

## **WEST GREENWICH TAX BOARD OF REVIEW**

Minutes from January 31, 2011

Chair of the Tax Board of Review, Elaine Eccleston, called the January 31, 2011 meeting to order at 7:01. Chair Eccleston introduced Sandy Bockes (an alternate) and herself as the board for the evening. The two members met the quorum. Member John Ruzzo is out of state and member John Howard had an emergency family matter to attend to. Also present, Building Official David Tacey and Tax Assessor Charlene Randall.

Chair Eccleston reviewed the agenda for the evening:

West Greenwich Tech Park II, LLC	Plat 3 Lot 1-07
West Greenwich Tech Park I, LLC	Plat 3 Lot 1-08
Gina Kennedy	Plat 5 Lot 137

### **West Greenwich Tech Park – Technology Way**

Chair Eccleston asked that the record show the Board received a letter from the Sr. Tax Manager, John O'Connor from Thomson Reuters which she then read. (Letter is attached at the end of these minutes.) The letter stated that no representative for West Greenwich Tech Park would attend the meeting. Chair Eccleston then asked if there were any questions from the other board member. She asked if Sandy Bockes had reviewed all the information in the packet which included minutes from past meetings. Mrs. Bockes indicated that yes she had reviewed the information twice. Chair Eccleston also reviewed the information in the packet including the income sheets from the property dated 2007. She stated there was no new information provided to the board that would indicate any changes in regards to the leases or anything that would provide a reason in which to change the assessment.

Chair Eccleston made a motion to deny the appeal for West Greenwich Tech Park I, LLC Plat 3 Lot 1-08 on the basis that no additional information had been previously provided to the board and no representative from WG Tech Park attended the meeting in order to provide additional information to the board. Motion seconded by Sandy Bockes – voted all in favor. Motion passes.

Chair Eccleston made a motion to deny the appeal for West Greenwich Tech Park II, LLC Plat 3 Lot 1-07 on the basis that no additional information had been previously provided to the board and no representative from WG Tech Park attended the meeting in order to provide additional information to the board. Motion seconded by Sandy Bockes – voted all in favor. Motion passes.

### **Gina Kennedy – 233 Lake Drive**

Chair Eccleston noted that no representatives were present for this appeal. She then opened discussion from the board regarding this appeal. Mrs. Bockes stated without Ms. Kennedy present, there wasn't much that could be said. She stated that she had reviewed all the information that was presented and that the reduction in the value of the house has already been made and the property would maintain its value even without a house on it. Chair Eccleston also said she reviewed all the information that had been presented in regards to the property,

assessment and condition. Charlene Randall asked that Dave Tacey explain the condition of the property. He stated the main issue for the condemnation was the lack of a working septic system. The owner had been sited by DEM. They did some electrical work without permits and he issued a stop work order until they received the necessary permits. He also explained the issue with the well and the 10' property dispute. It was decided civilly that Ms. Kennedy does have title to the well and Ms. Randall stated the plat maps had been updated to reflect that change. Ms. Kennedy did replace the septic system and received the necessary permits and the condemnation was released in 2010. Chair Eccleston asked if the property was occupied during this time and Mr. Tacey stated there were tenants in the house the entire time. Mr. Tacey stated the property was condemned May 27, 2009 and it was released October 12, 2010. Mr. Tacey stated the septic system was completed the end of 2009 but it took the additional year to get all the permits. Ms. Bockes asked if the value should be increased seeing as it's no longer condemned. Ms. Randall explained that for this appeal, the assessment date was December 31, 2009 so therefore it still needs to be treated as if it was condemned. Chair Eccleston noted the assessment on the building had already been reduced from \$37,600 to \$20,700 and the land value is \$111,600 for a total new assessment of \$132,300. Chair Eccleston asked for any further comments or questions. There being none she made a motion to deny the appeal based on the facts that the board members have had the opportunity to review all the information pertaining to this appeal and that no representative of the property appeared before the board with additional information. Mrs. Bockes seconded the appeal – voted all in favor. Motion passes.

There being no further issues to be brought before the board, Chair Eccleston made a motion to adjourn the meeting at 7:13. Motion seconded by Ms. Bockes – voted all in favor. Motion passes.

Respectfully submitted,

Charlene Randall  
Tax Assessor



THOMSON REUTERS

RECEIVED  
1-28-11

January 27, 2011

Tax Board of Review  
280 Victory Highway  
West Greenwich, RI 02817

RE: Board of Review Hearing January 31, 2011  
West Greenwich Tech Park  
Parcels 3-1-08 & 3-1-07

Dear Members of the Board;

Please accept this letter in lieu of my appearance as a representative of the above captioned properties. The issues for this appeal have been presented in a past hearing and we are awaiting a Superior Court Hearing therefore the previous arguments will speak to this year as well.

Thank you for your attention to this matter and please reply with any questions or concerns.

Sincerely,

  
John O'Connor  
Senior Tax Manager  
617-856-1058