



Town of South Kingstown

Assessment Board of Review

Regular Session Meeting Minutes
Wednesday, January 21, 2026 at 9:30 AM
Town Hall
2nd Floor Conference Room
180 High Street
Wakefield RI 02879
www.southkingstownri.gov

1. Call to Order:

- By Mr. Baud at 9:30am

2. Roll Call:

a.	Assessment Board of Review	Administrative Staff
	David C. Baud, Chairman	Wendy L. Duarte, Town Assessor
	Kenneth L Munroe, Secretary	Jennifer Clough, Deputy Town Assessor
	Bradford F. Hevenor	Elizabeth Sang, Assessor Clerk
	Alyce. Kleczek, Alternate	

- Mr. Baud, Mr. Hevenor and Ms. Kleczek are present
- Administrative staff present

3. Approval of Minutes:

- a. Approval of minutes from January 13, 2026

- Motion by Mr. Hevenor to approve minutes from the January 13, 2026, meeting. Mr. Baud seconded the motion. All in favor

4. New Business:

Board will hear the following Appeal(s)

a.	Appeal #	Owner Name(s)	Plat/Lot	Situs
	32	Dan Realty LLC	88-1/66	36 Hartford Avenue
	33	Cyn Realty LLC	88-1/65	Hartford Avenue
	34	Smalley, Cynthia A RI Martial Trust	87-2/20	117 Gale Drive
	68	Wright, Thomas B & Jean M	60/4-30	18 Holiday Court
	70	Patton, Stephen D & Susan L	93-1/18	126 Prospect Road
	80	Tanona, Danial	90-4/204	36 Middle Road
	84	Pinch, Steve & Karen	70-1/26	188 Winchester Avenue
	89	Bookbinder, Bruce	96-2/12	37 Coast Guard Avenue

Appeal #32: Present, in attendance. Daniel Smalley presents case for overvaluation based on appraisal data.

Appeal #33: Present, in attendance. Daniel Smalley presents case for overvaluation based on appraisal data.

Appeal #34: Present, in attendance. Daniel Smalley presents case for overvaluation based on the difference in appraisals

vs assessment in subject properties for appeal 32 and 33. Appraisal forthcoming.

Appeal #68: Present, in attendance. Thomas Wright presents case for overvaluation based on the condition of the property. Presents photo documentation and a statement of repairs needed to bring it to market value.

Appeal #70: Present, in attendance. Stephen and Susan Patton present the case for disproportionate valuation based on the style classification of the property, noting that during the appeal cycle their home has changed from Custom to Colonial to Conventional. Presents case for overvaluation based on assessments of neighboring homes that had undergone extensive renovations.

Appeal #80: Present, in attendance. Daniel Tanona presents case for disproportionate valuation based on assessments of neighbors.

Appeal #84: Present, in attendance. Steve and Karen Pinch present case for overvaluation and disproportionate valuation based on lot configuration and land characteristics, impact from coastal flooding, CRMC buffer, and elevated septic in front yard. Mr. Baud recused from discussion.

Appeal #89: Present, in attendance. Attorney Joseph Carnevale presents case for disproportionate valuation compared to similar properties.

- **Motion by Mr. Hevenor to close new business. Ms. Kleczek seconded the motion. All in favor**

5. Old Business:

Board will continue the following Appeal(s)

a.	Appeal #	Owner Name(s)	Plat/Lot	Situs
	30	Coady, Norman & Robyn	92-1/9-159	RC BCH R14E C15
	59	Lewis, Jane M & Jane Cafferty	92-1/9-82	RC BCH R8E C6
	67	Rodrigues, Carmen Living Trust	92-2/55-206	BCH MDW L206
	15	Burley, Janice & Darren	92-2/55-164	BCH MDW L164
	25	Sirois, Robert M Barry, Veronica Beth	92-2/55-227	BCH MDW L227
	40	Gregory, Steven & Dana	92-1/30	65 Inglenook Lane
	53	Lot TCW 13 LLC	76-4/13	Turner Cove Way

Appeal #30: Not in attendance. Mr. Baud read statement on record provided by appellant.

Appeal #59: Present in attendance. Jane Lewis presents case for overvaluation based where the cottage was in the demolition process when revaluation occurred. Cottage had no electricity or interior finishes and was not usable.

Appeal #67: Not in attendance.

Appeal #15: Not in attendance. Mr. Baud read statement on record provided by appellant.

Appeal #25: Not in attendance. Mr. Baud read statement on record provided by appellant.

Appeal #40: Present, in attendance. Steven Gregory gave recap of previous presentation.

Appeal #53: Not in attendance.

- **Motion by Mr. Hevenor to close public hearing. Ms. Kleczek seconded the motion. All in favor**

6. Board Discussion and Decision:

Approve, continue, table and/or deny Appeal(s) heard:

Appeal #32, 33 & 34: Motion by Mr. Hevenor to continue at the next meeting to wait for final appraisal to be submitted. Ms. Kleczek seconded the motion. All in favor.

Appeal #68: Motion by Mr. Hevenor to adjust EYB from 2000 to 1992 to bring depreciation in line with the value of building condition. Ms. Kleczek seconded the motion. All in favor.

Appeal #70: Wendy Duarte read the definitions for Custom, Colonial, and Conventional into record. Motion by Mr. Hevenor to change the style back from Conventional to Colonial. Ms. Kleczek seconded the motion. All in favor.

Appeal #80: Motion by Mr. Hevenor to reduce land condition factor from 1.75 to 1.50. Ms. Kleczek seconded the motion. All in favor.

Appeal #84 & 89: Motion by Mr. Hevenor to continue appeals 84 and 89 at the next meeting. Ms. Kleczek seconded the motion. All in favor.

Appeal #30: Motion by Mr. Hevenor to deny appeal for lack of evidence. Ms. Kleczek seconded the motion. All in favor.

Appeal #59: Motion by Mr. Hevenor to adjust EYB from 1980 to 1964 to have depreciation reflect the poor condition of the building. Ms. Kleczek seconded the motion. All in favor.

Appeal #67: Motion by Mr. Hevenor to deny appeal for lack of evidence. Ms. Kleczek seconded the motion. All in favor.

Appeal #15: Motion by Mr. Hevenor to deny appeal for lack of evidence. Ms. Kleczek seconded the motion. All in favor.

Appeal #25: Motion by Mr. Hevenor to deny appeal for lack of evidence. Ms. Kleczek seconded the motion. All in favor.

Appeal #40 & 53: Motion by Mr. Hevenor to continue appeals 40 and 53 at the next meeting. Ms. Kleczek seconded the motion. All in favor.

- Next meeting scheduled for February 10th at 9:30 am in the Town Council Chambers

7. Adjournment:

- Motion by Mr. Baud to adjourn at 12:30 pm. Mr. Hevenor seconded the motion. All in favor