



Town of South Kingstown Assessment Board of Review

Regular Session Meeting Minutes
Wednesday, April 8, 2026 at 9:30 AM

Town Hall

Town Council Chambers

180 High Street

Wakefield RI 02879

www.southkingstownri.gov

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

1. Call to Order

- 9:40 am

2. Roll Call

a. ASSESSMENT BOARD OF REVIEW

David C. Baud, Chairman
Kenneth L. Munroe, Secretary
Bradford F. Hevenor
Alyce C. Klezcek, 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. Klezcek are present
- Administrative staff present

3. Approval of Minutes:

a. March 25, 2026

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

4. Old Business:

| 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 Irrev Trust | 57-3/1-32 | 32 Shadow Farm Way |
| 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 Rev Liv Trust | 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 & Catherine A | 68-3/29 | 40 Camp Fuller Road |
| 132 | Durfee Family Trust JT Rev Liv | 64-1/39 | 15 Salt Pond Road |
| 135 | House, David C | 95-2/40 | 994 Charlestown Beach Road |
| 136 | Beach Breaker LLC | 95-2/41 | 988 Charlestown Beach Road |

Appeal #119: Mr. Baud recused from discussion. James Leach is present in the audience, asked to clarify the ownership structure of South Jerry Cove in comparison to Jerry Brown Farm. Motion by Mr. Hevenor to change the assessed value to \$13,000,000 based on comparative property. Mr. Munroe seconded the motion. Motion passed.

Appeal #101: Motion by Mr. Hevenor to change the assessed value to \$1,303,000 based on a 5% adjustment to external obsolescence and condition factor reduced to 1.25. Mr. Munroe seconded the motion. All in favor.

Appeal #123: Motion by Mr. Baud to change the assessed to \$1,616,300 to bring the revaluation increase more in line with comparative properties. Mr. Munroe seconded the motion. All in favor.

Appeal #98: Motion by Mr. Munroe to change the assessed value to \$1,587,000 based on comparative properties and estimated building costs. Mr. Hevenor seconded the motion. All in favor.

Appeal #100: Motion by Mr. Hevenor to change the assessed value to \$769,700, by reducing the condition factor on residual acreage to .5, based on evidence from the provided DEM wetland report. Mr. Munroe seconded the motion. All in favor.

5. Next Meeting:

- Next meeting scheduled for April 15, 2026 at 9:30 am in the Council Chambers

6. Adjournment:

- Motion by Mr. Hevenor to adjourn at 12:42 pm. Mr. Munroe seconded the motion. All in favor