

Portsmouth Tax Assessment Review Board

Minutes

March 20, 2018

Members Present: Bradley Finnegan and Norbert Rattay, First Alternate.

Members Absent: Hugh Atkins, Chair and Ali Khorsand, Vice-Chair.

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

Mr. Finnegan opened the meeting at 6:59 p.m.

New Business

Tax Appeal of Andrew Grace and Gregory Abel, Plat 24, Lot 174, 90 Aquidneck Avenue

Andrew Grace was present representing himself. Mr. Grace said they purchased the home 10/13/16 and the price they paid was fair and on the open market. But, he said, the 2016 assessment was over \$100,000 more than what they paid for it.

Mr. Helfand had already lowered the value of the property to \$404,200, which Mr. Grace did not know. Mr. Helfand explained that because Mr. Grace had to replace the septic system and do other renovations immediately, he added those items to the sale price to get to what is considered the fair market value. Mr. Helfand said that the adjusted value of \$404,200 will also be for the next two years. Recalculated now with the new septic and renovations, the value would actually be \$438,000.

There were no further questions or statements and Mr. Grace left the meeting.

Tax Appeal of Mark Goulart and Paige Anne Ryan Goulart, Plat 59, Lot 46, 26 Stanton Road

Mark and Paige Goulart were present to represent themselves. Their concern was an easement that runs through their backyard giving access to the property at 290 Frank Coelho Drive. Because the Town Council abandoned the paper road portion of Heidi Drive this easement is now permanent. The Goularts had done calculations to come to their determination of fair market value.

Mr. Helfand explained the “C” factor on to them and how it is used on property tax cards to adjust the value of land. He also explained how the first 20,000 square feet of land on a lot is valued much higher than any additional land, so the value of the easement and unusable land is less than the calculation than what they came up with. Mr. Helfand has adjusted the value of their property to \$737,600. It was not lowered as much as they thought it should be lowered according to their calculations, but that was before Mr. Helfand’s explanation of how valuations are done.

There were no further questions or statements and the Goularts left the meeting.

Deliberations and Decisions

Tax Appeal of Andrew Grace and Gregory Abel, Plat 24, Lot 174, 90 Aquidneck Avenue

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A motion was made by Mr. Finnegan and seconded by Mr. Rattay to leave the total property value at \$404,200 and deny further reduction. The motion carried.

Tax Appeal of Mark Goulart and Paige Anne Ryan Goulart, Plat 59, Lot 46, 26 Stanton Road

A motion was made by Mr. Finnegan and seconded by Mr. Rattay to accept the new adjusted property value of \$737,600 and deny further reduction. The motion carried.

New Business

Tax Appeal of Sofia Stefanopoulos, Plat 54, Lot 53, 25 Wampanoag Drive

Arthur Stefanopoulos was present to represent his mother, Sofia. Mr. Stefanopoulos said that he had a letter from her allowing him to represent her. He said that the home was built in 2002. A previous tax board had granted relief to her, but then the value went back up. He said that her home had an 18.1% increase in value and there were 11 sales on map 54 and in the neighborhood in 2016. He said the homes are nice, but his parents' home is "vanilla" inside with lots of halls and empty space and should not get that much of an increase. He does not want taxes to drive her out.

There were no further questions or statements and Mr. Stefanopoulos left the meeting.

Deliberations and Decisions

Tax Appeal of Sofia Stefanopoulos, Plat 54, Lot 53, 25 Wampanoag Drive

A motion was made by Mr. Finnegan and seconded by Mr. Rattay to deny the appeal. The motion carried.

The tax appeal of Philip T. Driscoll Trustee is to be rescheduled because Mr. Driscoll could not make the meeting tonight. The tax appeal of Norbert J. and Margaret M. Rattay is to be rescheduled because a quorum of members was not present to hear his appeal.

Minutes:

No minutes were approved because a quorum of members present at the meetings were not present tonight.

Meeting Adjourned

A motion was made by Mr. Finnegan and seconded by Mr. Rattay to adjourn. The motion carried.

The meeting adjourned at 8:18 p.m.

Respectfully submitted,

Barbara A. Ripa, Recording Secretary