

Tax Board of Review

May 21, 2009

The meeting of the West Greenwich Tax Board of Review was called to order at 6:02 pm on Thursday, May 21, 2009. Members present – Chairwoman Elaine Eccleston and board members John Ruzzo and John Pratt. Also present – Charlene Randall, Tax Assessor.

Chair Eccleston explained the purpose of the meeting – to discuss the appeals heard on April 23, 2009 and render decisions. She made a motion to dispense with the reading of the minutes from the April 23rd meeting and submit them as presented, seconded by John Ruzzo – all in favor.

Chair Eccleston asked that the record show that all board members have had adequate time to review all the information presented to them at the April 23rd meeting and subsequent information forwarded to them.

Commerce Park Associates 16, LLC – Plat 1 Lot 4-02 (Day Care)

John Pratt questioned the letter submitted from Mr. Cambio stating that Coventry had reduced the value on the day care located in their town. The assessor explained that according to the Coventry Assessor, that property is part of a tax treaty that is slowly being phased in. Therefore the value is not reflective of true market value. Furthermore the Coventry assessor said the Coventry Board has decided to reduce the value based on the building being vacant, difficulty the owner was having with renting it and some work that needed to be done on the interior. Chair Eccleston also noted that at the last meeting Commerce Park had stated they would send additional information to the board members, however, to date, nothing has been received.

Elaine made the following motion – seeing that the Tax Board of Review has reviewed the evidence presented to them by the applicant, and has considered the input of Neal Dupuis, the President of Certified Revaluation Company and also the documents provided by the WG Tax Assessor's office and based on the review all this evidence that was submitted, the motion is made the value stay as assessed and therefore deny the appeal, second by John Pratt – all in favor.

Commerce Park Realty, LLC – Plat 1 Lot 4-03 (6.93 acres vacant)

John Ruzzo mentioned the amount of land in the slope that Mr. Cambio mentioned. Chair Eccleston stated the assessed value reflects 3.9 of excess land that will more than include the area of the slope. No documentation was provided either by the owner or by Kent County Water Authority stating that the owner is unable to get water and/or sewers for that property.

Chair Eccleston made the following motion that the Tax Board has reviewed the evidence presented to them by the applicant. They have also considered the input from Neal Dupuis plus the documents provided by the WG Assessor's office and based on the formal review of all the information provided they conclude the assessed value is correct and therefore deny the appeal, seconded by John Ruzzo – all in favor.

Commerce Park Realty, LLC – Plat 1 Lot 4-04 (hotel, strip mall, slab)

Discussion regarding creating a list for Mr. Cambio allocating the breakdown of taxes on the hotel, Pad C, Pad D and the excess land by the Tax Assessor. There was some discussion regarding the buildings not being completed as of the date of assessment. Chairwoman Eccleston mentioned that 6.16 acres show as excess land which encompasses the slope behind the property. No additional information presented from the owner.

Chair Eccleston made the following motion that the Tax Board has reviewed the evidence presented to them by the applicant. They have also considered the input from Neal Dupuis plus the documents provided by the WG Assessor's office and based on the review of all the information provided they conclude the assessed value is correct and therefore deny the appeal, seconded by John Pratt – all in favor.

Commerce Park Realty, LLC – Plat 1 Lot 4-05 (12.9 acres vacant – former Car Max site)

John Pratt asked about the contamination of the well on that property. The Assessor stated that no additional documentation has been received from the owner regarding the well issue. Chair Eccleston stated that 7.9 acres are assessed as excess – which is more than 50% of the land and that no documentation from Kent County Water, DEM or any market information provided by the owner.

Chair Eccleston made the following motion that the Tax Board has reviewed the evidence presented to them by the applicant. They have also considered the input from Neal Dupuis plus the documents provided by the WG Assessor's office and based on the review of all the information provided they conclude the assessed value is correct and therefore deny the appeal, seconded by John Ruzzo – all in favor.

Commerce Park Associates 12, LLC – Plat 1 Lot 10-1 (21 acres vacant – former Lawson property)

Chair Eccleston stated that the information provided by the owner at the previous meeting was for 7 acres of land, not 21 acres. The Assessor stated this lot was reconfigured after the assessment date and the assessment is for 21 acres. Discussion regarding the warranty deed filed showing stamps equaling \$18,000 which indicates a sale price of \$4.5 million. Copies of “the note” references by the owner have not been provided to the board. Clarification from the Assessor based on information provided by the WG Planner stating there is approval for 130 units assuming they have water and sewers. The amount of homes would need to be reconfigured by the Planning Board if these homes were to have wells and septic systems. Chair Eccleston referenced the listing provided by the owner of land for sale in Smithfield. No additional information was provided on this property – the zone, the approved uses, the buildable area, etc. Furthermore, this is currently on the market – no sale price is available to use as a comparable. Chair Eccleston also mentioned that 11.6 acres are assessed as excess land and that an assessment of \$1.5 million is certainly much lower when compared to a warranty deed showing the sale of price \$4.5 million.

Chair Eccleston made the following motion that the Tax Board has reviewed the evidence presented to them by the applicant. They have also considered the input from Neal Dupuis plus the documents provided by the WG Assessor's office and based on the review of all the information provided they conclude the assessed value is correct and therefore deny the appeal, seconded by John Ruzzo – all in favor.

Commerce Park Realty, LLC – Plat 3 Lot 54 (vacant strip of land on Coventry border)

Chair Eccleston discussed changing the pricing from industrial site to industrial excess due to the limited utilization would be more fair and equitable.

Chair Eccleston made the following motion that the Tax Board has reviewed the evidence presented to them by the applicant. They have also considered the input from Neal Dupuis plus the documents provided by the WG Assessor's office and based on the review of all the information provided they conclude that a change is warranted from industrial site to industrial excess and the new value will be calculated by the Assessor, seconded by John Ruzzo – all in favor.

West Greenwich Tech Park I, LLC – Plat 3 Lot 1-08 (Leased to GTech)

Discussion regarding the amount of manufacturing and manufacturing support space. The Assessor explained the already 10% of the 2 story structure was being priced as manufacturing as opposed to office space even though the manufacturing was only located on the first floor. The representatives from WG Tech Park did provide additional information to the Board showing what they would consider manufacturing support space. Chair also met with Neal Dupuis and the Assessor reviewing the calculations. Chair Eccleston explained that some of the square footage that WG Tech Park wanted considered manufacturing support would really be considered an amenity that would be expected for office space of this type – such as the cafeteria, conference rooms, security room, maintenance room and the loading dock off of the cafeteria. The additional area that could be considered manufacturing would be a portion of the bathroom, machine shop, industrial lab and painting booth.

(Tape 2)

Chair Eccleston indicated the sketch of the property that shows current manufacturing and potential increased areas. She said she would recommend increasing certain areas over and above what WG Tech Park requested, but denying certain areas due to their use in the office area. New calculations would indicate 11,358 sq ft. as manufacturing increasing the overall portion to 11% of total square footage. John Ruzzo pointed out the access of certain areas from manufacturing as opposed to the office portion.

Chair Eccleston made the following motion that the Tax Board has reviewed the evidence presented to them by the applicant. They have also considered the input from Neal Dupuis plus the documents provided by the WG Assessor's office and based on the review of all the information, that the usage be changed to 89% office and 11% manufacturing, second by John Ruzzo – all in favor.

West Greenwich Tech Park II, LLC – Plat 3 Lot 1-07 (Leased to Amgen)

Chair Eccleston indicated that the lease has been in place since September 2007. Property was purchased for \$17.5 million in December 2006. Current assessment is \$13.5 million. No additional information sent from owner that would warrant or justify making a change in the assessment. John Ruzzo stated he was in agreement with that statement.

Chair Eccleston made the following motion that the Tax Board has reviewed the evidence presented to them by the applicant. They have also considered the input from Neal Dupuis plus the documents provided by the WG Assessor's office and based on the review of all the information provided they conclude the assessed value is correct and therefore deny the appeal, seconded by John Ruzzo – all in favor.

West Greenwich Tech Park III, LLC – Plat 3 Lot 1-01 (Leased to Bright Horizons)

John Ruzzo referenced the appraisal provided by the applicant and the omission of the additional 28 acres. Chair Eccleston said the appraisal was for a hypothetical 2 acres and the appraisal was for finance purposes – appraised for a lease fee interest and does not represent market value. Chair Eccleston stated the appraisal report showed in error in the square footage of the building. Also that it was purchased for \$5.5 million in December 2006. This assessment is for the day care and 30 acres, not 2 acres. The appraisal indicates value of \$1.5 million looking at just the day care portion. Assessed value is \$1.3 million for building alone. John Ruzzo noted that 10.5 acres are assessed as excess. Appraisal does not reflect the entire parcel and nothing else was submitted to the board for review from the owners.

Chair Eccleston made the following motion that the Tax Board has reviewed the evidence presented to them by the applicant. They have also considered the input from Neal Dupuis plus the documents provided by the WG Assessor's office and based on the review of all the information provided they conclude the assessed value is correct and therefore deny the appeal, seconded by John Pratt – all in favor.

A motion to adjourn made by Chairwomen Eccleston at 7:01, seconded by John Ruzzo – all in favor.

Respectfully submitted,

Charlene Randall