

Portsmouth Tax Assessment Board of Review

Minutes

February 2, 2016

Members Present: John Endrusick, Chair, Hugh Atkins, Vice-Chair, Bradley Finnegan and Ali Khorsand, First Alternate.

Members Absent: None.

Also Present: Barbara Ripa, Recording Secretary and Tax Assessor/Collector Matthew Helfand.

Chair John Endrusick opened the meeting at 7:04 p.m.

Minutes:

A motion was made by Mr. Endrusick and seconded by Mr. Finnegan to approve the minutes of the March 31, 2015 meeting as presented. The motion carried with both in favor.

A motion was made by Mr. Endrusick and seconded by Mr. Atkins to approve the minutes of the January 26, 2016 meeting as presented. The motion carried with both in favor.

New Business

City of Newport, Plat 56, Lot 17, 0 Union Street, Plat 56, Lot 4, 0 West Main Road, Plat 56, Lot 5, 2154 West Main Road, Plat 60, Lot 3A, 0 Jepson Lane, Plat 60, Lot 27, 0 Union Street, Plat 63, Lot 13A, 75 Goularte Lane

Mr. Allan Booth, Wimborne and Summertree, LLC was present to represent Newport as was Julia Forge, Director of Utilities. In summary, Mr. Booth said that Newport's property in Portsmouth is not consistent with market prices. He said that Newport Water is a not for profit and cannot raise its rates to cover the burden of a larger tax bill and that the water plant, while costing a significant amount of money, is not worth anything to anyone else.

As there were no further questions or statements, Mr. Endrusick ended the hearing and told Ms. Forge that she would receive a decision within 30 days.

Carnegie Harbor Drive LLC, Plat 26, Lot 2A, Unit 12, 136 Carnegie Harbor Drive

James Houle, real estate appraiser, had a letter from Mark Horan granting him permission to represent him in this matter. In summary, Mr. Houle said that the appeal stated that the property was worth \$2.7 million, but he thinks that's high, he believes it should be \$2.4 to \$2.5 million. He said there is a serious downward trend in sales at Carnegie Abbey. He found a couple of lots that sold for approximately \$600,000+ as well and thinks there may be a problem with the land valuation.

As there were no further questions or statements, Mr. Endrusick ended the hearing and told Mr. Houle that his client would receive a decision within 30 days.

Anthony and Linda Dinovella, Sr., Plat 55, Lot 1C, Unit 22, 56 Stony Brook Lane

Anthony Dinovella, Jr. and Linda Dinovella were present to discuss the appeal. Mr. Dinovella doesn't understand why 74 Stony Brook is valued at \$381,900 when they are exactly the same unit.

Mr. Helfand explained how sales and market values drive the appraised price and that they are not quite identical. There was additional discussion on other questions the Dinovellas had.

As there were no further questions or statements from the Board, Mr. Endrusick ended the hearing and told Mrs. Dinovella that she would receive a decision within 30 days.

Deliberations and Decisions:

City of Newport, Plat 56, Lot 17, 0 Union Street, Plat 56, Lot 4, 0 West Main Road, Plat 56, Lot 5, 2154 West Main Road, Plat 60, Lot 3A, 0 Jepson Lane, Plat 60, Lot 27, 0 Union Street, Plat 63, Lot 13A, 75 Goularte Lane

A motion was made by Mr. Endrusick and seconded by Mr. Finnegan to deny the appeal of the City of Newport, Plat 56, Lot 17, 0 Union Street, Plat 56, Lot 4, 0 West Main Road, Plat 56, Lot 5, 2154 West Main Road, Plat 60, Lot 3A, 0 Jepson Lane, Plat 60, Lot 27, 0 Union Street, and Plat 63, Lot 13A, 75 Goularte Lane. The motion carried with all in favor.

Carnegie Harbor Drive LLC, Plat 26, Lot 2A, Unit 12, 136 Carnegie Harbor Drive

A motion was made by Mr. Finnegan and seconded by Mr. Endrusick to deny the appeal of Carnegie Harbor Drive LLC, Plat 26, Lot 2A, Unit 12, 136 Carnegie Harbor Drive. The motion carried with all in favor.

Mr. Endrusick did not vote on the next petition and Mr. Khoursand voted.

Anthony and Linda Dinovella, Sr., Plat 55, Lot 1C, Unit 22, 56 Stony Brook Lane

A motion was made by Mr. Atkins and seconded by Mr. Khoursand to deny the appeal of Anthony and Linda Dinovella, Sr., Plat 55, Lot 1C, Unit 22, 56 Stony Brook Lane. The motion carried with all in favor.

Meeting Adjourned

A motion was made by Mr. Endrusick and seconded by Mr. Finnegan to adjourn. The motion carried with all in favor.

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The meeting was adjourned at 8:22 p.m.

Approved:

John Endrusick, Chair

Respectfully submitted,

Barbara A. Ripa, Recording Secretary