



Town of Richmond, Rhode Island
Town Hall
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BOARD OF TAX ASSESSMENT REVIEW
MINUTES OF THE JUNE 15, 2022 MEETING

Present: Board Chairman Mark Reynolds, members Kenneth M. Mitchell, and Kenneth G. Mason; Tax Assessor Carmen La Belle; and Town Solicitor Karen Ellsworth. Attorney Americo M. Scungio was present representing the appellants.

Call to Order

The meeting was called to order at 3:35 p.m.

Approval of minutes

K. Mitchell moved that the minutes of the April 21, 2022 meeting be approved. K. Mason seconded the motion. The motion was approved unanimously.

The Board made the following decisions on the appeals of 2021 tax assessments that were heard on April 21, 2022:

1. Appellant The Preserve at Boulder Hills, IV, LLC. Property located at 51 Old Switch Road; Lot 5, Assessor's Plat 6A.
The Board voted unanimously to deny the appeal.
2. Appellant The Preserve at Boulder Hills, LLC. 87 Kingstown Road (clubhouse, golf course, maintenance barn); Lot 4, Assessor's Plat 6B.
The Board voted unanimously to deny the appeal.
3. Appellant Preserve Range, LLC. 87C Kingstown Road; Lot 4-87C, Assessor's Plat 6B.
The Board voted unanimously to deny the appeal.
4. Appellants Jeffrey and Jo-Ann Dickson. 87 H Kingstown Road, Lot 4-C01, Assessor's Plat 6B.
The Board voted unanimously to deny the appeal.
5. Appellant Michael J. Stavola. 87 I Kingstown Road, Lot 4-C02, Assessor's Plat 6B.
The Board voted unanimously to deny the appeal.
6. Appellant NRPRE, LLC. 87 J Kingstown Road, Lot 4-C03, Assessor's Plat 6B.
The Board voted unanimously to deny the appeal.

7. Appellant CH TANG, LLC. 87 K Kingstown Road, Lot 4-C04 on Assessor's Plat 6B.
The Board voted unanimously to deny the appeal.
8. Appellant SA TANG, LLC. 87 L Kingstown Road, Lot-4-C05, Assessor's Plat 6B.
The Board voted unanimously to deny the appeal.
9. Appellant Hilltop Lodge, LLC. 87 G Kingstown Road, Lot 4-G00, Assessor's Plat 6B.
The Board voted unanimously to deny the appeal.
10. Appellant Preserve Range, LLC. 87 Kingstown Road, Lot 4LU-004, Assessor's Plat 6B.
The Board voted unanimously to deny the appeal.
11. Appellant Laurel Ridge, LLC. 87 Kingstown Road, Lot 4LU-011, Assessor's Plat 6B.
The Board voted unanimously to deny the appeal because the property remained undeveloped on December 31, 2020.
12. Appellant Laurel Ridge, LLC. 87 Kingstown Road, Lot 4LU-012, Assessor's Plat 6B.
The Board voted unanimously to deny the appeal because the property remained undeveloped on December 31, 2020.
13. Appellant Karyne Bazzano. 87 B1 Kingstown Road, Lot 4-RB1, Assessor's Plat 6B.
The Board voted unanimously to deny the appeal.
14. Appellant PPM & Co. II, LLC. 87 B2 Kingstown Road, Lot 4-RB2, Assessor's Plat 6B.
The Board voted unanimously to deny the appeal.
15. Appellant William Joseph Wells. 87 B3 Kingstown Road, Lot 4-RB3. Assessor's Plat 6B.
The Board voted unanimously to deny the appeal.
16. Appellants Paul and Donna Masse. 87 B4 Kingstown Road, Lot 4-RB4, Assessor's Plat 6B.
The Board voted unanimously to deny the appeal.
17. Appellant Laurel Ridge, LLC. 87 M1 Kingstown Road, Lot 4-RM1, Assessor's Plat 6B.
The Board voted unanimously to deny the appeal.
18. Appellant Laurel Ridge, LLC. 87 M2 Kingstown Road, Lot 4-RM2, Assessor's Plat 6B.
The Board voted unanimously to deny the appeal.
19. Appellant Laurel Ridge, LLC. 87 M3 Kingstown Road, Lot 4-RM3, Assessor's Plat 6B.
The Board voted unanimously to deny the appeal.
20. Appellant Laurel Ridge, LLC. 87 M4 Kingstown Road, Lot 4-RM4, Assessor's Plat 6B.
The Board voted unanimously to deny the appeal.

21. Appellant CL Preserve, LLC. 87 M5 Kingstown Road, Lot 4-RM5, Assessor's Plat 6B.
The Board voted unanimously to deny the appeal.
22. Appellant US Homes RI WTC, LLC. 87 M6 Kingstown Road, Lot 4-RM6, Assessor's Plat 6B.
The Board voted unanimously to deny the appeal.
23. Appellant Hound at the Preserve, LLC. 87 M7 Kingstown Road, Lot 4-RM7, Assessor's Plat 6B.
The Board voted unanimously to deny the appeal.
24. Appellant Hound at the Preserve, LLC. 87 M8 Kingstown Road, Lot 4-RM8, Assessor's Plat 6B.
The Board voted unanimously to deny the appeal.
25. Appellant Hound at the Preserve, LLC. 87 M9 Kingstown Road, Lot 4-RM9, Assessor's Plat 6B.
The Board voted unanimously to deny the appeal.
26. Appellant Castle Residences, LLC. Kenyon Hill Trail, Lot 2 LU-13, Assessor's Plat 6B.
LU-13 and LU-14 were assessed as one 244.32-acre lot as of December 31, 2019.
LU-13 is an undeveloped 235.02-acre parcel. The Board voted unanimously to assess the land unit at \$928,035.
27. Appellant Blueberry Hill, LLC. Kenyon Hill Trail, Lot 2 LU-14, Assessor's Plat 6B.
LU-13 and LU-14 were assessed as one 244.32-acre lot as of December 31, 2019.
LU-14 is a 9.30-acre parcel. LU-14 had three accessory dwelling units on it as of December 31, 2020.
The accessory dwelling units are taxed as tangible property. The Board voted unanimously to assess the land unit at \$111,369.
28. Appellant White Tail Ridge, LLC. 87A Kingstown Road, Lot 4LU-2, Assessor's Plat 6B.
This is a land unit for an existing residential construction. The Board voted to grant the appeal because the value of the land is already included in the assessment of the building.
29. Appellant The Preserve at Boulders Hills II, LLC, 87 Kingstown Road, Lot 4LU-3, Assessor's Plat 6B.
This land unit is the future hotel site. The Board decided that it was appropriately assessed as vacant commercial land and voted unanimously to deny the appeal.
30. Appellant Townhouses on the Green, LLC. 87A Kingstown Road, Lot 4LU-5, Assessor's Plat 6B.
This is a land unit for an existing residential construction. The Board voted to grant the appeal because the value of the land is already included in the assessment of the building.
31. Appellant Hilltop Lodge, LLC. 87 G Kingstown Road, Lot 4LU-6, Assessor's Plat 6B.
The Board voted unanimously to deny this appeal because the property is an undeveloped residential building site.
32. Appellant Laurel Ridge, LLC. 87 Kingstown Road, Lot 4LU-7, Assessor's Plat 6B.
This is a land unit for an existing residential building. The Board voted to grant the appeal because the value of the land is already included in the assessment of the building.

33. Appellant Laurel Ridge, LLC. 87 Kingstown Road, 4LU-8, Assessor's Plat 6B.

This is a land unit for an existing residential construction. The Board voted to grant the appeal because the value of the land is already included in the assessment of the building.

34. Appellant Laurel Ridge, LLC. 87 Kingstown Road, Lot 4LU-9, Assessor's Plat 6B.

This is a land unit for an existing residential construction. The Board voted to grant the appeal because the value of the land is already included in the assessment of the building.

35. Appellant Laurel Ridge, LLC. 87 Kingstown Road, Lot 4LU-10, Assessor's Plat 6B.

This is a land unit for an existing residential construction. The Board voted to grant the appeal because the value of the land is already included in the assessment of the building.

36. Appellant Townhouses on the Green, LLC. 87 D1 Kingstown Road, Lot 4-RD1, Assessor's Plat 6B.

The Board voted unanimously to deny the appeal.

37. Appellant Townhouses on the Green, LLC. 87 D2 Kingstown Road, Lot 4-RD2, Assessor's Plat 6B.

The Board voted unanimously to deny the appeal.

38. Appellant Townhouses on the Green, LLC. 87 D3 Kingstown Road, Lot 4-RD3, Assessor's Plat 6B.

The Board voted unanimously to deny the appeal.

39. Appellant Townhouses on the Green, LLC. 87 D4 Kingstown Road, Lot 4-RD4, Assessor's Plat 6B.

The Board voted unanimously to deny the appeal.

40. Appellant Townhouses on the Green, LLC. 87 D5 Kingstown Road, Lot 4-RD5, Assessor's Plat 6B.

The Board voted unanimously to deny the appeal.

41. Appellant Townhouses on the Green, LLC. 87 D6 Kingstown Road, Lot 4-RD6, Assessor's Plat 6B.

The Board voted unanimously to deny the appeal.

42. Appellant Townhouses on the Green, LLC. 87 D7 Kingstown Road, Lot 4-RD7, Assessor's Plat 6B. E.

The Board voted unanimously to deny the appeal.

Adjournment

The meeting was adjourned at 5:43 p.m.

Respectfully submitted,

Kenneth G. Mason

Clerk, Board of Tax Assessment Review

Minutes posted in the Richmond Town Clerk's Office and filed electronically on the Secretary of State's website in accordance with the Open Meetings Act.