

BOARD OF ASSESSMENT APPEALS
April 10, 2019

The Board of Assessment Appeals met on Wednesday, April 10, 2019. Members present were Stephen Palmer, Karen O'Keefe, and David Harma. The meeting was called to order at 6:30 p.m.

The following appeals were heard:

McDonald, William – 149 Water St.

Mr. McDonald feels that the condition and grade of the building is too high. His neighbors have grades of very good/excellent and have done major renovations. He has done some work but there is still a lot that needs to be done. The cost per square foot on his building is higher than his neighbors. He would like to have an interior inspection.

Hayes-Houlihan LLC – 143 Water St.

Stephanie Hayes-Houlihan appeared before the Board. She compared her land value with the properties on the same block. Her land is valued much higher for the same lot size in the same block. She also did a comparison of the building values in the same block.

Murphy, James – 1991 Ford F150

Mr. Murphy stated that he paid \$800 on Craig's list for the vehicle. It is an extended cab and has 250,000 miles. Stephen Palmer and David Harma inspected the vehicle.

Decision: The Board voted unanimously to reduce the assessment to \$1,260.

Holland Construction Group LLC – Personal Property

Robert Holland appeared before the Board. This business was a shell operation created with women owners so they could bid on government contracts as a woman owned business. It has never owned anything; all personal property is declared under his other business, Pawcatuck Roofing. This LLC has been dissolved.

Decision: The Board voted unanimously to delete the account.

Amera-Uz LLC – 380 Liberty St.

Mr. Choudhry and his appraiser, Steven MacCormack appeared before the Board. Mr. MacCormack reviewed his appraisal of the property. He stated that the market approach is the best approach to value for this property. Mr. Choudhry stated the apartments have been vacant for over a year.

Liberty St. M-18 B-5 L-4

This property is located next to Kay's Cabins. It has been on the market for three or four years. Mr. Choudhry has tried to sell the lot for \$99,000 with no offers. Mr. MacCormack stated he was conservative on his values and conceded there are not a lot of sales available that compare to this property.

Personal Property

Mr. Choudhry stated that he leases the store. He stated that much of the equipment in the store is over 50 years old and has no value. He stated that the tenant owns everything in the store. He stated the tenant has been declaring the equipment on his personal property declaration. Mr. Choudhry was asked to provide documentation showing that the personal property has been transferred to the tenant by Monday.

J & H Hospitality – 6 Coogan Blvd.

Attorney Mathew Greene appeared before the Board. He stated he was protesting the assessment in accordance with state statutes.

Personal Property

Attorney Greene stated he has been working the Assessor, Marsha Standish and the Town appointed auditor, Gail Gantick to reconcile the assessment arrived at from a personal property audit of 2016, 2017 and 2018. He hopes to provide a reconciliation of the figures to the Board by the April 15th meeting.

Northeast Marine Liquidation Inc. did not appear for their appointment.

The minutes for the April 9, 2019 meeting were accepted as read.

There being no further business, the meeting was adjourned at 8:10 p.m.

Respectfully submitted,



Karen O'Keefe
Secretary