



Town of South Kingstown

Assessment Board of Review

Regular Session Meeting Minutes
Tuesday, February 10, 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 10:20am

2. Roll Call:

a. Assessment Board of Review

David C. Baud, Chairman
Kenneth L Munroe, Secretary
Bradford F. Hevenor
Alyce. Kleczek, Alternate

Administrative Staff

Wendy L. Duarte, Town Assessor
Jennifer Clough, Deputy Town Assessor
Elizabeth Sang, Assessor Clerk

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

3. Approval of Minutes:

a. January 21, 2026

- Motion by Mr. Baud to approve minutes with the correction of a typo

4. New Business:

a.	Appeal #	Owner Name(s)	Plat/Lot	Situs
	60	Savage, Judith Colenback Trust	46/23	1872 Ministerial Road
	88	Finn, Erin	86-3/5	100 Blackberry Hill Drive
	90	Roelke, Norma	83-3/50	10 Sandpiper Drive
	98	Berzon, Jeffrey L & Linda C	86-3/42	51 Osprey Road
	104	Hess, Bertil F Trust Agmt	96-1/45	59 Rosebriar Avenue

Appeal #60: Present, in attendance. John Savage and Attorney Joseph Carnavale present case for overvaluation and disproportionate assessment due to location of the property compared to homes with similar square footage and lot attributes. Cited 837C Ministerial as comparable property.

Appeal #88: Present, in attendance. Attorney Joseph Carnavale presents case for overvaluation and disproportionate assessment based on incorrect usage of Custom style classification and incorrect square footage of home. States that the final build is not consistent with Town records.

Appeal #90: Present, in attendance. Patrice Fenton presents case for appeal based on the removal of Town services. The Town no longer maintains or plows the road, which has shifted the cost burden to the homeowner. Property received an

adjusted assessment in 2022, due to the road condition before Town maintenance was discontinued.

Appeal #98: Not in attendance. Motion by Mr. Baud to continue as new business. Mr. Hevenor seconded the motion. All in favor.

Appeal #104: Present, in attendance. Bertil Hess presents case for disproportionate assessment. Mr. Hess is not looking for a reduction in assessment, but rather inquiring on the assessments of other properties in the neighborhood. Motion by Mr. Baud for the applicant to work directly with the Assessor's Department to identify reasons for value difference in Green Hill Beach properties. Mr. Hevenor seconded the motion. All in favor.

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

5. Old Business:

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
	84	Pinch, Steve & Karen	70-1/26	188 Winchester Avenue
	89	Bookbinder, Bruce	96-2/12	37 Coast Guard Avenue
	40	Gregory, Steven & Dana	92-1/30	65 Inglenook Lane
	53	Lot TCW 13 LLC	76-4/13	Turner Cove Way

Appeal #32, 33, & 34: Motion by Mr. Baud to continue. Ms. Kleczek seconded the motion. All in favor.

Appeal #84: Not in attendance. Mr. Hevenor read owner statement into the record. Motion by Mr. Hevenor to continue. Ms. Kleczek seconded the motion. Mr. Baud recused. Motion passed.

Appeal #89: Attorney Joseph Carnavale present. Motion by Mr. Baud to continue. Mr. Hevenor seconded the motion. All in favor.

Appeal #40: Not in attendance. Mr. Baud read owner statement into the record. Motion by Mr. Hevenor to continue. Ms. Kleczek seconded the motion. All in favor.

Appeal #53: Not in attendance. Motion by Mr. Baud to continue. Mr. Hevenor seconded the motion. All in favor.

- **Motion by Mr. Baud to close Old Business. Mr. Hevenor seconded the motion. All in favor**

6. Board Discussion and Decision:

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

Appeal #60, 88 & 90: Motion by Mr. Baud to continue. Mr. Hevenor seconded the motion. All in favor.

- **Next meeting scheduled for February 18, 2026 at 9:30am in the Town Council Chambers**

7. Adjournment:

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