



RI Property Tax Overview: Exemptions, Treaties & Revaluations

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RI Property Tax Overview

Personal Exemptions





Elderly Exemptions

RIGL § 44-3-13 Persons over the age of 65 years – Exemption.

(a) ***Bristol***. The town of Bristol may exempt from taxation the real estate situated in the town owned and occupied by any resident over the age of sixty-five (65) years, as of the preceding December 31st; or, over the age of seventy (70) years, as of the preceding December 31st; or, over the age of seventy-five (75) years, as of the preceding December 31st, and which exemption is in addition to any and all other exemptions from taxation to which the resident may otherwise be entitled. The exemption shall be applied uniformly and without regard to ability to pay. Only one exemption shall be granted to cotenants, joint tenants, and tenants by the entirety, even though all the cotenants, joint tenants and tenants by the entirety are sixty-five (65) years of age or over as of the preceding December 31st. The exemption applies to a life tenant who has the obligation for payment of the tax on real estate. The town council of the town of Bristol shall, by ordinance, establish the value of this exemption.

In 2007, Bristol had a flat elderly exemption starting at \$12,500 for property owners who are 65 or older and reside in Bristol.



Elderly Exemptions

RIGL § 44-3-13 Persons over the age of 65 years – Exemption.

(b) *Central Falls.* The city of Central Falls may, by ordinance, exempt from taxation, real or personal property located within the city of any person sixty-five (65) years or over, which exemption shall be in an amount not exceeding seven thousand five hundred dollars (\$7,500) of valuation and which exemption is in addition to any and all other exemptions from taxation and tax credits to which the person may be entitled by this chapter or any other provision of law.

In 2007, Central Falls had a flat elderly exemption of \$7,500 for property owners who are 65 or older and reside in Central Falls.



Middletown's Elderly Exemption

RIGL § 44-3-39 Middletown – Exemption of persons over the age of 65

Said exemption shall be available to persons over sixty-five (65) years of age who own and occupy this property. Said exemption shall not be less than twenty-two thousand five hundred dollars (\$22,500) of assessed value for all qualifying property owners regardless of income and shall not exceed sixty-two thousand dollars (\$62,000) of assessed value for qualified property owners who have claimed income of less than thirty thousand dollars (\$30,000), (maximum income limit); provided, however, that said maximum income limit shall increase annually based upon the Consumer Price Index calculated utilizing the average of: U.S. City Average; Northeast Urban Cities and Boston Metropolitan figures for September of each year.

In 2007, Middletown had a flat elderly exemption of \$34,770 for those 65 or older who have owned and resided in Middletown for 5 or more years. Additional elderly exemptions are available based on need.



Elderly Exemptions

RIGL § 44-3-13.9 North Kingstown – Exemption of elderly persons.

The town council of North Kingstown may, by ordinance, exempt from taxation the real property situated in the town which is owned and occupied by any person over the age of sixty-five (65) years, and **the exemption may be in an amount up to but not in excess of thirty thousand dollars (\$30,000) of valuation and only one exemption is allowed to co-tenants, joint tenants, and tenants by the entirety** even though all or more than one of them are sixty-five (65) or more years of age and occupy the property. In addition to a requirement of domicile within the town of North Kingstown at the time of making application for the exemption, the ordinance may also require that an applicant for the exemption must be a resident of the town for a period of up to but not in excess of twenty (20) years prior to the date of assessment for the year for which the exemption is claimed; and the ordinance may also require that an applicant for the exemption must have owned and had title to the real estate where he or she resided during any period of residency required by the ordinance. The ordinance may also provide for a graduated schedule of increasing exemptions, the largest of which may not exceed thirty thousand dollars (\$30,000) of valuation, which may be based on a graduated schedule of the number of years, up to but not in excess of twenty (20), an applicant for the exemption has resided in the town and/or owned and had title to real estate where he or she resides. The exemption provided in accordance with the provisions of this section is in addition to any other exemption to which a person may be entitled under any other law or ordinance.

In 2007, North Kingstown's flat elderly exemption was \$28,100 for those 65 years or older who have lived in North Kingstown for 15 years or more.



Elderly Exemptions as of Tax Roll Year 2007

Municipality	Flat Exemption	Age	Tax Rate	Tax Credit	Income Based	Amount of exemption or tax credit
Barrington	\$18,400	65	13.85	\$255	<\$12,001 to 24,000	\$325 to 1,300
Bristol	\$12,500 to 17,500	65 to 75+		\$250 to 350		
Burrillville		62		\$225	<\$12,501 to 30,000	\$225 to 1,000
Central Falls	\$7,500	65	10.04	\$75		
Charlestown		65			<\$20,001 or 20,001 to 30,000	\$600 to 1,000
Coventry	\$8,000	65	16.32	\$131	<\$9,714 to 45,531	% of income/% of assessed value
Cranston	\$33,005	65	15.34	\$506		
Cumberland	\$47,544	65	11.53	\$548	<\$15,001(2) owners <10,501(1)	\$122
East Greenwich	\$36,703 to 110,109	65 to 80+	13.54	\$497 to 1,491	180% to 250% of poverty	30 to 70% of valuation
East Providence	\$34,000	65	14.41	\$490		
Exeter	\$5,000	65	11.94	\$60	<\$6,001 to 26,000	5% to 50% of assessed value
Foster	\$1,000	65	11.79	\$12		
Glocester	\$1,520	65	15.66	\$24	<\$23,311 age 65 to 90+	\$1,706 to 6,020
Hopkinton		65			110% to 250% of poverty	10% to 60% of assessed value
Jamestown		65			120% to 220% of poverty	20% to 60% of assessed value
Johnston	\$40,000	65	18.91	\$756		
Lincoln		65		\$600		
Little Compton		65			<\$9,001 to 25,000	5% to 80% of assessed value
Middletown	\$34,770	65	11.01	\$383	<\$18,944 to >32,866	\$383 to 1,053
Narragansett		65		\$125	<\$13,001 to 32,000	\$900 to 1,700
New Shoreham		65			<\$10,001 to 18,100	\$400 to 600
Newport		65			<\$27,100(1) owners 30,950(2)	\$4,000 or 20% of value
No. Kingstown	\$28,100	65	13.30	\$374	<180% to 220% of poverty	\$1,064 to 1,769
		75+			<180% to 220% of poverty	\$1,170 to 1,946
North Providence	\$10,000	65	16.75	\$168	<\$8,000 to 15,000	\$84 to 168
North Smithfield		65		\$500		
Pawtucket	\$40,100	65	11.86	\$476		
Portsmouth	\$18,250	65	11.38	\$208	<\$7,945 to 23,606	10% to 85% of assessed value
Providence	\$20,000	65	22.84	\$457		
Richmond		65			<\$10,129(1)owner 12,133 (2) to <\$36,400(1)owner 44,490(2)	\$2,275 or 60% of assessed value \$379 or 10% of assessed value
Scituate	\$1,000/each owner	65	21.42	\$21	variable 65 to 72+	\$32 to 43
Smithfield	\$8,000	65	13.23	\$106		
South Kingstown		65			<\$13,001 to 37,000	\$450 to 2,100
Tiverton		65	10.26		<\$15,001 to 22,000	\$404 to 808
Warren	\$37,996	65	12.54	\$476		
Warwick	\$10,000	65		\$346	<\$13,881 to 20,820	\$400 to 800
Westerly		65			<\$25,001 to 36,000	10% to 60% of tax bill
West Greenwich	None					
West Warwick		65		\$170	<\$15,001 to 35,000	\$100 to 375
Woonsocket		65			<\$14,001	\$158

Tax credits are in bold, other tax credits are calculated from exemptions from the assessments times tax rate.



Elderly Tax Freeze

§ 44-3-16 Elderly – Freeze of tax rate and valuation. – (a) The city or town councils of the various cities and towns except the towns of West Warwick, Exeter, Coventry and Bristol may provide, by ordinance, for the freezing of the rate and valuation of taxes on real property located therein to any person who is sixty-five (65) years or older or to any person who is totally and permanently disabled regardless of age and who does not have income from all sources in excess of four thousand dollars (\$4,000) per year, or in the case of the town of Johnston to any person who is sixty-five (65) years or older or to any person who is totally and permanently disabled regardless of age and who does not have income from all sources in excess of six thousand dollars (\$6,000) per year, and a total income of seventy-two hundred dollars (\$7,200) for two (2) or more persons living in that dwelling, or in the case of the city of Cranston to any person who is sixty-five (65) years or older or to any person who is totally and permanently disabled regardless of age and who does not have income from all sources in excess of sixteen thousand two hundred dollars (\$16,200) per year, or a lesser figure as determined by the city council of the city of Cranston and a total income of eighteen thousand four hundred dollars (\$18,400), or a lesser figure as determined by the city council of the city of Cranston, for two (2) or more persons living in that dwelling; provided, that the freeze of rate and valuation on real property applies only to owner occupied single or two (2) family dwellings in which the person resides; and provided, further, that the exemption is not allowed unless the person entitled to it has presented to the assessors, on or before the last day on which sworn statements may be filed with the assessors for the year for which the tax freeze is claimed, or for taxes assessed December 31, 2002, the deadline is April 15, 2003, evidence that he or she is entitled, which evidence shall stand as long as his or her legal residence remains unchanged. The exemptions shall be in addition to any other exemption provided by law, and provided, further, that the real estate is not taken from the tax rolls and is subject to the bonded indebtedness of the city or town.



Elderly Freeze

AVAILABLE ELDERLY FREEZES WITH NO INCOME QUALIFIER

MUNICIPALITY	AGE	RESIDENCY & OCCUPANCY	LENGTH OF OWNERSHIP	TYPE	INCOME REQUIREMENT
Coventry	65+	Yes	5 yr	One Family	None
Foster	65+			One Family	None
	100% Disabled	Yes	1 yr		
Scituate	65+	Yes	10 yr	One Family*	None
Smithfield	65+	Yes	10 yr	One Family	None
			5 yr before 6/21/05		
West Greenwich	65+	Yes	7 yr	One or Two Family	None

*Subject to restrictions



Disability Freeze

§ 44-3-15 Persons who are totally disabled. – The city or town councils of the various cities and towns may provide by ordinance for the freezing of the rate and valuation of taxes on the real and personal property located in the city or town of any head of a household who is one hundred percent (100%) disabled and unable to work as of the date of the disability; provided, that in the town of Hopkinton, the determination of disability must have been made by the Social Security Administration or the Veterans' Administration, the applicant must meet income requirements established by ordinance which may be amended from time to time and may include the aggregate income of the applicant and all other persons residing with him or her and, upon attaining the age of sixty-five (65), the person who is totally disabled is no longer entitled to this freeze of rate and valuation; provided, that the freeze of rate and valuation on real property shall apply only to single-family dwellings in which the person who is disabled resides; and provided, further, that the exemption shall not be allowed unless the person entitled thereto shall have presented to the assessors, on or before the last day on which sworn statements may be filed with the assessors for the year for which the foregoing is claimed, due evidence that he or she is so entitled, which evidence shall stand so long as his or her legal residence remains unchanged. The foregoing is in addition to any other exemption provided by law; and provided further that in the town of Warren the exemption shall be in the amount of nineteen thousand three hundred dollars (\$19,300).



Veterans' Exemptions

RIGL § 44-3-4 Veterans' exemptions. – (a) The property of each person who served in the military or naval service of the United States in the war of the rebellion, the Spanish-American war, the insurrection in the Philippines, the China-relief expedition, or World War I, and the property of each person who served in the military or naval service of the United States in World War II at any time during the period beginning December 7, 1941, and ending on December 31, 1946, and the property of each person who served in the military or naval services of the United States in the Korean conflict at any time during the period beginning June 27, 1950 and ending January 31, 1955 or in the Vietnam conflict at any time during the period beginning February 28, 1961 and ending May 7, 1975 or who actually served in the Grenada or Lebanon conflicts of 1983-1984, or the Persian Gulf conflict, the Haitian conflict, the Somalian conflict, and the Bosnian conflict, at any time during the period beginning August 2, 1990 and ending May 1, 1994, **or in any conflict or undeclared war for which a campaign ribbon or expeditionary medal was earned, and who was honorably discharged from the service, or who was discharged under conditions other than dishonorable, or who, if not discharged, served honorably, or the property of the unmarried widow or widower of that person, is exempted from taxation to the amount of one thousand dollars (\$1,000), except in:**

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Veterans' Exemptions

RIGL § 44-3-4 Veterans' exemptions continued...

- (i) Burrillville, where the exemption is four thousand dollars (\$4,000);
- (ii) Cumberland, where the town council may, by ordinance, provide for an exemption of a maximum of twenty-three thousand seven hundred seventy-two dollars (\$23,772);
- (iii) Cranston, where the exemption shall not exceed three thousand dollars (\$3,000);
- (iv) Jamestown, where the town council may, by ordinance, provide for an exemption not exceeding five thousand dollars (\$5,000);
- (v)^{***}(j)



Veterans' Exemptions as of Tax Roll Year 2007

Municipality	Veterans Exemption	Tax Rate	Veterans Value Credit	Unmarried Widow/ Widowers Credit	Totally Disabled Exemption	Totally Disabled Credit	Gold Star Parents Exemption	Gold Star Parents Credit	Prisoner of War Exemption	Prisoner of War Credit
Barrington	13,900	13.85	193	193	13,900	193	13,900	193		
Bristol	12,500		350	350	16,175	324	11,350	227	17,000	340
Burrillville			225	225		300		225		900
Central Falls	7,500	10.04	75	75	7,500	75	11,250	113	22,000	221
Charlestown		7.51	150	150		500	5,100	38		500
Coventry	9,000	16.32	146	146	1,000	16	3,000	49	15,000	245
Cranston	11,005	15.34	169	169	22,010	338	16,745	257	55,010	844
Cumberland	23,772	11.53	274	274	47,544	548	23,772	274	22,500	259
East Greenwich	6,913	13.54	94	94	18,530	251	6,500	88	46,324	627
East Providence	10,000	14.41	144	144	20,000	288	15,200	219	none	
Exeter	5,000	11.94	60	60	none		3,000	36	none	
Foster	1,000	11.79	12	12	2,000	24	3,000	35	none	
Glocester		15.66	267	267		641		80	15,000	235
Hopkinton	6,700	14.19	95	95	13,500	192	21,500	305	none	
Jamestown	5,000	7.81	39	39	2,000	16	5,000	39	none	
Johnston	4,970	18.91	94	94	9,980	189	7,450	141	24,850	470
Lincoln	4,000	16.72	67	67	11,000	184	5,000	84	11,000	184
Little Compton	18,000	4.42	80	80	income based		none		30,000	133
Middletown	27,060	11.01	298	298	54,120	596	40,600	447	32,850	362
Narragansett		6.96	55	55		110		165	15,000	104
New Shoreham	223,694	3.17	709	709	223,694	709	223,694	709	223,694	709
Newport	21,400	8.34	178	178	18,000	150	3,000	25	52,000	434
North Kingstown	11,700	13.30	156	156	13,630	181	10,250	136	51,160	680
North Providence	5,000	16.75	84	84	10,000	168	5,000	84	5,000	84
North Smithfield		12.16	46	46		91		137	15,000	182
Pawtucket	12,400	11.86	147	147	24,800	294	18,600	221	24,800	294
Portsmouth	18,250	11.38	208	208	24,350	277	9,200	105	91,100	1,037
Providence	6,000	22.84	137	137	12,000	274	18,000	411	30,000	685
Richmond	6,825	14.11	96	96	10,000	141	1,500	21	15,000	212
Scituate		21.42	46	46		92	3,000	64	15,000	321
Smithfield	4,000	13.23	53	53	8,000	106	6,000	79	13,000	172
South Kingstown			126	126		252		378		410
Tiverton	15,750	10.26	162	162	31,500	323	9,450	97	47,250	485
Warren	12,611	12.54	158	158	25,384	318	12,126	152	none	
Warwick	2,000		69	69	10,000	346	6,000	208	15,000	519
West Greenwich			50	50		150		75		100
West Warwick			170	170		200		225		190
Westerly	42,341	8.60	364	364	48,568	418	48,568	418	57,000	490
Woonsocket			79	79		397		238	none	

Tax credits are in bold print, other tax credits are calculated from exemptions from the assessments times tax rate.
Some municipalities offer a different exemption for motor vehicles



RI Property Tax Overview

Statutory Exemptions





Property Exempt from Taxation by Statute

RIGL § 44-3-3 Property exempt. – The following property is exempt from taxation:

- (1) Property belonging to the state except as provided in § 44-4-4.1;
- (2) Lands ceded or belonging to the United States;
- (3) Bonds and other securities issued and exempted from taxation by the government of the United States, or of this state;
- (4) Real estate, used exclusively for military purposes, owned by chartered or incorporated organizations approved by the adjutant general, and composed of members of the national guard, the naval militia, or the independent chartered military organizations;

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Property Exempt from Taxation by Statute

RIGL § 44-3-3 Property exempt. – The following property is exempt from taxation:

- (5) Buildings for free public schools, buildings for religious worship, and the land upon which they stand and immediately surrounding them, to an extent not exceeding five (5) acres so far as the buildings and land are occupied and used exclusively for religious or educational purposes;
- (6) Dwellings houses and the land on which they stand, not exceeding one acre in size, or the minimum lot size for zone in which the dwelling house is located, whichever is the greater, owned by or held in trust for any religious organization and actually used by its officiating clergy or actually used as a convent or nunnery by its religious order; provided, further that in the town of Charlestown, where the property previously described in this paragraph is exempt in total, along with dwelling houses and the land on which they stand in Charlestown, not exceeding one acre in size, or the minimum lot size for zone in which the dwelling house is located, whichever is the greater, owned by or held in trust for any religious organization and actually used by its officiating clergy, or used as a convent, nunnery, or retreat center by its religious order.

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Property Exempt from Taxation by Statute

RIGL § 44-3-3 Property exempt. – The following property is exempt from taxation:

- (7) Intangible personal property owned by, or held in trust for, any religious or charitable organization, if the principal or income is used or appropriated for religious or charitable purposes;
- (8) Buildings and personal estate owned by any corporation used for a school, academy, or seminary of learning, and of any incorporated public charitable institution, and the land upon which the buildings stand and immediately surrounding them to an extent not exceeding one acre, so far as they are used exclusively for educational purposes, but no property or estate whatever is hereafter exempt from taxation in any case where any part of its income or profits or of the business carried on there is divided among its owners or stockholders;

Continued...



Property Exempt from Taxation by Statute

RIGL § 44-3-3 Property exempt. – The following property is exempt from taxation:

- (9) Estates, persons, and families of the president and professors for the time being of Brown University for not more than ten thousand dollars (\$10,000) for each officer, the officer's estate, person, and family included, but only to the extent that any person had claimed and utilized the exemption prior to, and for a period ending either on or after December 31, 1996;

(10) * * * (31)



Statutory Exemptions

Statutory Exemption	Bristol	Cran	Newp	Pawt	Prov	Smith	War	Woon	ALL	% of all Exempt
Cemeteries	\$ 3.1	\$ 9.3	\$ 7.1	\$ 41.0	\$ 118.9	\$ 0.5	\$ 10.7	\$ 2.8	\$ 283.4	1.2%
Charitable	\$ -	\$ 34.0	\$ 14.1	\$ 78.8	\$ 183.0	\$ 0.4	\$ 3.6	\$ 7.9	\$ 605.9	2.6%
Church	\$ 35.2	\$ 80.8	\$ 64.1	\$ 134.4	\$ 343.0	\$ 57.2	\$ 122.5	\$ 43.5	\$ 1,538.3	6.7%
Charter	\$ 240.6	\$ 4.1	\$ 293.9	\$ 9.7	\$ 958.5	\$ 143.0	\$ 128.1	\$ 4.6	\$ 2,261.1	9.9%
Federal	\$ 3.7	\$ 5.9	\$ 796.5	\$ 6.1	\$ 184.2	\$ 1.3	\$ 14.5	\$ 58.0	\$ 1,917.5	8.4%
Hospital	\$ -	\$ -	\$ 89.3	\$ 8.1	\$ 1,313.4	\$ -	\$ 156.7	\$ 22.5	\$ 1,834.0	8.0%
Libraries	\$ 0.9	\$ -	\$ 5.1	\$ 2.8	\$ 48.5	\$ -	\$ 1.2	\$ 1.5	\$ 110.6	0.5%
Municipal	\$ 58.6	\$ 245.9	\$ 198.0	\$ 225.9	\$ 1,410.1	\$ 82.0	\$ 158.0	\$ 104.8	\$ 4,099.8	17.9%
School	\$ 47.1	\$ 97.0	\$ 195.9	\$ 96.9	\$ 2,061.7	\$ 9.4	\$ 307.3	\$ 11.9	\$ 3,925.8	17.2%
State	\$ 38.3	\$ 688.2	\$ 95.1	\$ 39.5	\$ 786.5	\$ 7.1	\$ 1,688.3	\$ 11.7	\$ 5,329.5	23.3%
All Other	\$ 1.5	\$ 3.7	\$ 8.4	\$ 19.7	\$ 414.2	\$ 77.2	\$ 140.5	\$ 106.7	\$ 965.7	4.2%
Total	\$ 429.0	\$ 1,169.0	\$ 1,767.4	\$ 662.9	\$ 7,822.1	\$ 378.1	\$ 2,731.3	\$ 375.9	\$ 22,871.7	100.0%
% Exempt of all cities & towns	1.9%	5.1%	7.7%	2.9%	34.2%	1.7%	11.9%	1.6%	100.0%	



RI Property Tax Overview

Tax Treaties & Stabilized Taxes





RI Economic Development Corporation

§ 42-64-20 Exemption from taxation. – (a) The exercise of the powers granted by this chapter will be in all respects for the benefit of the people of this state, the increase of their commerce, welfare, and prosperity and for the improvement of their health and living conditions and will constitute the performance of an essential governmental function and the corporation shall not be required to pay any taxes or assessments upon or in respect of any project or of any property or moneys of the Rhode Island economic development corporation, levied by any municipality or political subdivision of the state; provided, that the corporation shall make payments in lieu of real property taxes and assessments to municipalities and political subdivisions with respect to projects of the corporation located in the municipalities and political subdivisions during those times that the corporation derives revenue from the lease or operation of the projects. Payments in lieu of taxes shall be in amounts agreed upon by the corporation and the affected municipalities and political subdivisions. Failing the agreement, the amounts of payments in lieu of taxes shall be determined by the corporation using a formula that shall reasonably ensure that the amounts approximate the average amount of real property taxes due throughout the state with respect to facilities of a similar nature and size. Any municipality or political subdivision is empowered to accept at its option an amount of payments in lieu of taxes less than that determined by the corporation. If, pursuant to § 42-64-13(f), the corporation shall have agreed with a municipality or political subdivision that it shall not provide all of the specified services, the payments in lieu of taxes shall be reduced by the cost incurred by the corporation or any other person in providing the services not provided by the municipality or political subdivision.



Stabilization of Taxes

§ 44-3-9 Exemption or stabilizing of taxes on property used for manufacturing, commercial, or residential purposes. – (a) Except as provided in this section, the electors of any city or town qualified to vote on a proposition to appropriate money or impose a tax when legally assembled, may vote to authorize the city or town council, for a period not exceeding twenty (20) years, and subject to the conditions as provided in this section, to exempt from payment, in whole or in part, real and personal property which has undergone environmental remediation, is historically preserved, or is used for affordable housing, manufacturing, commercial, or residential purposes, or to determine a stabilized amount of taxes to be paid on account of the property, notwithstanding the valuation of the property or the rate of tax; provided, that after public hearings, at least ten (10) days' notice of which shall be given in a newspaper having a general circulation in the city or town, the city or town council determines that:

(i) Granting of the exemption or stabilization will inure to the benefit of the city or town by reason of:

(f) Nothing in this section shall be deemed to permit the exemption or stabilization provided in this section for any manufacturing or commercial concern relocating from one city or town within the state of Rhode Island to another.



Payments In Lieu of Taxes (PILOT)

MUNICIPALITY	PILOT	ANNUAL AMOUNT RECEIVED
BRISTOL	St. Elizabeth Acq. Corporation	\$82,415
BURRILLVILLE	Ocean State Power	\$4,560,714
CENTRAL FALLS	Central Falls Detention Center	\$492,000
COVENTRY	Big River Reservoir Coventry Pines Golf Course	\$3,500
GLOCESTER	Factory Mutual Insurance Company	\$1,090,000
JOHNSTON	Reliant Energy Hope LP	\$2,500,000
NORTH KINGSTOWN	RI Economic Development /Toray	\$619,491
	RI Facilities Corp.	\$92,758
	Electric Boat	\$259,297
	Zakopane	\$67,358
PROVIDENCE	Manchester St. Station	\$6,600,000
	Providence Place Mall	\$4,700,000
	Tockwotton Home	\$20,000
SOUTH KINGSTOWN	Camp Jori	\$2,000
	Welcome House South County Emergency Center	\$4,900
TIVERTON	Tiverton Power Assoc., LLC	\$662,000
WOONSOCKET	Building the Dream, LP	\$6,200
	CVS (Real Property)	\$1,620,958
	CVS (Personal Property)	\$522,000
	Family Resources	\$9,200
	Gateway Healthcare	\$2,100
	Heritage Place Apts.	\$27,600
	Housing Partners	\$7,800
	Northern RI Council on the Arts	\$11,000
	Omni Privilege, LP	\$60,000
	Reclaiming the Vision	\$22,100
	Rock Ridge Apts.	\$127,300
	Sadwin Apartments	\$18,000
	Securing the Future	\$22,600
	Unicom	\$25,800
Unicom	\$4,500	
Woonsocket Head Start & Day Care	\$8,300	
Woonsocket Industrial Development Corp.	\$9,800	
St. Ann's Apartments	\$16,000	



RI Property Tax Overview

Property Revaluation





Levy and Assessment of Local Taxes

§ 44-5-11.5 Legislative findings – Revaluation cycle. – It is found and declared that:

- (1) Rhode Island property taxes continue to play a significant role in the financing of local educational and municipal services. The general assembly recognizes that the way the property tax is assessed, levied and collected can be improved to provide more reliable and up-to-date property values in each of the cities and towns.
- (2) The state's ten (10) year property revaluation cycle is the longest revaluation cycle in the country. Infrequent revaluations translate into disparities in property tax burden between types and classes of property within and among cities and towns. In addition, because each city and town represents multiple systems and procedures for administering the property tax, there is an inconsistent administration of property tax law and regulations.



Levy and Assessment of Local Taxes

§ 44-5-11.5 Legislative findings – Revaluation cycle continued...

- (3) It is the intent of the general assembly to ensure that all taxpayers in Rhode Island are treated equitably. The more frequent the revaluation, the greater the equity within and among jurisdictions. Ensuring that taxpayers are treated fairly begins with modernizing the administration of the property tax that ensures:
- (i) Up-to-date property values are maintained through more frequent property revaluations;
 - (ii) Cities and towns meet defined standards related to performing updates of property values;
 - (iii) The state shares in the cost of performing updates of property values in the cities and towns;
 - (iv) A meaningful and effective method of ensuring that cities and towns comply with the nine (9) year revaluation cycle and the updates of property values are developed;

Continued...



Levy and Assessment of Local Taxes

§ 44-5-11.5 Legislative findings – Revaluation cycle continued...

- (v) Procedures for administering the property tax are standardized – such as general reporting and classification systems;
 - (vi) Assessors and contracted property revaluation companies meet appropriate qualifications and standards; and
 - (vii) Intergovernmental cooperation in the administration of the property tax is maximized.
- (4) With these findings in mind, it is the intent of the general assembly to institute a revaluation cycle where every city or town conducts a revaluation within nine (9) years of the date of the prior revaluation and shall conduct an update of real property every three (3) years from the date of the last revaluation.



Levy and Assessment of Local Taxes

§ 44-5-11.6 Assessment of valuations – Apportionment of levies. – (a)

Notwithstanding the provisions of § 44-5-11 [repealed], beginning on December 31, 2000, the assessors in the several towns and cities shall conduct an update as defined in this section or shall assess all valuations and apportion the levy of all taxes legally ordered under the rules and regulations, not repugnant to law, as the town meetings and city councils, respectively, shall from time to time prescribe; provided, that the update or valuation is performed in accordance with the following schedules:

- (1) For a transition period, for cities and towns who conducted or implemented a revaluation as of 1993 or in years later:



Schedule of Property Revaluations & Updates

Municipality	2000*	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
Barrington			update			revaluation			update			update	
Bristol		revaluation			update			revaluation			update		
Burrillville	update			revaluation			update			update			revaluation
Central Falls	update			revaluation			update			update			revaluation
Charlestown		update			revaluation			update			update		
Coventry		update			update			revaluation			update		
Cranston			update			revaluation			update			update	
Cumberland		update			revaluation			update			update		
East Greenwich			update			revaluation			update			update	
East Providence				update			revaluation		update			update	update
Exeter			revaluation			update			update			revaluation	
Foster			update			update			revaluation			update	
Glocester		revaluation			update			update			revaluation		
Hopkinton			revaluation			update			update			revaluation	
Jamestown	update			revaluation			update			update			revaluation
Johnston	update			revaluation			update			update			revaluation
Lincoln	update			revaluation			update			update			revaluation
Little Compton	revaluation			update			update			revaluation			update
Middletown			update			update			revaluation			update	
Narragansett			revaluation			update			update			revaluation	
New Shoreham				revaluation			update			update			revaluation
Newport		revaluation				update			update			revaluation	
North Kingstown	update			revaluation			update			update			revaluation
North Providence		update			revaluation			update			update		
North Smithfield	update			revaluation			update			update			revaluation
Pawtucket			update			update			revaluation			update	
Portsmouth		update			update			revaluation			update		
Providence	revaluation			update			update			revaluation			update
Richmond		revaluation			update			update			revaluation		
Scituate	revaluation			update			update			revaluation			update
Smithfield	update			revaluation			update			update			revaluation
South Kingstown	update			revaluation			update			update			revaluation
Tiverton			revaluation			update			update			revaluation	
Warren				update			revaluation			update			update
Warwick				update			revaluation			update			update
West Greenwich		revaluation			update			update			revaluation		
West Warwick	update			revaluation			update			update			revaluation
Westerly	revaluation			update			update			revaluation			update
Woonsocket			update			update			revaluation			update	

First Update
Second Update
Third Update

* Represents annual assessment date of Dec. 31 for the respective year.



Post Reval Review

ASSESSMENT CHANGES AFTER 12/31/07 REVAL / UPDATE

	12/31/2006		12/31/2007			
	RES.	COMM.	RES.	CHANGE	COMM.	CHANGE
Coventry	\$2,996,997,201	\$318,490,301	\$3,236,465,646	8%	\$424,559,538	33%
Cumberland	\$3,538,937,814	\$322,332,775	\$3,421,687,518	-3%	\$376,373,402	17%
Glocester	\$1,067,493,900	\$60,015,000	\$1,059,225,120	-1%	\$65,090,700	8%
Richmond	\$785,891,300	\$72,888,600	\$837,393,650	7%	\$78,935,800	8%
West Greenwich	\$649,496,000	\$247,339,000	\$624,107,100	-4%	\$276,667,000	12%



Assessment Appeals

The process of appeal following a revaluation or update is as follows:

1. Reval Contractor
2. Tax Assessor
3. Tax Board of Review
4. Superior Court





RI Property Tax Overview

Follow up to July 10th presentation



Statewide Net Assessed Value as of Dec. 31, 2006

Municipality	Residential	Commercial/ Industrial	Tangible	Motor Vehicles	Municipal Total
Barrington	\$3,034,764,037	\$104,880,200	\$37,623,295	\$80,681,556	\$3,257,949,088
Bristol	2,655,636,220	189,655,403	40,855,990	77,197,831	2,963,345,444
Burrillville	1,417,827,407	107,198,800	43,155,619	54,721,219	1,622,903,045
Central Falls	610,181,985	91,648,167	18,466,714	15,169,657	735,466,523
Charlestown	2,334,539,408	86,666,200	19,677,210	35,355,729	2,476,238,547
Coventry	2,932,400,876	318,490,301	145,225,254	136,467,460	3,532,583,891
Cranston	6,587,928,859	1,449,206,770	332,586,536	260,101,482	8,629,823,647
Cumberland	3,405,887,400	321,510,803	144,600,183	144,013,966	4,016,012,352
East Greenwich	2,318,620,503	267,266,248	68,002,750	83,579,738	2,737,469,239
East Providence	2,970,645,540	1,200,511,141	271,306,142	130,065,920	4,572,528,743
Exeter	790,100,106	49,186,934	14,046,830	29,275,912	882,609,782
Foster	621,487,717	64,537,400	8,503,883	18,920,571	713,449,571
Glocester	987,422,151	60,015,000	18,666,047	42,691,270	1,108,794,468
Hopkinton	920,628,490	75,151,300	21,239,830	31,991,391	1,049,011,011
Jamestown	2,004,104,109	65,562,963	12,963,546	32,948,252	2,115,578,870
Johnston	2,142,260,167	529,649,065	132,815,616	114,196,872	2,918,921,720
Lincoln	1,559,908,047	656,268,450	228,486,989	98,696,255	2,543,359,741
Little Compton	1,893,446,210	54,730,300	7,936,313	21,641,461	1,977,754,284
Middletown	2,293,365,980	631,060,250	142,586,698	65,764,294	3,132,777,222
Narragansett	4,875,560,109	279,067,600	46,640,754	81,782,310	5,283,050,773
New Shoreham	1,872,248,147	189,412,240	2,958,467	7,100,840	2,071,719,694
Newport	4,624,643,570	1,199,076,766	112,527,270	79,105,270	6,015,352,876
North Kingstown	3,699,800,409	469,495,900	91,344,430	132,469,353	4,393,110,092
North Providence	1,986,431,643	431,915,740	74,900,925	109,455,534	2,602,703,842
North Smithfield	1,220,018,309	179,248,910	49,111,841	50,520,899	1,498,899,959
Pawtucket	3,813,451,294	1,050,401,402	147,362,820	118,961,010	5,130,176,526
Portsmouth	2,968,070,955	243,328,500	63,046,782	53,946,431	3,328,392,668
Providence	5,323,146,486	4,040,292,774	610,734,589	234,605,879	10,208,779,728
Richmond	772,223,463	72,794,125	22,674,610	27,421,061	895,113,259
Scituate	690,440,310	213,839,710	23,775,070	49,259,902	977,314,992
Smithfield	2,080,587,259	590,187,940	119,130,480	93,216,407	2,883,122,086
South Kingstown	4,319,086,967	537,819,983	245,384,207	113,407,563	5,215,698,720
Tiverton	2,300,770,983	186,888,190	46,587,308	61,712,740	2,595,959,221
Warren	1,182,747,177	191,469,632	41,551,637	35,835,300	1,451,603,746
Warwick	8,012,512,500	3,212,223,600	672,362,200	392,071,666	12,289,169,966
Westerly	5,479,102,450	640,257,700	125,628,288	87,063,383	6,332,051,821
West Greenwich	495,639,363	247,339,000	55,203,446	28,946,467	827,128,276
West Warwick	2,013,548,499	519,788,580	107,123,010	90,517,928	2,730,978,017
Woonsocket	1,699,230,699	352,065,202	114,762,692	80,667,393	2,246,725,986
Statewide Total	\$100,910,415,804	\$21,170,109,189	\$4,481,556,271	\$3,401,548,172	\$129,963,629,436
Percent of Total	77.65%	16.29%	3.45%	2.62%	100.00%

Residential	100,910,415,804	77.65%
Comm. / Indust. / Tangible	25,651,665,460	19.74%
Motor Vehicles	3,401,548,172	2.62%
Statewide Total Assessment	\$129,963,629,436	100.00%



Residential Net Assessed Value as of 12/31/06

MUNICIPALITY	NET ASSESSED BEFORE HOMESTEAD	LESS HOMESTEAD	RESIDENTIAL NET ASSESSED
Barrington	\$3,034,764,037		\$3,034,764,037
Bristol	2,655,636,220		2,655,636,220
Burrillville	1,417,827,407		1,417,827,407
Central Falls	644,111,985	33,930,000	610,181,985
Charlestown	2,334,539,408		2,334,539,408
Coventry	2,932,400,876		2,932,400,876
Cranston	6,587,928,859		6,587,928,859
Cumberland	3,405,887,400		3,405,887,400
East Greenwich	2,318,620,503		2,318,620,503
East Providence	3,413,196,390	442,550,850	2,970,645,540
Exeter	790,100,106		790,100,106
Foster	621,487,717		621,487,717
Glocester	987,422,151		987,422,151
Hopkinton	920,628,490		920,628,490
Jamestown	2,004,104,109		2,004,104,109
Johnston	2,601,274,426	459,014,259	2,142,260,167
Lincoln	2,268,035,631	708,127,584	1,559,908,047
Little Compton	1,893,446,210		1,893,446,210
Middletown	2,293,365,980		2,293,365,980
Narragansett	4,875,560,109		4,875,560,109
New Shoreham	1,872,248,147		1,872,248,147
Newport	4,624,643,570		4,624,643,570
North Kingstown	3,699,800,409		3,699,800,409
North Providence	2,405,940,770	419,509,127	1,986,431,643
North Smithfield	1,220,018,309		1,220,018,309
Pawtucket	3,813,451,294		3,813,451,294
Portsmouth	2,968,070,955		2,968,070,955
Providence	9,382,575,127	4,059,428,641	5,323,146,486
Richmond	772,223,463		772,223,463
Scituate	690,440,310		690,440,310
Smithfield	2,080,587,259		2,080,587,259
South Kingstown	4,319,086,967		4,319,086,967
Tiverton	2,300,770,983		2,300,770,983
Warren	1,182,747,177		1,182,747,177
Warwick	8,012,512,500		8,012,512,500
Westerly	5,479,102,450		5,479,102,450
West Greenwich	649,124,591	153,485,228	495,639,363
West Warwick	2,013,548,499		2,013,548,499
Woonsocket	2,029,763,323	330,532,624	1,699,230,699
Statewide Total	\$107,516,994,117	\$6,606,578,313	\$100,910,415,804



FY 08 Owner Occupied Residential Rates

Municipality	Residential	Homestead Exemption	Owner Occ. SF*	Commercial	Personal Property	Motor Vehicle	Inventory
BARRINGTON	13.85		13.85	13.85	13.85	42.00	2.22
BRISTOL	10.55		10.55	10.55	10.55	17.35	N/T
BURRILLVILLE	11.60		11.60	11.60	11.60	40.00	N/T
CENTRAL FALLS	10.04	\$45,000	8.18	26.00	54.90	48.65	4.86
CHARLESTOWN	7.51		7.51	7.51	7.51	13.08	1.35
COVENTRY	16.32		16.32	19.66	16.32	18.75	1.94
CRANSTON	15.34		15.34	23.01	23.01	42.44	3.17
CUMBERLAND	11.53		11.53	11.53	23.06	19.87	4.01
EAST GREENWICH	13.54		13.54	13.54	13.54	22.88	2.37
EAST PROVIDENCE	14.41	15%	12.25	18.37	43.23	37.10	3.86
EXETER	11.94		11.94	11.94	11.94	32.59	3.18
FOSTER	11.79		11.79	11.79	16.26	36.95	1.85
GLOCESTER	15.66		15.66	17.91	31.32	24.37	2.52
HOPKINTON	14.19		14.19	14.19	14.19	21.18	2.07
JAMESTOWN	7.81		7.81	7.81	7.81	14.42	1.51
JOHNSTON	18.91	20%	15.13	18.91	56.00	41.46	3.47
LINCOLN	16.72	35%	10.87	20.92	27.80	30.66	2.46
LITTLE COMPTON	4.42		4.42	4.42	8.84	13.90	N/T
MIDDLETOWN	11.01		11.01	14.65	Note 4	16.05	1.66
NARRAGANSETT	6.96		6.96	10.44	10.44	16.46	1.69
NEW SHOREHAM	3.17		2.54	3.17	3.17	9.75	N/T
NEWPORT	8.34		8.34	12.44	12.44	23.45	2.37
NORTH KINGSTOWN	13.30		13.30	13.30	13.30	22.04	N/T
NORTH PROVIDENCE	16.75	20%	13.40	22.70	60.85	41.95	4.39
NORTH SMITHFIELD	12.16		12.16	15.37	41.00	37.62	3.11
PAWTUCKET	11.86		11.86	19.98	52.09	53.30	5.20
PORTSMOUTH	11.38		11.38	11.38	11.38	22.50	2.30
PROVIDENCE	22.84	50%	11.42	26.99	50.46	76.78	7.67
RICHMOND	14.11		14.11	14.11	14.11	22.64	2.27
SCITUATE	21.42		10.71	28.92	32.13	30.20	N/T
SMITHFIELD	13.23		13.23	13.23	48.25	39.00	3.90
SOUTH KINGSTOWN	11.51		11.51	11.51	11.51	18.71	1.94
TIVERTON	10.26		10.26	10.26	10.26	19.14	1.93
WARREN	12.54		12.54	12.54	12.54	26.00	1.96
WARWICK	12.75		12.75	19.13	25.50	34.60	3.18
WEST GREENWICH	17.58	27%	12.83	17.58	21.13	19.02	1.94
WEST WARWICK	15.26		15.26	Note 6	30.40	28.47	2.94
WESTERLY	8.60		8.60	8.60	8.60	29.67	1.26
WOONSOCKET	12.88	25%	9.66	31.81	46.58	46.58	4.66

Represents tax rate per thousand of assessed value.

* Rates adjusted for homestead exemptions and market value assessment ratios (see 7). Central Falls is an estimate based upon the average value of residential property.