



The West Greenwich Tax Board of Review

Meeting Date: November 20, 2008

Chairwoman Elaine Eccleston called the meeting to order at 7:00 pm. All board members were present – Elaine Eccleston, John Ruzzo, John Pratt. Also in attendance was Charlene Randall, West Greenwich Tax Assessor; and David Tacey, West Greenwich Building Official.

Scheduled Hearing:

Steve Smith – 155 Mishnock Road
Assessor's Plat 4 Lot 36

Elaine opened the meeting explaining the format that would be followed for the evening and then opened the floor to Mr. Smith. He explained how the dirt underneath the building was up to the wood and had rotted the flooring and beams. He has replaced the door and the sill and floor joists and made it better than it was but there are still many issues. He has not started to vinyl side it yet although he has purchased the siding. He estimates he has \$30,000 into it so far. He also stated he wants to sell and had a realtor do a market analysis in September. The realtor said he could list the home for \$140,000. Elaine asked what he would be willing to take for the property. Steve said he did not know. She asked if he would take \$125,000 and he said no. He planned to stay in it until spring, finish fixing it up and then sell it. Elaine asked what Steve felt it was worth and he stated he would be lucky to get what he paid for it in 1996 - \$101,000. Steve stated he did not know how serious the problems were when he purchased the house. He explained the leak in the furnace room and the need for a new roof. He feels he needs to invest another \$50,000 in order to sell it. Elaine asked if he wanted the Town to condemn it and he said no. Dave Tacey confirmed many of the issues based on his inspection in August. However, he also stated the owner has not yet applied for any permits as he was instructed to do. Steve said the house was built without permits so he shouldn't need to get them now.

Elaine closed the public portion of the meeting at 7:40 pm and the board discussion started. John Ruzzo stated the house value can't get much lower than the current \$39,500. Elaine mentioned the \$140,000 market analysis and that the house is typical for the Mishnock area.

Motion was made by Elaine that the appeal be denied and that the value stay at the adjusted amount of \$121,000, seconded by John P. – all in favor. Meeting adjourned at 8:00 pm.

Respectfully submitted,

Charlene Randall
Tax Assessor