



# Town of Portsmouth

PORTSMOUTH TAX ASSESSMENT BOARD OF REVIEW

2200 East Main Road / Portsmouth, Rhode Island 02871

[www.portsmouthri.com](http://www.portsmouthri.com)

## REGULAR MEETING VIA ZOOM

JANUARY 27, 2021

5:00 PM

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

**MEMBERS ABSENT:** None

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

Bradley Finnegan chaired the meeting at Mr. Atkins' request. Mr. Finnegan called the meeting to order at 5:00 PM.

### **NEW BUSINESS – APPEALS OF TAX ASSESSMENT – 2019 REVALUATION**

NB 1 was not yet in the meeting, so the Board discussed NB 2.

#### **NB 2. 4 FOURTH STREET, MAP 23T, LOT 37**

*Janet A. Unangst & Edward J. Jagelski - owner*

Ms. Ripa said she spoke with Ms. Unangst and was told that neither she nor Mr. Jagelski would be able to attend the meeting. Ms. Unangst asked that a message be forwarded to the Board on their behalf asking them to look over her application well, and to take into account Ms. Unangst and Mr. Jagelski don't own the land and everywhere she looks land is increasing in value.

The Board discussed how she had purchased the property in August 2019 for \$140,000, and the valuation date is December 31, 2019. The assessed value is a little lower than the purchase price. The Board could not understand why she would buy the property if she did not believe it was worth the money.

A motion was made by Mr. Finnegan and seconded by Mr. Atkins to deny the appeal based on the 8/20/19 sales/purchase price. The motion carried with Mr. Finnegan, Mr. Atkins and Mr. Rattay in favor.

The appellant for NB 1 was present at this time, so the Board heard that appeal.

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**NB 1. 424 PARK AVENUE, MAP 20, LOT 301**

*Esther Lascaris Viveiros Trustee - owner*

Esther Lascaris Viveiros was present at the Zoom meeting via telephone. There were a couple of technical difficulties, but she was able to tell the Board why she believes her value was too high. There was some relief previously given to her by Mr. Helfand, but he was not allowed inside the property to view some of the items Ms. Lascaris Viveiros mentioned on her phone call.

A motion was made by Mr. Finnegan and seconded by Mr. Atkins to deny the appeal since some relief had been given but no one had been allowed into the home to view the issues she had mentioned. The motion carried with Mr. Finnegan, Mr. Atkins and Mr. Rattay in favor.

The Board had no other appellants waiting to be heard, so the meeting was put on pause until 5:50 PM when it resumed when NB 3 joined the Zoom meeting.

**NB 3. 173 HEIDI DRIVE, MAP 59, LOT 39**

*Donald Clukies - owner*

Donald Clukies joined the meeting. Mr. Clukies said yes, this is a waterfront property, but he has a 40' cliff and he has no direct water access. Mr. Clukies told the Board of other homes in the area with more bedrooms, more square footage, and water access with lower assessment.

When the discussion was over, Mr. Finnegan told the appellant he would receive a decision letter within 30 days.

**NB 4. 1220 WEST MAIN ROAD, MAP 44, LOT 8**

*P & G Realty - owner*

Chris Petropolous was present on Zoom. He said his value went up 30% on this property. He has other properties, one on Marial Rose, that went up 6% and the other, a vacant lot next to this, that stayed the same. Mr. Petropolous said this property at 1220 West Main Road is a rental and he has done nothing to upgrade it since purchase.

When the discussion was over, Mr. Finnegan told the appellant he would receive a decision letter within 30 days.

At this time, there were no other appellants at the meeting, so the Board discussed future meetings. It was decided to try to meet on Wednesday, February 10<sup>th</sup> at 5:00 and Wednesday, March 10<sup>th</sup> at 5:00, which would be the final meeting for the current appeal year.

The Board decided to deliberate on the previously heard petitions tonight and wait to see if the remaining appellant logged into the meeting.

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**DELIBERATIONS AND DECISIONS**

**173 Heidi Drive, Map 59, Lot 39 – Donald Clukies - owner**

It was discussed how ranch styles went up in value and colonial styles stayed flat. Mr. Clukies' property is a ranch.

A motion was made by Mr. Finnegan and seconded by Mr. Atkins to deny the appeal because the Board believes the property is assessed correctly based on the other homes given with the appeal. The motion carried with Mr. Finnegan, Mr. Atkins and Mr. Rattay in favor.

**1220 West Main Road, Map 44, Lot 8 – P & G Realty - owner**

A motion was made by Mr. Atkins and seconded by Mr. Finnegan to deny the appeal because the properties submitted with the appeal are not comparable and there were no other supporting materials to support his appeal claim. The motion carried with Mr. Atkins, Mr. Finnegan and Mr. Rattay in favor.

Mr. Finnegan said it is 6:46 PM and he believes the Board should decide NB 5, 6, and 7 since Mr. Gavlick still is not present.

**NB 5. 0 COMMON FENCE BLVD, MAP 3, LOT 92**

*Thomas & Cynthia Gavlick – owner*

**NB 6. 300 COMMON FENCE BLVD, MAP 3, LOT 92A**

*Thomas & Louise Gavlick – owner*

**NB 7. 0 COMMON FENCE BLVD, MAP 3, LOT 92B**

*Thomas, Louise & Cynthia Gavlick - owner*

The Board decided to discuss the three pieces of property together. It was said that although the road can sometimes be busy, it is because it is an excellent view of the bridge from that location.

After discussion, a motion was made by Mr. Finnegan and seconded by Mr. Atkins to deny the appeals because the way the assessment was conducted on these lots is in line with how it was done in the remainder of the Town. Combining the properties would lower taxes by about \$6,900 per year this year if the appellant wanted to do so. The motion carried with Mr. Finnegan, Mr. Atkins and Mr. Rattay in favor.

**APPROVAL OF MINUTES**

There were no minutes to approve.

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**ADJOURN**

A motion was made by Mr. Finnegan and seconded by Mr. Rattay to adjourn. The motion carried with all in favor and the meeting adjourned at 6:54 PM.

Respectfully submitted,

Barbara A. Ripa, Recording Secretary

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Approved

Date

DRAFT