



Town of Portsmouth
PORTSMOUTH TAX ASSESSMENT BOARD OF REVIEW
2200 East Main Road / Portsmouth, Rhode Island 02871
www.portsmouthri.com

REGULAR MEETING VIA ZOOM
JANUARY 13, 2021
5:00 PM

MEMBERS PRESENT: Bradley Finnegan and Norbert Rattay via Zoom

MEMBERS ABSENT: Hugh Atkins, Chair

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

Bradley Finnegan chaired the meeting in Mr. Atkins' absence. Mr. Finnegan called the meeting to order at 5:14 p.m.

NEW BUSINESS – APPEALS OF TAX ASSESSMENT – 2019 REVALUATION

NB 1) 164 RIVERSIDE STREET, MAP 20, LOT 144

Linda St. Laurent – owner

Ms. St. Laurent was present at the Zoom meeting. Ms. St. Laurent believes her home is in the "old" neighborhood on Riverside, her home is their homestead, and her land does not have any docks, decks, or landscaping unlike other properties so is less valuable. Therefore, she believes she should get a reduction in her land value.

Mr. Finnegan let the appellant know she would receive a decision within 30 days.

NB 2) 63 FERRY LANDING, MAP 6, LOT 55, UNIT 2C

Daniel J. and Ann E. Carlson – owner

Daniel Carlson was present at the Zoom meeting. Mr. Carlson explained why he thought there was such a large discrepancy between all the units and what units he thought were more valuable.

Mr. Helfand explained how the Ferry Landing subdivision was valued. Mr. Helfand has gone over the entire subdivision and made corrections that he feels are fair and equitable. Mr. Carlson does not believe his property is worth the value currently placed on it.

Mr. Finnegan let the appellant know they would receive a decision within 30 days.

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NB 3) 61 FERRY CIRCLE, MAP 6, LOT 55, UNIT 2D

Donald and Susan Olson – owner

Susan Olson was present at the Zoom meeting via telephone. She said Mr. Carlson's argument was basically her argument as well. She added a bit more information, discussing the small land area behind their building.

Mr. Finnegan let the appellant know they would receive a decision within 30 days.

NB 4) 102 FERRY LANDING CIRCLE, MAP 6, LOT 55, UNIT 3D

John and Antonet Murphy – owner

John and Antonet Murphy were present on Zoom. The Murphys have an inside unit. Mr. Murphy looked at sales from the last three years and took the average sales of the end units and breezeway units separately to see the percentage increase. He thought their unit shouldn't go up as much as it did. Their view is not good either; they have a view of their neighbor.

Mr. Finnegan let the appellant know they would receive a decision within 30 days.

NB 5) 143 FERRY LANDING CIRCLE, MAP 6, LOT 55, UNIT 7C

Paul and Paula Souza – owner

The Souzas were not in attendance as they said they were satisfied with their value after speaking with Mr. Helfand.

NB 6) 167 FERRY LANDING CIRCLE, MAP 6, LOT 55, UNIT 8C

Ronald and Elaine Racine – owner

Ronald and Elaine Racine were present on Zoom. Their assessment, Mr. Racine says, has gone up quite a lot and he thinks it is too much. He has a breezeway unit without a wraparound deck.

Mr. Helfand is proposing a reduction to the Board for the Racine's unit for this year as well as next.

Mr. Finnegan let the appellant know they would receive a decision within 30 days.

NB 7) 132 STONEGATE DRIVE, MAP 51, LOT 251

Barbara Russell-Willett – owner

Barbara Russell-Willett and her husband Tom Willett were present on Zoom. Ms. Russell-Willett felt her home had increased disproportionately as compared to others in the neighborhood. She didn't understand why her property had increased so much.

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Mr. Helfand explained how different factors affect your value in the “mass” revaluation year. He explained how it comes down to a complicated mathematical equation that is involved, and the company (Vision) tries to be as fair and equitable as possible. In addition, Ms. Russell-Willett’s style of home went up in value as it was more desirable than other styles during this particular selling cycle.

Mr. Finnegan let the appellant know she would receive a decision within 30 days.

NB 8) 4 POINT STREET, MAP 20, LOT 155

John and Carlene Ventura – owner

Mr. Ventura was not present. Ms. Ripa had spoken with him and he had asked for an extension of time to meet on his appeal because his wife was ill. He was informed there was no time left to reschedule his appeal due to RI general law, and was advised that he could call into the meeting. The Board went forward with other appeals in case he was able to attend the meeting but was running late.

NB 9) 461 BRAMANS LANE, MAP 64, LOT 118

Carol Hamilton – owner

Carol Hamilton and her son, Keith Hamilton, were present on Zoom. Mr. Hamilton spoke on behalf of his mother. Mr. Hamilton put together information on 16 lots in the neighborhood. He divided the land value by the acre to get the per acre value. None of the information presented by Mr. Hamilton was submitted to Mr. Helfand with the original Tax Appeal. Mr. Hamilton thought a \$29,000 credit should be given to his mother.

Mr. Finnegan let the appellant know she would receive a decision within 30 days.

As no appellants were present, the Board decided to move forward with other agenda items.

APPROVAL OF MINUTES

05/28/2020 DRAFT MINUTES

A motion was made by Mr. Finnegan and seconded by Mr. Rattay to accept the May 28, 2020 minutes as presented. The motion carried with Mr. Finnegan and Mr. Rattay in favor.

DELIBERATIONS AND DECISIONS

61 Ferry Circle, Map 6, Lot 55, Unit 2D - Olson

Mr. Finnegan made a motion, seconded by Mr. Rattay, to deny the tax appeal of 61 Ferry Circle, map 6, lot 55, unit 2D based on the attention Mr. Helfand has paid to all the properties in the subdivision to make them fair and equitable, and Mr. Helfand’s comments that he will be sending out new assessed values for the complex. Both in favor.

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63 Ferry Landing, Map 6, Lot 55, Unit 2C – Carlson

102 Ferry Landing Circle, Map 6, Lot 55, Unit 5D – Murphy

143 Ferry Landing Circle, Map 6, Lot 55, Unit 7C – Souza

167 Ferry Landing Circle, Map 6, Lot 55, Unit 8C – Racine

Mr. Finnegan made a motion, seconded by Mr. Rattay, to approve the following property values based on Mr. Helfand's recommendation. Both in favor.

63 Ferry Landing, Map 6, Lot 55, Unit 2C – Carlson – to \$524,345

102 Ferry Landing Circle, Map 6, Lot 55, Unit 5D – Murphy – to \$526,550

143 Ferry Landing Circle, Map 6, Lot 55, Unit 7C – Souza – to \$534,115

167 Ferry Landing Circle, Map 6, Lot 55, Unit 8C – Racine – to \$555,035

164 Riverside Street, Map 20, Lot 144 – Linda St. Laurent

Mr. Finnegan made a motion, seconded by Mr. Rattay, to deny the appeal based on the owner's request to have them take a second look at the land, as he believes it's valued appropriately. Both in favor.

461 Bramans Lane, Map 64, Lot 118 – Carol Hamilton

Mr. Finnegan said the Cheryl Drive property was the only one included in Ms. Hamilton's appeal, so they shouldn't take the others into consideration, but he made a motion, seconded by Mr. Rattay, to reduce the land value by \$8,500 and he recommends Ms. Hamilton provide a full analysis with any submitted appeal in the future. Both in favor.

NEW BUSINESS – APPEALS OF TAX ASSESSMENT – 2019 REVALUATION

NB 11) 1385 EAST MAIN ROAD, MAP 53, LOT 36

Mary Ford – owner

Mary Ford was present on Zoom via telephone. Ms. Ford had brought pictures in to Town Hall this day to be shown to the Board about the condition of her home. Ms. Ford said she is the last sibling left who owned the home together and she is struggling to repair it on her own. She has a small social security income. She believes the tax is too much for the house and it's falling apart.

Mr. Finnegan let the appellant know she would receive a decision within 30 days.

DELIBERATIONS AND DECISIONS

1385 East Main Road, Map 53, Lot 36 – Mary Ford

Mr. Finnegan made a motion, seconded by Mr. Rattay, to deny the appeal based on the lack of supporting materials with no comparables or details. The pictures were not part of the original packet. Both in favor.

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4 Point Street, Map 20, Lot 155 – John and Carlene Ventura

Since John or Carlene Ventura were still not in attendance the Board chose to decide the appeal.

Mr. Finnegan made a motion, seconded by Mr. Rattay, to deny the appeal based on the lack of true comparables as the comparables included weren't waterfront property and the material doesn't support an adjustment. Both in favor.

NB 10) 3 Rhode Island Blvd, Map 3, Lot 24 – Nicholas and Gail M. Desisto

Mr. Finnegan made a motion, seconded by Mr. Rattay, to deny the appeal because they submitted only one comparable, and Mr. Finnegan was very familiar with the comparable and did not believe it was an equivalent property. Both in favor.

132 Stonegate Drive, Map 51, Lot 251 – Barbara Russell-Willett

Mr. Rattay made a motion, seconded by Mr. Finnegan, to deny the appeal and keep the value at Mr. Helfand's adjusted value of \$546,800. Both in favor.

At 7:40 p.m., during deliberations of 132 Stonegate Drive, the Board noticed Mr. Desisto was in attendance on Zoom and paused to allow him to present his appeal.

NB 10) 3 Rhode Island Blvd, Map 3, Lot 24 – Nicholas and Gail M. Desisto

Nicholas Desisto was present on Zoom. He said he was in Florida and had not received his notification letter, which was sent to his 3 Rhode Island Blvd address due to no other alternate address in the file. The recording secretary had left a voicemail on his phone and his daughter called him tonight to let him know he had a meeting.

Mr. Desisto said his appeal was based on 2 Attleboro being valued much less than his property, yet it was exactly the same as his property in footage and he wanted to know why there was such a difference in value. The house is the same square footage and the land is almost the same size but the land value is much higher for his property. Desisto's lot is .31 acres and 2 Attleboro is .24 acres.

Mr. Finnegan let the appellant know he would receive a decision within 30 days.

When looking at the field cards for the lots, Board members noted that 2 Attleboro has a "C" factor (for the land) of 1.25 and it says the land is "severe wet." 3 Rhode Island has a "C" factor of 2.25 and a note on the field card says it has an excellent view. 3 Rhode Island has a view of the bridge and nothing will be placed in front of it to destroy that view.

The Board decided to leave their denial in place. The Board returned to finish their deliberations on 132 Stonegate.

Discussion on the next meeting took place. No decisions were made.

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ADJOURN

A motion was made by Mr. Finnegan and seconded by Mr. Rattay to adjourn. The motion carried and the meeting adjourned at 8:01 p.m.

Respectfully submitted,

Barbara A. Ripa, Recording Secretary

Approved

Date

DRAFT