



Town of South Kingstown

Assessment Board of Review

Regular Session Meeting Minutes
Tuesday, March 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:

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, Mr. Munroe, and Ms. Kleczek are present
- Administrative staff present

3. Approval of Minutes:

a. February 18, 2026

- Motion by Mr. Hevenor to approve minutes. Mr. Baud seconded the motion. Mr. Munroe recused from voting, absent on 2/18. Motion passed

4. New Business:

Hearing Phase with Public Comments

a.

Appeal #	Owner Name(s)	Plat/Lot	Situs
91	Roy, Louis & Joan	95-4/34	810 Charlestown Beach Road
92	Disciullo Family Trust	49-3/6-4	28 Camden Court
98	Berzon, Jeffrey L & Linda C	86-3/42	51 Osprey Road
100	Cook, James M III & Rebekah	32/19	180 Omer Drive
101	Zurcher, George B & Carol A	79-2/25	2485 Post Road
103	Waters, Charles E & Fogarty Danielle D	83-3/198	124 Walsh Road
106	Forand, F Bernard Trustee	89-2/13	204A Indigo Point Road
109	Erickson, Ryan C & LeClerc, Robin R	72-4/20	442 Shannock Road
110	Hendrick, Barbara F & Haskins, Alan L	4-4/23	421 Glen Rock Road
114	Robidoux Family Irrevoc Trust	57-3/1-32	32 Shadow Farm Way

Appeal #91: Not present. Motion by Mr. Baud to continue at next meeting. Mr. Hevenor seconded the motion. All in favor.

Appeal #92: Not present. Motion by Mr. Munroe to continue at next meeting. Mr. Hevenor seconded the motion. All in favor.

Appeal #98: Linda Arnold and Jeffrey Berzon present. Presents case for overvaluation based on neighboring property values. Presents case for disproportionate valuation based on neighboring comps of other custom homes, including some that have had the style changed.

Appeal #100: James and Rebekah Cook present. Presents case for overvaluation based on square footage and condition of property and disproportionate value based on neighboring properties. Mentioned previous abatement due to incorrect ADU completion rate. Mentioned the property was on wetlands and will submit documentation to Assessors Office to review at the next ABR meeting.

Appeal #101: Carol Zurcher present. Presents case for overvaluation based on property location. Presents case for disproportionate valuation compared to neighboring properties with similar structures and features that have different style descriptors.

Appeal #103: Not present. Motion by Mr. Hevenor to continue at next meeting. Mr. Baud seconded the motion. All in favor.

Appeal #106: Applicant withdrew appeal. Motion by Mr. Hevenor to deny based on withdrawal. Mr. Munroe seconded the motion. All in favor.

Appeal #109: Not present. Motion by Mr. Hevenor to continue at next meeting. Mr. Baud seconded the motion. Mr. Munroe recused from discussion. Motion passed.

Appeal #110: Alan Haskins present. Presents case for overvaluation based on replacement cost of the structure and the percentage of the construction that was completed at year end 12/31/2024.

Appeal #114: Arthur and Maureen Robidoux present. Presents case for overvaluation based on values of other condos in Shadow Farm. Presents case for disproportionate valuation based on location of unit and lack of updates compared to other remodeled units. Referred to recent sales.

- **Motion by Mr. Hevenor to close public comments. Mr. Munroe seconded the motion. All in favor**

5. Old Business:

Public Comments Closed

a.	Appeal #	Owner Name(s)	Plat/Lot	Situs
	53	LOT TCW 13 LLC	76-4/13	Turner Cove Way
	88	Finn, Erin	86-3/5	100 Blackberry Hill Drive
	90	Roelke, Norma	83-3/50	10 Sandpiper Drive
	104	Hess, Bertil F Trust	96-1/45	59 Rosebriar Avenue

Appeal #53: Motion by Mr. Hevenor to reduce land condition factor of main home acre from 3.5 to 3.25 and the remainder of the parcel from 3.5 to 3.0. Mr. Munroe seconded the motion. All in favor.

Appeal #104: Appellant met with the Assessor's Office to inquire about other property values in Green Hill Beach area, as was discussed at the meeting on February 10, 2026. Motion by Mr. Hevenor to deny appeal based on lack of evidence. Ms. Kleczek seconded the motion. Mr. Munroe recused from motion, absent on 2/10. Motion passed.

Appeal #88: Motion by Mr. Baud to reduce assessment to \$2,650,000 based on proportionality of values in

neighborhood. Mr. Hevenor seconded the motion. Mr. Munroe recused from motion, absent on 2/10. Motion passed.

Appeal #90: Motion by Mr. Hevenor to reduce EYB to 1977 to address home conditions. Ms. Kleczek seconded the motion. Mr. Munroe recused from motion, absent on 2/10. Motion passed.

6. Next Meeting:

- Next meeting scheduled for March 25, 2026 at 9:30am in the Town Council Chambers

7. Adjournment:

- Motion by Mr. Hevenor to adjourn at 12:13pm. Mr. Baud seconded the motion. All in favor

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