



Town of Portsmouth

PORTSMOUTH TAX ASSESSMENT BOARD OF REVIEW

2200 East Main Road / Portsmouth, Rhode Island 02871

www.portsmouthri.com

REGULAR MEETING

February 19, 2026

6:30 PM

MEMBERS PRESENT: Norbert Rattay, Bradley Finnegan, Paul Trombly

MEMBERS ABSENT: None

OTHERS PRESENT: Tax Assessor/Collector Matthew Helfand and Madlyn Waskiewicz as host/recording secretary

Norbert Rattay called the meeting to order at 6:30 PM.

I. NEW BUSINESS - APPEALS II. OF TAX ASSESSMENT

NB 1: 46 Indian Ave., MAP 68, LOT 56A

Louis Campos – owner

Mr. Louis Campos, owner, was present. Mr. Campos believes the overall AV should be lowered based on a lowered AV of the land; he considers the house AV and the land AV as two separate entities. He used his own calculations based on land value per square foot and compared his to two other properties in his neighborhood. Mr. Campos stated that his land AV sq. ft. rate is too high compared with the other two properties he used as comps. Mr. Finnegan thanks Mr. Campos for providing comparable properties as many people do not.

When the discussion was over, Mr. Finnegan told Mr. Campos that he would receive a decision letter within 30 days.

III. DELIBERATIONS AND DECISIONS

46 Indian Ave., MAP 68, LOT 56A – owner Louis Campos

After a brief discussion about the method used in the calculation of land values, a motion was made by Mr. Finnegan and seconded by Mr. Rattay to deny the appeal based on the explanation that the first 20,000 sq. ft. of land AV counts the most in determining the overall value of the land portion of the total property assessed value. The motion carried with all in favor.

Portsmouth Tax Assessment Board of Review

Minutes

December 18, 2025

IV. APPROVAL OF MINUTES

A motion was made by

Mr. Finnegan and seconded by Mr. Trombly to approve the minutes of the Tax Assessment Board of Review Zoom meeting held on December 18, 2025, as presented. The motion carried 3 to 0 with Mr. Finnegan, Mr. Rattay and Mr. Trombly in favor.

V. ADJOURN

A motion was made by Mr. Finnegan and seconded by Mr. Trombly to adjourn. The motion carried with all in favor and the meeting adjourned at 6:54 PM.

Respectfully submitted,

Madlyn Waskiewicz
Recording Secretary