



Town of Richmond, Rhode Island
Town Hall
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BOARD OF TAX ASSESSMENT REVIEW
MINUTES OF THE JUNE 27, 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 4:01 p.m.

Approval of minutes

K. Mitchell moved that the minutes of the June 15, 2022 meeting be approved. K. Mason seconded the motion. The motion was approved unanimously.

Hearings

1. Appellant Castle Residences, LLC. Kenyon Hill Trail, Lot 2 LU-13, Assessor's Plat 6B.

LU-13 is an undeveloped 235.02-acre parcel.

At the meeting on June 15, the Board voted to assess the entire parcel as excess rear acreage at \$6,000 per acre, minus 35% for topography, plus 1.25% for neighborhood. The assessed value of the land unit was determined to be \$928,035.

After the meeting, the Tax Assessor determined that the neighborhood adjustment should have been an increase of 25% rather than an increase of 1.25%.

K. Mason moved that the Board reconsider the decision reached on June 15. K. Mitchell seconded the motion. The motion carried unanimously.

The recalculated assessment is \$1,145,722. The Tax Assessor advised the Board that the assessment should be rounded up or down to the nearest hundred dollars. The Board voted to correct the assessment to \$1,145,700.

2. Appellant Blueberry Hill, LLC. Kenyon Hill Trail, Lot 2 LU-14, Assessor's Plat 6B.

LU-14 is a 9.30-acre parcel. It had three accessory dwelling units on it as of December 31, 2020. The accessory dwelling units are taxed as tangible property, so they are not included in the assessment of the land unit.

At the meeting on June 15, the Board voted to assess the parcel as follows: One acre of the parcel was assessed as a residential site at \$1.98 per square foot, minus 10% for access, plus 1.25% for neighborhood, for a value of \$78,594. The remaining 8.30 acres were assessed as excess rear acreage at \$6,000 per acre, minus 35% for topography, plus 1.25% for neighborhood, for a value of \$32,775. The total assessed value was determined to be \$111,369.

After the meeting, the Tax Assessor determined that the neighborhood adjustment should have been an increase of 25% rather than an increase of 1.25%.

K. Mason moved that the Board reconsider the decision reached on June 15. K. Mitchell seconded the motion. The motion carried unanimously.

The recalculated assessment is \$137,492. The Tax Assessor advised the Board that the assessment should be rounded up or down to the nearest hundred dollars. The Board voted to correct the assessment to \$137,500.

Adjournment

The meeting was adjourned at 4:15 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.