

What is a Statistical Update or Full Revaluation?

A statistical update or full revaluation is a thorough analysis of all real estate in a city or town so as to determine the fair market value of all properties as of the December 31st date of assessment.

Rhode Island General Law 44-5-11.6 mandates property valuation updates. The law requires that statistical updates be performed every three (3) years with a full physical revaluation every nine (9) years.

Taxes provide funds for services such as schools, roads, municipal services, etc.

Why Conduct a Statistical Update or Full Revaluation?

There is a keen awareness that local property taxes have become a significant part of the expenses in owning property and that property values tend to change over time. Keeping this in mind, the State of Rhode Island requires that a statistical update be performed every three (3) years and a full revaluation within nine (9) years of the date prior revaluation.

Changes in value occur in any community over a period of time. Neighborhoods change and the economic climate changes, meaning that some properties have become over assessed or under assessed when compared to similar properties. If property values are correct and fair, then each taxpayer will only be taxed their fair share.

What is Fair Market Value?

Fair Market Value is a legal standard defined by the courts as the price established between a willing buyer and a willing seller, taking into consideration the uses to which the property is adapted.

Keep in mind what's important: Recent comparable sales, property condition, neighborhood, building area, lot size and location are the most critical factors in the valuation process.

Who determines the value of my property?

People including you, the person who sold your house to you, and the person who is willing to buy it from you determine the value of your property. Some people will pay more than fair market value for property. Others may have purchased their property at a bargain price, or some property may have been purchased years ago when prices and values were considerably different. The true test is what your property is worth now in today's real estate market. Is your property's assessment in line with recent sales prices of similar properties?

What if I disagree with the assessment value of my property?

When questioning the assessment value, ask yourself three questions:

1. Is my data correct? (living area, bedrooms, baths, lot size, etc.)
2. Is my value in line with others on the street?
3. Is my value in line with recent sale prices in my neighborhood or comparable areas?

What can I do if I think my value is wrong?

If you, as the taxpayer, still disagree after reviewing the data, you are afforded the opportunity to appeal in the appropriate manner according to RIGL 44-5-26. You must first file an appeal with your local tax assessor's office. If you are still aggrieved after the assessor has rendered a decision, you may appeal the property assessment to the local Assessment Board of Review. Lastly, if you disagree after the Assessment Board of Review Hearing, you may file an appeal to Superior Court as provided by the law.

Should I pay my taxes if I choose to appeal?

Yes. You should pay your taxes under protest for two (2) major reasons:

1. To avoid interest being added and avoid any court costs including attorney's fees, if your non-payment is referred for collection.
2. So you will not lose your right of appeal for nonpayment as required by law.

What about exemptions?

Any person who is presently receiving a reduction in taxes through any exemption program should continue receiving the tax exemption(s) if the applicants still meet the eligibility requirements.

Helpful Websites:

VGSI.com/taxpayer-revaluation-information/

Lincolnst.edu/publications/multimedia/property-tax-101-mechanics

Lincolnst.edu/publications/multimedia/property-tax-101-why-property-tax