



Town of South Kingstown

Assessment Board of Review

Regular Session Meeting Minutes
Wednesday, February 18, 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 9:45 am

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 present
- Administrative staff present

3. Approval of Minutes:

a. February 10, 2026

- Motion by Mr. Baud to approve minutes. Mr. Hevenor seconded the motion. All in favor

4. Board Discussion and Decision Phase:

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

Appeal #32: Discussion about appraisal. Motion by Mr. Hevenor to reduce assessment to \$950,000, based on appraisal and location factors. Ms. Kleczek seconded the motion. All in favor

Appeal #33: Summary of parcel and discussion about appraisal. Motion by Mr. Baud to reduce assessment to \$600,000

based on appraisal. Mr. Hevenor seconded the motion. All in favor

Appeal #34: Applicant withdrew appeal. Motion by Mr. Baud to deny appeal based on withdrawal. Ms. Klezcek seconded the motion. All in favor

Appeal #40: Summary of parcel, discussion about appraisal and custom style classification. Motion by Mr. Hevenor to reduce assessment to \$2,350,000, based on appraisal factors. Ms. Klezcek seconded the motion. All in favor

Appeal #53: Motion by Mr. Hevenor to continue at next meeting. Mr. Baud seconded the motion. All in favor

Appeal #84: Mr. Baud recused from discussion. Review of abatement received in November, summary of parcel, and compare land condition factors with similar shaped properties and direct neighbors. Motion by Mr. Hevenor to reduce land condition factor by .25 and change style to conventional. Ms. Klezcek seconded the motion.

Appeal #89: Property currently on market, MLS listing presented to board. Discussion of property factors contributing to assessment. Motion by Mr. Baud to reduce assessment to \$4,000,000, based on evidence in exhibit A. Mr. Hevenor seconded the motion. All in favor

Appeal #60: Discussion regarding previous assessed value of property while it was under construction. Discussion of property factors contributing to assessment. Motion by Ms. Klezcek to reduce assessment to \$4,000,000, based on similar factors from other appeals. Mr. Hevenor seconded the motion. All in favor

Appeal #80: Motion by Mr. Hevenor to continue at next meeting. Mr. Baud seconded the motion. All in favor

Appeal #90: Motion by Mr. Hevenor to continue at next meeting. Mr. Baud seconded the motion. All in favor

5. Next Meeting:

- Next meeting scheduled for March 10, 2026 at 9:30am in the Town Council Chambers

6. Adjournment:

- Motion by Mr. Hevenor to adjourn at 12:54pm. Motion seconded by Mr. Baud. All in favor