

**State of Rhode Island Application for Appeal of Property Tax
Tax Year 2020 - Middletown, RI**

For Appeals to the Middletown Tax Assessor: This form must be filed with the office of tax assessment within ninety (90) days from the date the first tax payment is due. *The first tax payment is due on September 10, 2020.* The tax assessor shall have forty-five (45) days to review the appeal, render a decision and notify the taxpayer of the decision. The taxpayer, if still aggrieved, may appeal the decision of the tax assessor to the board of assessment review, or in the event the assessor does not render a decision, the taxpayer may appeal to the board of assessment review at the expiration of the forty-five (45) day period.

For Appeals to the Board of Assessment Review: This form or a letter must be filed with the board of assessment review not more than thirty (30) days after the assessor renders a decision, or if the assessor does not render a decision within forty-five (45) days of the filing of the appeal, not more than (90) days after the expiration of the forty-five (45) day period.

APPEALS MUST BE SUBMITTED OR POSTMARKED BY DECEMBER 10, 2020

1. TAXPAYER INFORMATION:

A. Name(s) of Assessed Owner: _____

B. Name(s) and Status of Applicant (if other than Assessed Owner) _____

Subsequent Owner (Acquired Title after December 31, 2019) on _____

Administrator/Executor Lessee Mortgagee Other (Specify) _____

C. Mailing Address: _____

Phone: () _____ Email: _____

D. Previous Assessed Value: _____ E. New Assessed Value: _____

2. PROPERTY IDENTIFICATION: (complete using information as it appears on tax bill)

A. Tax Bill Account Number: _____ Assessed Valuation: _____ Plat/Lot/Unit: _____

B. Location: _____ Description: _____
No. Street

C. Date Property Acquired: _____ Purchase Price _____ Improvement Costs _____

What is the amount of fire insurance on the building? _____

3. REASON(S) REDUCTION SOUGHT: check reason(s) reduction is warranted and briefly explain why it applies.

Continue explanation on attachment if necessary.

Overvaluation Incorrect Usage Classification

Disproportionate Assessment Other (specify) _____

Applicant's Opinion of Value: \$ _____

Explanation: _____

Have you filed a true and exact account this year with the Middletown Tax Assessor as required by law? Yes or No

Comparable Properties that support your claim:

Address	Sale Price	Sale Date	Property Type	Assessed Value

4. SIGNATURES:

Signature of Applicant _____ Date _____

Signature of Authorized Agent _____ Date _____

Preparer _____ Phone _____

Address _____

THE FILING OF THIS APPLICATION DOES NOT STAY THE COLLECTION OF YOUR TAX.
 TO AVOID THE ADDITION OF INTEREST AND OTHER COLLECTION CHARGES, THE TAX MUST BE PAID AS ASSESSED.
 Please see reverse side for important information

REASONS FOR AN APPEAL: It is the intent of the general assembly to ensure that all taxpayers in Rhode Island are treated equitably. Ensuring that taxpayers are treated fairly begins where cities and towns meet defined standards related to performing property values. All properties should be assessed in a uniform manner, and properties of equal value should be assessed the same.

TO DISPUTE YOUR VALUATION OR ASSESSMENT OR CORRECT ANY OTHER BILLING PROBLEM OR ERROR THAT CAUSED YOUR TAX BILL TO BE HIGHER THAN IT SHOULD BE, YOU MUST APPEAL WITHIN NINETY (90) DAYS FROM THE DATE THE FIRST TAX PAYMENT IS DUE.

You may appeal your assessment if your property is: (1) OVERVALUED (assessed value is more than the fair market value as of December 31, 2019 (the year of the last update revaluation for real estate and as of December 31 of the tax year for personal estate for any reason, including clerical and data processing errors; (2) disproportionately assessed in comparison with other properties; (3) classified incorrectly as residential, commercial, industrial or open space, farm or forest; (4) illegal tax partially or fully exempt; (5) modified from its condition from the time of the last update or revaluation.

WHO MAY FILE AN APPLICATION: You may file an application if you are (1) the assessed or subsequent (acquiring title after December 31); owner of the property; (2) the owner's administrator or executor; (3) a tenant or group of tenants of real estate paying rent there from, and under obligations to pay more than one-half (1/2) of the taxes thereon; (4) a person owning or having an interest in or possession of the property; or (5) a mortgagee if the assessed owner has not applied. In some cases, you must pay all or a portion of the tax before you can file.

WHEN AND WHERE APPLICATION MUST BE FILED: Your application must be filed with office of the Middletown Tax Assessor within NINETY (90) days from the date the first tax payment is due. **THESE DEADLINES CANNOT BE EXTENDED OR WAIVED BY THE ASSESSOR FOR ANY REASON. IF YOUR APPLICATION IS NOT FILED ON TIME, YOU LOSE ALL RIGHTS TO AN ABATEMENT AND THE ASSESSOR CANNOT BY LAW GRANT YOU ONE. AN APPLICATION IS FILED WHEN RECEIVED BY THE ASSESSOR'S OFFICE.**

THE LAST DAY TO FILE IS DECEMBER 10, 2020.

PAYMENT OF TAX: Filing an application does not stay the collection of your taxes. In some cases, you must pay the tax when due to appeal the Assessor's disposition of your application. Failure to pay the tax assessed when due may also subject you to interest charges and collection action. To avoid any loss of rights or additional charges, you must pay the tax as assessed. If an abatement is granted and you have already paid the entire year's tax as abated, you will receive a refund of any overpayment.

FILING AN ACCOUNT: Rhode Island General Laws Section 44-5-15 requires the annual filing of a true and exact account of all ratable estate owned or possessed by every person and corporate body. The time to file is between December 31, and January 31, of intention to submit declaration by March 15. Failure to file a true and full account, within the prescribed time, eliminates the right to appeal to the superior court, subject to the exceptions provided in Rhode Island General Laws Section 44-5-26(b). No amended returns will be accepted after March 15th. Such notice of your intention must be sent by certified mail, postage prepaid, and postmark no later than 12 o'clock midnight of the last day, January 31. No extensions beyond March 15th can be granted. The form for filing such account may be obtained from the city or town assessor.

ASSESSOR'S DISPOSITION: Upon applying for a reduction in assessment, you may be asked to provide the assessor with further written information about the property and to permit them to inspect it. Failure to provide the information or permit an inspection within thirty (30) days of the request may result in the loss of your appeal rights.

APPEAL: The assessor shall have forty-five (45) days to review the appeal, render a decision and notify the taxpayer of the decision. The taxpayer, if still aggrieved, may appeal the decision of the tax assessor to the local tax board of review, or in the event that the assessor does not render a decision, the taxpayer may appeal to the local tax board of review at the expiration of the forty-five (45) day period. Appeals to the local tax board of review shall be filed not more than thirty (30) days after the assessor renders a decision and notifies the taxpayer, or if the assessor does not render a decision within forty-five (45) days of the filing of the appeal, not more than ninety (90) days after the expiration of the forty-five (45) day period.

DISPOSITION OF APPLICATION (ASSESSOR'S USE ONLY)

Tax Assessor's Decision

Date Sent: _____	GRANTED <input type="checkbox"/>	Assessed Value: \$ _____
Date Returned: _____	DENIED <input type="checkbox"/>	Abated Value: \$ _____
On Site Inspection Date: _____	DEEMED DENIED <input type="checkbox"/>	Adjusted Value: \$ _____
Inspector: _____		Assessed Tax: \$ _____
Date: _____		Abated Tax: \$ _____
By: _____		Adjusted Tax: \$ _____

Board of Assessment Review Decision

<div style="border: 1px solid black; padding: 5px; min-height: 60px;"> Date Received/By: _____ </div>	GRANTED <input type="checkbox"/>	Assessed Value: \$ _____
	DENIED <input type="checkbox"/>	Abated Value: \$ _____
	DEEMED DENIED <input type="checkbox"/>	Adjusted Value: \$ _____
		Assessed Tax: \$ _____
		Abated Tax: \$ _____
Date Voted/Deemed Denied: _____		Adjusted Tax: \$ _____

Any person still aggrieved on any ground whatsoever by an assessment of taxes against him or her may, within thirty (30) days of the tax board of review decision notice, file a petition in Newport County Superior Court for relief from the assessment, to which petition the assessors of taxes of the Town of Middletown in office at the time the petition is filed shall be made parties respondent, and the clerk shall thereupon issue a citation.