



Town of South Kingstown

Assessment Board of Review

Regular Session Meeting Minutes
Wednesday, March 25, 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 9:40am

2. Roll Call:

a.

Assessment Board of Review

David C. Baud, Chairman
Kenneth L Munroe, Secretary
Bradford F. Hevenor
Alyce C. 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. March 10, 2026

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

4. New Business:

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
	103	Waters, Charles E & Fogary Danielle D	83-3/198	124 Walsh Road
	109	Erickson, Ryan C & LeClerc, Robin R	72-4/20	442 Shannock Road
	115	Smith, Mary Gail Rev Liv Trust	83-2/149	17 Periwinkle Drive
	118	Cervieri Family Revoc Trust, John & Evainge	57-3/1-41	41 Shadow Farm Way
	119	South Jerry Cove Homeowner	82-4/74	South Jerry Cove Road
	123	Burdick, Jeffrey & Kerry	58-1/104	66 River Heights Drive
	124	Landry, Martha Lynch Rev Inter Trust Agmt	63-3/69	191 Spartina Cove Way
	127	Guillotte David P Trust	65/3-132	118B Driver Lane
	129	McDonough, Kevin J & Mary Lee	96-2/46	176A Browning Street
	131	Calianos, Jonathan C & Catharine A	68-3/29	40 Camp Fuller Road
	132	Durfee Family Trust JT Rev Liv	64-1/39	15 Salt Pond Road
	135	David C House	95-2/40	994 Charlestown Beach Road

Appeal #91: Not present. Comments moved to end of meeting.

Appeal #92: Not present. Comments moved to end of meeting.

Appeal #103: Charles Waters present. Appellant presents their case for overvaluation based on land valuation and location in relation to receiving in Town emergency services. Subject property is located closer to the Charlestown border. Comps presented are properties on Matunuck School House Road for comparison of land value in relation to proximity to the water.

Appeal #109: Robin LeClerc present. Appellant presents their case for overvaluation based on neighboring property values and 2024 sales within a 2-mile radius. The appellant highlights minimal property improvements since purchased in 2021 and the limitations on utilizing the land due to topographical challenges. Mr. Munroe recused from discussion.

Appeal #115: Mary Gail Smith present. Appellant presents their case for overvaluation based on the Town no longer maintaining private roads. Road condition has been deteriorating, and emergency services have trouble accessing property during inclement weather. Ms. Kleczek recused from discussion.

Appeal #118: Stephen Cervieri representing Eva-Inge Cervieri who is also present. Appellant presents their case for overvaluation based on assessments of neighboring units within the development. The appellant highlights that the sales comps are for improved units which are in contrast to the subject property conditions, which are dated. Field card notes mention a water view, which is limited and valued higher than units with a more substantial view.

Appeal #119: Jim Leach present. Appellant presents their case for a disproportionate assessment increase compared to Jerry Brown Farm, which is a similar community type. The appellant notes that the assessment would be in line with other waterfront single-family homes, if divided amongst owners, provided that they didn't have the current restrictions of a homeowner's association. Mr. Baud recused from discussion.

Appeal #123: Jeffrey and Kerry Burdick present. Appellants present their case for disproportionate assessment and valuation increase due to custom style classification. Subject property was built alongside other homes in the neighborhood, around the same timeframe, but has a different style classification than neighboring properties. The appellants state that their builder used spec plans available online which were not modified beyond certain finishes. Field card has an adjustment on the landline for the view that is not present on neighboring property cards.

Appeal #124: Martha and Bill Landry present. Appellants present their case for disproportionate assessment compared to other properties in the development and a case for overvaluation based on the custom style classification. Subject property was built by the same contractors as other properties in the neighborhood. Square footage on the subject property field card is different from building plans.

Appeal #127: David Guillotte present. Appellant presents their case for disproportionate assessment compared to single-family homes with private beach access in the Town. The appellant highlights other units that are assessed lower and are in a more desirable location within the development.

Appeal #129: Kevin McDonough present. Appellant presents their case for overvaluation of land value compared to other properties located in coastal neighborhoods. The appellant notes that the property has an appraisal which will be provided for the next meeting.

Appeal # 131: Johnathan Calianos present. Appellant presents their case for overvaluation based on location. Subject property is located near the entrance of Camp Fuller Road. The appellant states that proximity to the summer camp at the end of the road causes increased traffic and dust in addition to road noise from Route 1. Additionally, the field card incorrectly notes that the road is paved. Appellant views the replacement cost as inflated, compared to the build cost in 2021.

Appeal #132: Carolyn Durfee present. Appellant presents their case for overvaluation compared to neighboring properties and location. Presents 2024 sales comps to support claim that the subject property has had a disproportionate assessment increase compared to neighboring properties on neighboring lots and more living space. Subject property was purchased in 2024. Appellant notes that the subject property location is situated in a dense traffic area due to proximity to the office park across the street, the hospital, and shopping plaza.

Appeal #135: David House present. Appellant presents their case for overvaluation based on the land factor adjustment between subject property and neighboring properties. Compares the assessment impact of the land condition factors between properties and how that is related to the unit cost. Is asking for \$13/sqft.

Appeal #136: David House present. Appellant presents their case for overvaluation based on condition factors mentioned in appeal #135 and ocean frontage compared to neighboring properties. Notes that the field card incorrectly lists part of the storage space as living space and that the cost per sqft is higher than neighboring properties.

Appeal# 91 and 92 are to be moved to the decision phase for the next meeting.

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

5. Old Business:

a.	Appeal #	Owner Name(s)	Plat/Lot	Situs
	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
	110	Hendrick, Barbara F & Haskins, Alan L	4-4/23	421 Glen Rock Road
	114	Robidoux Family Irrov Trust	57-3/1-32	32 Shadow Farm Way

6. Next Meeting:

- a.
- Next meeting scheduled for April 8, 2026 at 9:30 am in the Town Council Chambers

7. Adjournment:

- Motion by Mr. Hevenor to adjourn at 1:06 pm. Motion seconded by Mr. Munroe. All in favor