hugh Atkins, Chair, Bradley Finnegan and Norbert Rattay

MEMBERS ABSENT: None

OTHERS PRESENT: Tax Assessor/Collector Matthew Helfand and Barbara Ripa as host/recording secretary.

Due to technical issues with Mr. Atkins, Bradley Finnegan chaired the meeting and it was opened at 6:20 p.m.

NEW BUSINESS

Carnegie Harbor Drive LLC, 136 Carnegie Harbor Drive, Plat 26, Lot 2A:12

James Houle, real estate property appraiser, 198 Union Street, Portsmouth was present at the Zoom meeting representing the appellant, Carnegie Harbor Drive LLC, 136 Carnegie Harbor Drive, Plat 26, Lot 2A:12. Mr. Houle said that his professional opinion is the Carnegie area was and remains overvalued and remains distressed. Mr. Helfand did adjust the property based on changes to the sketch. Mr. Houle does not think this particular property is unfair when taken as a whole compared to the neighborhood.

A motion was made by Mr. Finnegan and seconded by Mr. Atkins to deny the appeal of Carnegie Harbor Drive LLC, 136 Carnegie Harbor Drive, Plat 26, Lot 2A:12. The motion carried with Mr. Finnegan, Mr. Atkins and Mr. Rattay in favor.

GMH Military Housing, 0 Rainbow Heights, Plat 43, Lot 1B

GMH Military Housing, 0 Stringham Road, Plat 43, Lot 1C

GMH Military Housing, Trailer Park, Plat 43, Lot 1D

James Houle, real estate property appraiser, 198 Union Street, Portsmouth represented the appellant, GMH Military Housing, 0 Rainbow Heights, Plat 43, Lot 1B, GMH Military Housing, 0 Stringham Road, Plat 43, Lot 1C, and GMH Military Housing, Trailer Park, Plat 43, Lot 1D. Mr. Houle said GMH manages “tons” of military housing around the nation, and it’s difficult for them to extrapolate numbers of individual plats and lots because of this.

They say their expenses have run abnormally high. In addition, their vacancy rate is higher than regular due to turnover and subsequent cleaning. This turnover can be due to tenants being military. Liquidity is limited and difficult. Utilities are included in the rent, so they can be

Portsmouth Tax Assessment Board of Review

Minutes

May 28, 2020

expensive since people tend not to be as careful as they would be if they were paying out of pocket.

Although Vision reduced the value on the three properties, the applicant was looking for more of a reduction.

Mr. Helfand said GMH has never filed an income and expense sheet for him to review, although he has asked for one.

A motion was made by Mr. Finnegan and seconded by Mr. Atkins to deny the appeals of GMH Military Housing, 0 Rainbow Heights, Plat 43, Lot 1B, GMH Military Housing, 0 Stringham Road, Plat 43, Lot 1C, and GMH Military Housing, Trailer Park, Plat 43, Lot 1D, due to no supporting material for the appeal year in question. The motion carried with Mr. Finnegan, Mr. Atkins and Mr. Rattay in favor.

APPROVAL OF MINUTES

A motion was made by Mr. Finnegan and seconded by Mr. Rattay to accept the January 2, 2020 minutes as presented. The motion carried with Mr. Finnegan, Mr. Rattay, and Mr. Atkins in favor.

ADJOURN

A motion was made by Mr. Finnegan and seconded by Mr. Atkins to adjourn. The motion carried and the meeting adjourned at 7:00 p.m.

Respectfully submitted,

Barbara A. Ripa, Recording Secretary

Approved

Date