



City of Providence



**City Assessor's Office
Tax Assessor - Room 208
25 Dorrance Street Providence, RI 02903**

PROPERTY ASSESSMENT APPEALS FAQ

I want to appeal my property taxes. What do I need to do?

You cannot appeal your taxes; you can only appeal the assessed value of your property. A state-mandated revaluation of Providence property was completed as of December 31, 2009 and proposed assessed valuations were sent out to property owners in April. If you believe that homes in your area of the same size, condition, and type have sold for less than the assessed value of your home, you may have a valid assessment appeal.

What information do I need to appeal my assessment?

Evidence of comparable sales that occurred in 2009 should be provided with your appeal application. Application for Assessment Appeal forms are available at <http://www.providenceri.com/TaxAssessor/Property-Value-Appeal> or at the Office of the Tax Assessor, City of Providence, 25 Dorrance Street, 2nd Floor, Providence, RI, 02903.

What is the deadline for filing an appeal?

December 28, 2011.

Is there a fee to file an appeal?

No, there is no charge to file an Application for Property Assessment Appeal.

Do I need to have an Agent or an Attorney to file an appeal?

No. You may file your application and present your evidence at the hearing without an agent or attorney. However, if you have an unusual property or legal issue, you may want to consult an appraiser, tax agent, or attorney for guidance.

When will my appeal be considered?

Your appeal will be considered generally on a first-come, first-served basis and the Tax Assessor's decision will be conveyed to you within forty-five (45) days of the filing of your appeal. If you do not receive a decision from the Tax Assessor within forty-five (45) days of filing your appeal, or if you would like to appeal the Tax Assessor's decision, you may file a second



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Application for Property Tax Assessment Appeal with the Board of Tax Assessment Review (BTAR), which will necessitate an in-person hearing.

Am I required to attend the hearing before the Board of Tax Assessment Review?

Yes, if you do not appear in person before the Board, your application will be denied.

How soon will I be scheduled for a hearing and how will I be notified?

Once your complete Application for Property Assessment Appeal is filed with the Board of Tax Assessment Review, a hearing will be scheduled on a first-come-first-served basis within ninety (90) days after the expiration of the forty-five (45) day period of your first appeal with the Tax Assessor.

Can I fax or email my Application for Property Assessment Appeal?

Yes, but an original signature is required on the application, so the application must also be mailed or submitted in person. If submitting by mail, it is suggested to use certified mail in order to confirm receipt. Applications can be faxed to 401-421-5900 or scanned and emailed to ASSESSOR@Providenceci.com. Hard copies should be mailed to the Office of the Tax Assessor, City of Providence, 25 Dorrance Street, #208, Providence, RI, 02903.

Do I have to pay my property taxes while my appeal is pending?

Yes, otherwise a penalty for non-payment of taxes will be imposed that cannot be removed by the Board of Tax Assessment Review. If your property taxes are reduced as a result of a successful appeal, you will be credited the amount of the adjustment on your account.

Do I need to pay for a formal appraisal?

If your property has extraordinary factors that influence its value and/or you don't feel you can provide adequate information or comparable sales data, then you may consider seeking assistance from a real estate professional such as an appraiser.