

## **TAX BOARD OF REVIEW**

December 17, 2009

The Tax Board of Review met Thursday, December 17<sup>th</sup> in the West Greenwich Town Hall Council Chambers. Present were Committee Chairwoman Elaine Eccleston and members John Ruzzo and John Howard. Also present, Tax Assessor Charlene Randall.

The meeting was called to order at 7 pm by Chairwoman Eccleston. Chairwoman Eccleston asked for a motion to grant the request of West Greenwich Tech Park to table their appeals to January 21, 2010 due to a scheduling conflict. Motion was made by John R. and seconded by John H.

### New Business:

#### **Linda Murgo – 20 Saddle Rock Road – Plat 32 Lot 5**

Ms. Murgo presented the board with the following:

- 1) A copy of an appraisal in the amount of \$390,000 dated August 13, 2009 for the purpose of a refinance.
- 2) A copy of a Zillow.com report dated 12/15/2009 at \$356,000 with a range of \$270,560 – \$363,120.
- 3) A copy of a ReMax price range of comparable home sales dated 12/15/2009 with a range of \$53,000 – \$360,000.

Owner stated property values have been steadily decreasing. Chairwoman Eccleston asked if there have been any changes in the property since 12/31/2007. Ms. Murgo said nothing has changed. They discussed the appeal filed last year and the reduction in value from \$460,200 to \$443,100. Owner stated the value is too high based on today's market value and last year's market. The revaluation cycle was explained to Ms. Murgo. She did say she was happy with the reduction in value last year. There was a discussion on the next revaluation and how market value can be different from the assessment. Owner asked why taxes went up \$1,000 last year which generated discussing regarding the budget. (See attached note regarding tax increase.)

#### **Nick Mlandenov – 389 Robin Hollow Road – Plat 23 Lot 1-33**

Owner expressed concern with the tax bill amount and wondered why the land could be valued so high. Assessor explained the homesite value in that neighborhood is \$135,000 and that the land value is higher than the building value which is not uncommon for older homes in town. Chairwoman Eccleston asked if any changes had been made in the property and owner stated he had painted the house. She asked if the owner had anything to show the value should be lower or the condition of the home had changed. John Ruzzo asked about the condition of the barn. Owner again stated his concern with the amount of taxes. Chairwoman Eccleston explained how the board does not set the tax rate and how they can only deal with the value of the property, not the taxes. Owner asked if the taxes are going to go up this year. Chairwoman Eccleston explained the board does not oversee that decision.

#### **Commerce Park – Centre of New England & Division Road – Plat 1 Lots 4-02, 4-03, 4-04, 4-05, 4-06 and 10-03**

No representatives from Commerce Park attended the meeting. No additional information was provided to the board for review.

Chairwoman Eccleston asked to take a 5 minute break.

Chairwoman Eccleston reconvened the meeting.

**Discussion of Saddle Rock property:**

Appraisal, Zillow comps and Remax report all current values, not as of 12/31/2007. Condition of the property has not changed according to the owner. John R. asked about the adjustments made last year and if there were any changes to the property from the 2008 inspection to the 2009 inspection. Assessor stated she has inspected the property twice and there were no changes from the 2008 inspection. John H. said all documents provided indicate potential current values.

Motion made by Chairwoman Eccleston to deny the appeal, seconded by John R. – all in favor.

**Discussion of Robin Hollow property:**

Chairwoman Eccleston reviewed what was discussed with Mr. Mlandenov and the lack of information provided by the homeowner to show why the value should be reduced. She stated the homeowner's concern was more with the tax bill than with the assessment. John R. and John H. both indicated the change in value last year was based on updating the information on the field card and that nothing had changed since then that would warrant an additional reduction in value.

Motion made by Chairwoman Eccleston to deny the appeal, seconded by John H. – all in favor.

**Discussion of Commerce Park properties:**

Chairwoman Eccleston stated that there still was no representative from Commerce Park present at the hearing. The board will use the information that was presented at the previous appeal and provided by the Assessor.

**1/4-02** – Seeing as no additional information has been provided to the board, Chairwoman Eccleston made a motion to deny the appeal, seconded by John H. – all in favor.

**1/4-03** – Seeing as no additional information has been provided to the board to substantiate a lower value, Chairwoman Eccleston made a motion to deny the appeal, seconded by John H. – all in favor.

**1/4-04** – Seeing as no additional information has been provided to the board to substantiate a lower value, Chairwoman Eccleston made a motion to deny the appeal, seconded by John H. – all in favor.

**1/4-05** – Seeing as no additional information has been provided to the board to substantiate a lower value, Chairwoman Eccleston made a motion to deny the appeal, seconded by John H. – all in favor.

**1/4-06** – Seeing as no additional information has been provided to the board to substantiate a lower value, Chairwoman Eccleston made a motion to deny the appeal, seconded by John H. – all in favor.

**1/10-03** – Seeing as no additional information has been provided to the board to substantiate a lower value, Chairwoman Eccleston made a motion to deny the appeal, seconded by John H. – all in favor.

With no further business to be brought before the board, Chairwoman Eccleston called for a motion to adjourn at 7:46 pm, made by John H., seconded by John R. – all in favor.

Respectfully submitted,  
Charlene Randall

Memo to: Tax Board of Review Members  
From: Charlene Randall  
Date: December 21, 2009

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Ms. Murgo stated her taxes had increased \$1,000 last year and I just wanted to clarify the actual increases for you:

Taxes for Linda Murgo:

2007	\$6,224.20
2008	\$7,058.60
2008	\$6,796.31 (adjusted after appeal)
2009	\$7,073.87

Actual dollar increase from 2007 to 2009 = \$849.67 which is 13.65%.  
Taxes did not increase \$1,000 in the last year as stated at the meeting.  
Last year's increase was \$277.56.