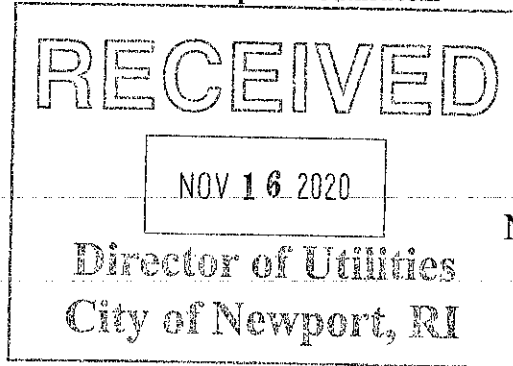


Town of Portsmouth
2200 East Main Road
Portsmouth, RI 02871-1268
www.portsmouthri.com

Tax Assessor
tel. 401-683-1536
fax 401-683-0095

Tax Collector
tel. 401-683-1214
fax 401-683-0095



November 12, 2020

City of Newport
C/O Julia Forgue
70 Halsey St.
Newport RI 02840-1332

RECEIVED

NOV 17 2020

By 

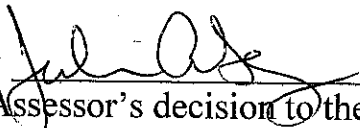
Property Location: 0 Union St.
12/31/2019 (12-31-19 Revaluation)

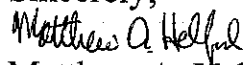
Plat: 56 Lot: 17
Account: 03-2934-37

Rhode Island General Law 44-5-26 allows a tax payer to file an appeal with the Tax Assessor within ninety (90) days of the 1st quarterly payment due date.

- Your assessment has been adjusted to: . The Tax Collection office will send a summary statement with the revised tax payment schedule within 15-30 days.
- Your appeal has been denied after reviewing the information you provided.

If you wish to appeal my decision please sign, date and return. Your appeal form with information submitted with original appeal will be forwarded to the Portsmouth Tax Assessment Board of Review:

1. Sign:  Date: 11/16/20 indicating your intent to appeal the Tax Assessor's decision to the Portsmouth Tax Assessment Board of Review. After signing and dating above, this letter may be mailed or delivered to the Portsmouth Tax Assessor's Office. Appeals must be received within thirty (30) days of this notice in order to comply with the law. All information presented to the Assessor's Office will be forwarded to the PTABR.
2. The Tax Assessment Board of Review will notify you by mail of the date and time of your scheduled hearing.

Sincerely,

Matthew A. Helfand
Tax Assessor/Collector

RECEIVED

Town of Portsmouth, RI

APPLICATION FOR ABATEMENT OF PROPERTY TAX

SEP 30 2020

Rhode Island General Law 44-5-26

By MAH

For appeals to the Tax Assessor, this form must be filed with the local office of tax assessment within 90 days from the date the first tax payment is due. (September 1st) **APPEAL FORMS WILL NOT BE ACCEPTED BEFORE SEPTEMBER 1st**

For appeals to the local Tax Board of Review, this form must be filed with the local tax board of 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 ninety (90) days after the expiration of the forty-five (45) day period.

1. TAXPAYER INFORMATION:

A. Name(s) of Assessed Owner: CITY OF NEWPORT

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

____ Subsequent Owner (Acquired Title after December 31 on 20____)

____ Administrator/Executor ____ Lessee ____ Mortgagee ____ Other Specify _____

C. Mailing Address and Telephone No.: 70 HALSEY ST. NEWPORT RI 02840

Address Tel. No. (401)845-5600

2. PROPERTY IDENTIFICATION: Complete using information as it appears on tax bill.

A. Tax Bill Account No.: 03-2934-37 (i.e. 00-0000-00)

B. Assessed Valuation: \$34,600 Annual Tax: \$521.53

C. Location: 0 UNION ST

Description: VACANT LAND

Real Estate Parcel Identification: Map/Lot: 56-17 (i.e. Map 00 Lot 00)

Tangible Personal: _____

D. Date Property Acquired: 1942 Purchase Price: \$0 Total cost of any improvements: _____

What is the amount of fire insurance on building: NOT APPLICABLE

3. REASON(S) ABATEMENT SOUGHT: Check reason(s) an abatement 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: (as of December 31 in the year of the last update or revaluation for real estate and as of December 31 of the tax year for personal estate:)

Fair Market Value \$10,100 Assessed Value: \$34,600

Explanation: MUNICIPAL WATER SOURCE WITH CONSERVATION EASEMENT

Have you filed a true and exact account this year with the tax assessor as required by law? YES

Comparable Properties that support your claim:

| Address | Sale Price | Sale Date | Property Type | Assessed Value |
|---------|------------|-----------|---------------|----------------|
|---------|------------|-----------|---------------|----------------|

1. PLEASE SEE ATACHED

2. _____

3. _____

4. _____

5. _____

4. SIGNATURES:

Signature of Applicant Phone Number 401 845-5600 Date 9/29/20

Signature of Authorized Agent Date _____

Julia...
SEE DETAILS ON NEXT PAGE

TAXPAYER INFORMATION ABOUT ABATEMENT PROCEDURE

REASONS FOR ABATEMENT: 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. An abatement is a reduction in the tax assessed on your property for the fiscal year.

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 APPLY FOR AN ABATEMENT WITHIN 90 DAYS FROM THE DATE THE FIRST TAX PAYMENT IS DUE.

You may apply for an abatement if your property is (1) **OVERVALUED** (Assessed value is more than the fair market value as of December 31 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.

WHO MAY FILE AN APPLICATION: You may file an application if you are (1) the assessed or subsequent (acquired title after December 31) owner of the property. (2) the owner's administrator or executor. (3) a tenant or group of tenants or real estate paying rent there from, and under obligations to pay more than one-half 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 the local office of tax assessment within 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 ABATEMENT AND THE ASSESSOR CANNOT BY LAW GRANT YOU ONE. AN APPLICATION IS FILED WHEN RECEIVED BY THE ASSESSOR'S OFFICE.**

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 should pay the tax as assessed. If 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: RI General Law 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. No amended returns will be accepted after March 15th. Such notice of your intention must be sent by certified mail, postage prepaid, and postmark not 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 an abatement, 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 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. The local tax board of review shall, within ninety (90) days of the filing of the appeal, hear the appeal and render a decision within thirty (30) days of the date that the hearing was held.

DISPOSITION OF APPLICATION (ASSESSOR'S USE ONLY)

Tax Assessor's Decision

| | | | | |
|-------------------------|--------------------|---------------|----------------|-------|
| Date Sent | <u>11/12/20</u> | GRANTED | Assessed Value | _____ |
| Date Returned | _____ | DENIED | Abated Value | _____ |
| On Site Inspection Date | _____ | | Adjusted Value | _____ |
| Inspector | _____ | Deemed Denied | Assessed Tax | _____ |
| | | | Abated Tax | _____ |
| Date | <u>9/17/20</u> | | Adjusted Tax | _____ |
| Signatures | <u>[Signature]</u> | | | |

Tax Board of Review Decision

| | | | | |
|-------------------------|-------|---------------|----------------|-------|
| Date Sent | _____ | GRANTED | Assessed Value | _____ |
| Date Returned | _____ | DENIED | Abated Value | _____ |
| On Site Inspection Date | _____ | | Adjusted Value | _____ |
| Inspector | _____ | Deemed Denied | Assessed Tax | _____ |
| | | | Abated Tax | _____ |
| Date | _____ | | Adjusted Tax | _____ |
| Signatures | _____ | | | |

Any person still aggrieved on any ground whatsoever by an assessment of taxes against him or her in any city or town may, within thirty (30) days of the tax board of review decision notice, file a petition in the superior court for the county in which the city or town lies for relief from the assessment.

Account Number 03-2934-37

2020 PORTSMOUTH TAX BILL

Assessed 12/31/2019

Remit Tax Payment with Stub to:
TOWN OF PORTSMOUTH
C/O TAX COLLECTOR
2200 EAST MAIN RD
PORTSMOUTH, RI 02871-1268

State Aid:
STATE AID OF \$4,423,552 HAS
REDUCED THIS YEAR'S TAX RATE BY
\$ 1.27


| Tax Rate: | Real | Motor | Tangible | Inventory |
|-----------|--------|--------|----------|-----------|
| School | 9.226 | 13.770 | 9.226 | 0.000 |
| Municipal | 5.847 | 8.730 | 5.847 | 0.000 |
| Overall | 15.073 | 22.500 | 15.073 | 0.000 |

Page 1 of 1

RECEIVED

JUL 17 2020

Director of Utilities
City of Newport, RI



CITY OF NEWPORT
C/O JULIA FORGUE
70 HALSEY STREET
NEWPORT RI 02840-1332

TAX SAVING INFO ON BACK

TAXES UNPAID ACCRUE 12% INTEREST FROM 9-1-20 OR LAST PYMT. PYMTS POSTMARKED OR DELIVERED TO TAX OFFICE WITHIN 7 BUSINESS DAYS OF DUE DATE ACCRUE NO INTEREST IF CURRENT.



Balance and pay on-line at : www.RIEGov.com

Your Account number is : 03-2934-37

PIN # to access your account: JJB-FJP

| Description | Value | Tax |
|---------------------|----------|----------|
| 56-17 at 0 UNION ST | \$34,600 | \$521.53 |

Total Tax Bill \$521.53

PAST DUE TAX BILLS

Description Original Bill - Adjustments - Payments = Balance Due + Interest = Amount Due

This account has no past due bills.

| 2020 PORTSMOUTH TAX | 3rd QUARTERLY PAYMENT | 2020 | 2020 PORTSMOUTH TAX | 4th QUARTERLY PAYMENT | 2020 |
|---------------------|-----------------------|------|---------------------|-----------------------|------|
|---------------------|-----------------------|------|---------------------|-----------------------|------|

3

MAKE CHECK PAYABLE TO: TOWN OF PORTSMOUTH
03-2934-37 CITY OF NEWPORT

Payment Due Date: 03/01/2021

3rd Quarterly Payment: **\$130.38**

Email Address: _____
Contact #: _____

4

MAKE CHECK PAYABLE TO: TOWN OF PORTSMOUTH
03-2934-37 CITY OF NEWPORT

Payment Due Date: 06/01/2021

4th Quarterly Payment: **\$130.38**

Email Address: _____
Contact #: _____

| 2020 PORTSMOUTH TAX | 1st QUARTERLY PAYMENT | 2020 | 2020 PORTSMOUTH TAX | 2nd QUARTERLY PAYMENT | 2020 |
|---------------------|-----------------------|------|---------------------|-----------------------|------|
|---------------------|-----------------------|------|---------------------|-----------------------|------|

1

MAKE CHECK PAYABLE TO: TOWN OF PORTSMOUTH
03-2934-37 CITY OF NEWPORT

Payment Due Date: 09/01/2020

1st Quarterly Payment: **\$130.39**

Annual Tax: **\$521.53**

Email Address: _____
Contact #: _____

2

MAKE CHECK PAYABLE TO: TOWN OF PORTSMOUTH
03-2934-37 CITY OF NEWPORT

Payment Due Date: 12/01/2020

2nd Quarterly Payment: **\$130.38**

Email Address: _____
Contact #: _____

LAND VALUE ANALYSIS FOR NEWPORT WATER DEPARTMENT

PORTSMOUTH, RHODE ISLAND

07/25/2017

The subject area, is comprised of 7 parcels located in the Town of Portsmouth, Rhode Island. The areas are comprised of various sizes, composite, utility, encumbrances, zoning, usage, as well as, assessed values.

PARCEL ONE:

Location: 75 Goularte Lane, Portsmouth

Assessor's Plat 63, Lot 13A

Zoning: R-30, Residential (30,000 SF min)

Size: 1 Acre

Total assessed value: \$66,500

PARCEL TWO:

Location: 0 Union Street, Portsmouth

Assessor's Plat 60, Lot 27

Zoning: R-30, Residential (30,000 SF min)

Size: 248.4 Acres- 185 Acres are located in a water area and are assessed at \$118,400 or \$640 per Acre.

63.4 Acres are assessed at \$202,900 or \$3,200 per Acre.

Total assessed value: \$321,300

Parcel two has numerous encumbrances, including a pond, wetlands, deed restrictions and conservation easements.

PARCEL THREE:

Location: 0 Union Street, Portsmouth

Assessor's Plat 56, Lot 17

Zoning: R-30, Residential (30,000 SF min)

Size: 6.75 Acres or \$5,126 per Acre

Total assessed value: \$34,600

Parcel three is encumbered by a conservation/watershed easement and is further land-locked, with no street access.

PARCEL FOUR:

Location: 0 Jepson Lane, Portsmouth

Assessor's Plat 60, Lot 3A

Zoning: R-30, Residential (30,000 SF min)

Size: .46 Acres or \$137,391 per Acre

Total assessed value: \$63,200

Parcel four reflects a high assessed value, for a lot that does not meet minimum zoning size and is located along a water line, which would limit sales and development.

PARCEL FIVE:

Location: 0 West Main Road, Portsmouth

Assessor's Plat 56, Lot 4

Zoning: OS- Open Space

Size: 5 Acres or \$6,400 per acre

Total assessed value: \$32,000

Parcel five is restricted in nature by the zoning designation of Open space and further encumbered by its topography, as well as wetlands on site.

PARCELS SIX AND SEVEN:

Location: 0 West Main Road and 2154 West Main Road, Portsmouth

Assessor's Plat: 56, Lots 4 &5

These parcels share the same ownership and are affiliated with the above, aforementioned parcel but do not have land assessed values, per the Portsmouth Tax Assessor's Data Base.

VALUATION METHODOLOGY:

For the purpose of this appraisal, the sales comparison analysis was employed.

The sales comparison approach assumes that the value of a property relates directly to the prices of the comparable, competitive properties; the value of the property tends to be set by the price that would be paid to acquire a substitute property of equal utility and comparability. Sales comparison analysis focuses on identifying and analyzing the sales of similar units and making adjustments for the differences. A sales comparison analysis is conducted to determine the market value of the subject site.

The appraiser utilized two sets of sales comparable, to reflect the characteristics associated with parcels one through five. Parcels one and four will have a separate analysis due to similar salient factors and marketability. Parcels two, three and five, all have diminished value due to location, utility, zoning, topography and encumbrances and therefore will be analyzed together.

The following sales were utilized for parcels one and four:

Sales comparable 1: 0 Stafford Road, Tiverton

Assessor's Plat 213, Lot 118, .32 Acres, zoned R-60 (Residential), sold on 12/22/2009 for \$5,000.

Sales comparable 2: 0 Poinsettia Way, Tiverton

Assessor's Plat 217, Lot 163, .54 Acres, zoned R-60 (Residential), sold on 06/25/2010 for \$12,200.

Sales comparable 3: 2693 Main Road, Tiverton

Assessor's Plat 408, Lot 170, .32 Acres, zoned R-80 (Residential), sold on 10/08/2014 for \$6,500.

Sales comparable 4: 0 Lawrence Court, Tiverton

Assessor's Plat 408, Lot 146, .33 Acres, zoned R-80 (Residential), sold on 08/23/2010 for \$42,200.

Sales comparable 5: 0 Boyds Lane, Portsmouth

Assessor's Plat 12A, Lot 128A, .42 Acres, zoned R-10 (Residential), sold on 07/29/2011 for \$61,800.

Sales comparable 6: 0 Greystone Terrace, Portsmouth

Assessor's Plat 51, Lot 342, .51 Acres, zoned R-20(Residential), sold on 04/07/2016 for \$70,900.

The unadjusted range of value for residential lots in the Town of Portsmouth and the neighboring town of Tiverton are \$5,000 - \$70,900. The assessments for parcel one and four fall into the range of values for a residential buildable lot. Parcel one appears to be in line with the sales comparables at \$66,500. However parcel four is undersized for zoning and is located along a waterline which would result in a negative adjustment of 35% (10% for undersized and not meeting zoning, as well as 25% for location along waterline, which limits development.) for an adjusted market value of \$44,240 or \$44,200 (rounded).

The following sales, represent remnant land, open space, land lock parcels and undevelopable land areas, similar to subject parcels two, three and five.

Sales comparable 1: Sisson Pond Road, Portsmouth

Assessor's Plat 60, Lot 10C, 6.49 Acres encumbered by conservation easement, sold on 01/04/2004 for \$15,000 or \$2,311 per Acre.

Sales comparable 2: Off Jepson Lane, Portsmouth

Assessor's Plat 63, Lot 1, 5.25 Acres land locked, near Sissons Pond, sold on 02/28/2006 for \$42,500 or \$8,095 per acre.

Sales comparable 3: Sleepy Hollow Road, Tiverton

Assessor's Plat 130, Lot 55B, 35.31 Acres, Wetlands, sold on 08/06/2010 for \$50,000 or \$1,416 per acre.

Sales comparable 4: North Road, Hopkinton

Assessor's Plat 10, Lot 30, 9.12 Acres, not accessible due to wetland crossing, sold on 04/02/2009 for \$20,000 or \$2,193 per acre.

Sales comparable 5: Church Street, Richmond

Assessor's Plat 11A, Lot41-1, 13.48 Acres, Wetlands, sold on 09/23/2011 for \$16,500 or \$1,224 per Acre.

Sales comparable 6: Off Norwich Pike, West Greenwich

Assessor's Plat 42, Lot 2, 27.80 Acres, landlocked wetlands, sold on 01/13/2006 for \$35,000 or \$1,259 per acre.

Sales comparable 7: Plains Meetinghouse Road, West Greenwich

Assessor's Plat 36, Lots 2 & 3, 80.40 Acres, Conservation easement, sold on 01/06/2011 for \$160,000 or \$1,990 per acre.

The range of value for undevelopable land areas are \$1,224 to \$8,095 per Acre. Based on the salient factors of the sales and the subject parcels, a per Acre value of \$2000 was selected as the most probable market value.

| | | | | | | | | | | | | | | | | | |
|----------------------|---|-------------|-----------|------------------|--|------------------|--|-----------------|--|--------------------|----------|---------------------------|-----------|-----------------|-----------------|------|----------------|
| CURRENT OWNER | CITY OF NEWPORT C/O JULIA FORGUE 70 HALSEY ST | TOPO | 4 Rolling | UTILITIES | | STRT/ROAD | | LOCATION | | DESCRIPTION | IND LAND | CURRENT ASSESSMENT | Code 1000 | Assessed 34,600 | Assessed 34,600 | 5305 | PORTSMOUTH, RI |
|----------------------|---|-------------|-----------|------------------|--|------------------|--|-----------------|--|--------------------|----------|---------------------------|-----------|-----------------|-----------------|------|----------------|

| | | | | | | | | | | | |
|----------------|---------------|---------------------|---------|-----------------|--------------|----------------|-----------|-------------|--|-------------------|--|
| NEWPORT | RI 02840-1332 | Air Prcil ID | | ISDS | WTR DIST PWD | FARM BE | H.T.P.W.W | 8364 | | Assoc Pld# | |
| | | C/O Issued | 1085-88 | PLAT IND | 6/5/06 | | | | | | |
| | | CURRENT | | GIS ID | 56-17 | | | | | | |

| | | | | | | | | | | | | | | | |
|--|--------------------|------------------|-----------|-----------|-------------------|-----------|-------------|-------------|-----------------|-------------|-------------|-----------------|-------------|-------------|-----------------|
| RECORD OF OWNERSHIP | BK/VOL/PAGE | SALE DATE | QU | VI | SALE PRICE | VC | Year | Code | Assessed | Year | Code | Assessed | Year | Code | Assessed |
| CITY OF NEWPORT NEWPORT WATER WORKS | 39-131 0 | 07-11-1942 | U | V | 0 | 0 | 2020 | 1000 | 34,600 | 2020 | 1000 | 34,600 | 2019 | 1000 | 34,600 |
| Total | | | | | | | | | 34,600 | | | 34,600 | | | 34,600 |

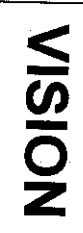
| | | | | | | | | |
|-------------------|---------------|-------------|--------------------|---------------|---------------|--------------------------|---------------|-----------------|
| EXEMPTIONS | Amount | Code | Description | Number | Amount | Other Assessments | Amount | Comm Int |
| | 0.00 | | | | | | | |
| Total | 0.00 | | | | | | | |

| | | | | | |
|-------------------------------|-------------|------------------|----------|----------------|--------------|
| ASSESSING NEIGHBORHOOD | Nbhd | Nbhd Name | B | Tracing | Batch |
| | NWC | | | | |

| | |
|--------------|--|
| NOTES | UNION ST (REAR) REAR OF GREEN VALLEY COUNTRY CLUB CONSERVATION EASEMENT REC 5-26-06 BK 1199 PG 214 TO AILT & TOWN OF PORTS. |
|--------------|--|

| | | | | | | | | | |
|-------------------------------|------------------|-------------------|-------------|--------------------|---------------|------------------|---------------|------------------|-----------------|
| BUILDING PERMIT RECORD | Permit Id | Issue Date | Type | Description | Amount | Insp Date | % Comp | Date Comp | Comments |
| | | | | | | | | | |

| | | | | | | | | | | | | | | | |
|------------------------------------|-------------------|--------------------|-------------|------------------|-------------------|-------------------|-----------------|-------------------|--------------|--------------|-----------------|---------------------|----------------------------|-------------------|-------------------|
| LAND LINE VALUATION SECTION | B Use Code | Description | Zone | Land Type | Land Units | Unit Price | Size Adj | Site Index | Cond. | Nbhd. | Nbhd Adj | Notes | Location Adjustment | Adj Unit P | Land Value |
| | 421V | UTLY, RR MDL- | R30 | | 6.750 AC | 8,000 | 1.00000 | 0 | 0.80 | NWC | 0.800 | WATERSHED WET EASMT | 1.0000 | 5.120 | 34,600 |
| Total Card Land Units | | | | | 6.750 AC | | | | | | | | | | 34,600 |
| Parcel Total Land Area | | | | | 6.7500 | | | | | | | | | | 34,600 |
| Total Land Value | | | | | | | | | | | | | | | 34,600 |



APPRAISED VALUE SUMMARY

| | |
|-------------------------------|--------|
| Appraised Bldg. Value (Card) | 0 |
| Appraised Xf (B) Value (Bldg) | 0 |
| Appraised Ob (B) Value (Bldg) | 0 |
| Appraised Land Value (Bldg) | 34,600 |
| Special Land Value | 0 |
| Total Appraised Parcel Value | 34,600 |
| Valuation Method | C |

VISIT/CHANGE HISTORY

| | | | | | |
|-------------|-----------|-------------|-----------|-----------|-----------------------|
| Date | Id | Type | Is | Cd | Purpose/Result |
| 04-04-2017 | DT | | | 40 | No change |
| 10-28-2016 | SB | | | 10 | reviewed |
| 03-08-2016 | KL | | | 00 | Measur+Listed |
| 01-23-2014 | BL | | | 10 | reviewed |
| 03-24-2011 | DT | | | 40 | No change |
| 01-25-2011 | DT | | | 10 | reviewed |
| 07-01-2008 | DD | | | 10 | reviewed |

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Style: 99 Cd Vacant Land
 Model: 00 Description: Vacant
 Grades: Vacant
 Stories: Vacant

Occupancy: Exterior Wall 1
 Exterior Wall 2
 Roof Structure: Roof Cover
 Interior Wall 1
 Interior Wall 2
 Interior Flr 1
 Interior Flr 2
 Heat Fuel:
 Heat Type:
 AC Type:
 Total Bedrooms:
 Total Baths:
 Total Half Baths:
 Total Xtra Fixrs:
 Total Rooms:
 Bath Style:
 Kitchen Style:
 X KITCHEN
 FPL
 FPO
 FPG

Parcel Id: C
 Adjust Type: Code Description Factor-%
 Condo Flr: B S I
 Condo Unit: S
COST / MARKET VALUATION
 Building Value New: 0
 Year Built: 0
 Effective Year Built: 0
 Depreciation Code: 0
 Remodel Rating: 0
 Year Remodeled: 0
 Depreciation %: 0
 Functional Obsol: 0
 Ext. Comment: 0
 Trend Factor: 1
 Condition: 0
 Condition %: 0
 Percent Good: 0
 RCNLD: 0
 Dep % Ovr: 0
 Dep Ovr Comment: 0
 Misc Imp Ovr: 0
 Misc Imp Ovr Comment: 0
 Cost to Cure Ovr: 0
 Cost to Cure Ovr Comment: 0

OB. OUTBUILDING & YARD ITEMS / X. BUILDING EXTRA FEATURES(B)

| Code | Description | LB | Units | Unit Price | Yr Bilt | Cond. | Cd | % Gd | Grade | Grade Adj. | Appr. Value |
|--|------------------------------|----|-------------|------------|----------|-----------|----------------|------|-------|------------|-------------|
| BUILDING SUB-AREA SUMMARY SECTION | | | | | | | | | | | |
| | Description | | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value | | | | |
| | | | 0 | 0 | 0 | 0 | 0 | | | | 0 |
| | Total Gross Liv / Lease Area | | | | | | | | | | |
| | | | 0 | 0 | 0 | 0 | 0 | | | | 0 |

No Sketch

NEWPORT WATER
ASSESSOR RESPONSE ANALYSIS

| Address | Sale Date | Sale Price | Acreage | Price per AC | | | |
|--|------------|--------------|---------|--------------|---------------------|--|--|
| Chopmist Hill Road | 10/29/2010 | \$455,000.00 | 33.19 | \$13,709 | | | |
| Field Hill Road | 11/18/2010 | \$808,500.00 | 196.12 | \$4,122 | | | |
| Scituate-by-Pass | 8/5/2011 | \$41,000.00 | 13.8 | \$2,971 | | | |
| Pine Hill Road | 2/16/2012 | \$225,000.00 | 7.66 | \$29,373 | | | |
| William Henry Road | 7/31/2014 | \$98,000.00 | 6.79 | \$14,433 | | | |
| Plainfield Pike | 2/2/2016 | \$907,500.00 | 52.31 | \$17,348 | | | |
| ALL SALES | | | MEDIAN | \$14,070 | | | |
| | | | AVE | \$13,660 | | | |
| SALES SINCE 2012 | | | MEDIAN | \$17,349 | | | |
| | | | AVE | \$20,385 | | | |
| SALES SINCE 2014 | | | MEDIAN | \$15,890 | | | |
| | | | AVE | \$15,890 | | | |
| OTHER SALES | | | | | | | |
| O CORNELIUS 68-71-12 OPENSACE | 1/6/2017 | \$300,000 | 25.08 | \$11,962 | | | |
| O EAST MAIN 61-18 CONS ESMNT | 1/30/2015 | \$750,000 | 24.73 | \$30,328 | | | |
| SPRUCE ACRES 63-4 CONS EMNT | 7/21/2017 | \$2,300,000 | 22.67 | \$88,791 | BLDG VALUES REMOVED | | |
| VALUE NEEDS TO BE ATTRIBUTED TO ASSEMBLAGE. THE VALUE INCREASES DUE TO THE COLLECTION, ACCUMULATION AND GROUPING OF ENOUGH PARCELS TO CREATE A RESERVOIR ETC. | | | | | | | |
| 56-4 AV = 6,400 PER AC | | | | | | | |
| APPEALENTS PROVIDED LAND ANALYSIS WAS COMPRISED OF OLD SALES AND IN MY OPINION VERY LOW VALUES, AND FAILED TO USE SIMILAR TYPE SALES THAT PWSB HAS MADE AROUND THEIR RESERVOIR. PLEASE SEE ABOVE WITH SIMILAR TYPE PROPERTIES, MORE RECENT SALES AND SOME SALES LOCATED IN PORTSMOUTH INDICATED PER ACRE VALUES ARE 2 TO 3 TIMES GREATER THAN THE ASSESSED VALUE | | | | | | | |
| APPEALENTS OPINION OF VALUE OF \$5,000 IS 50% LOWER THAN THEIR INDICATED VALUE BASED ON THEIR LAND VALUE ANALYSIS | | | | | | | |
| 56-5 AV = 3,775 PER AC | | | | | | | |
| APPEALENTS PROVIDED LAND ANALYSIS WAS COMPRISED OF OLD SALES AND IN MY OPINION VERY LOW VALUES, AND FAILED TO USE SIMILAR TYPE SALES THAT PWSB HAS MADE AROUND THEIR RESERVOIR. PLEASE SEE ABOVE WITH SIMILAR TYPE PROPERTIES, MORE RECENT SALES AND SOME SALES LOCATED IN PORTSMOUTH INDICATED PER ACRE VALUES ARE 3 TO 6 TIMES GREATER THAN THE ASSESSED VALUE | | | | | | | |
| USING THE SAME VALUE AS ORIGINAL/OLD PLANT. IS THE 1969 \$9,000 RANCH WORTH THE SAME TODAY? IT STILL PROVIDES SHELTER. | | | | | | | |

NEWPORT WATER
ASSESSOR RESPONSE ANALYSIS

| | | | | | | | | | |
|--|---------------------|--|--|--|--|--|--|--|--|
| 56-17 | AV = 5,125 PER AC | | | | | | | | |
| APPEALENTS PROVIDED LAND ANALYSIS WAS COMPRISED OF OLD SALES AND IN MY OPINION VERY LOW VALUES, AND FAILED TO USE SIMILAR TYPE SALES THAT PWSB HAS MADE AROUND THEIR RESERVOIR. PLEASE SEE ABOVE WITH SIMILAR TYPE PROPERTIES, MORE RECENT SALES AND SOME SALES LOCATED IN PORTSMOUTH | | | | | | | | | |
| INDICATED PER ACRE VALUES ARE 2 TO 4 TIMES GREATER THAN THE ASSESSED VALUE | | | | | | | | | |
| APPEALLENTS OPINION OF VALUE OF \$10,100 IS 25% LOWER THAN THEIR INDICATED VALUE BASED ON THEIR LAND VALUE ANALYSIS. | | | | | | | | | |
| 60-3A | AV = 137,391 PER AC | | | | | | | | |
| APPEALENTS PROVIDED LAND ANALYSIS WAS COMPRISED OF OLD SALES AND IN MY OPINION VERY LOW VALUES, PLEASE SEE ATTACHMENT WITH A LISTING OF VACANT LAND SALES IN PORTSMOUTH DURING 2016 | | | | | | | | | |
| THESE 2016 PORTSMOUTH SALES HAD A MEDIAN LOT VALUE OF \$105,000 AND AN AVERAGE LOT VALUE OF \$139,263. | | | | | | | | | |
| THESE 2016 PORTSMOUTH SALES HAD A MEDIAN SQ FT VALUE OF \$7.21 AND AN AVERAGE SQ FT VALUE OF \$8.54. | | | | | | | | | |
| THESE 2016 PORTSMOUTH SALES HAD A MED. PER ACRE VALUE OF \$314,257 AND AN AVE. PER ACRE VALUE OF \$371,785. | | | | | | | | | |
| TAKING THESE VALUES AND USING THE 35% ADJUSTMENT THAT THE APPEALMENT PROVIDED IN THEIR ANALYSIS; THE SUBJECT PARCEL HAS AN ASSESSED VALUE WHICH IS 8% LOWER THAN THE MED LOT VALUE AND 43% LOWER THAN THE AVERAGE LOT VALUE, AND A 48% LOWER MEDIAN AV ON A SQ FT AND PER ACRE BASIS AND A 75% LOWER AVERAGE AV ON A SQ FT AND PER ACRE BASIS. | | | | | | | | | |
| OPINION OF VALUE ON APPEAL FORM STATES \$56, 800 WHICH IS WITHIN \$6,400 OF AV | | | | | | | | | |
| 60-27 | AV = 1,293 PER AC | | | | | | | | |
| APPEALENTS PROVIDED LAND ANALYSIS WAS COMPRISED OF OLD SALES AND IN MY OPINION VERY LOW VALUES, AND FAILED TO USE SIMILAR TYPE SALES THAT PWSB HAS MADE AROUND THEIR RESERVOIR. PLEASE SEE ABOVE WITH SIMILAR TYPE PROPERTIES, MORE RECENT SALES AND SOME SALES LOCATED IN PORTSMOUTH | | | | | | | | | |
| LAND IS ASSESSED LOWER THAN THE APPEALLENTS SUBMITTED VALUE OF \$2,000 PER ACRE. | | | | | | | | | |
| PLEASE SEE ATTACHMENT OF DOCKET 4025 CAPITAL IMPROVEMENT PLAN WHERE 2 MILLION DOLLARS WAS SPENT ON DAM & DIKE REHABILITATION FOR LAWTON VALLEY. THESE DAMS AND DIKES ARE NEEDED TO MAINTAIN THEIR SUPPLY. | | | | | | | | | |
| 63-13A | AV = 66,500 PER AC | | | | | | | | |
| APPEALENTS PROVIDED LAND ANALYSIS WAS COMPRISED OF OLD SALES AND IN MY OPINION VERY LOW VALUES, PLEASE SEE ATTACHMENT WITH A LISTING OF VACANT LAND SALES IN PORTSMOUTH DURING 2016 | | | | | | | | | |
| THESE 2016 PORTSMOUTH SALES HAD A MEDIAN LOT VALUE OF \$105,000 AND AN AVERAGE LOT VALUE OF \$139,263. | | | | | | | | | |
| THESE 2016 PORTSMOUTH SALES HAD A MEDIAN SQ FT VALUE OF \$7.21 AND AN AVERAGE SQ FT VALUE OF \$8.54. | | | | | | | | | |
| THESE 2016 PORTSMOUTH SALES HAD A MED. PER ACRE VALUE OF \$314,257 AND AN AVE. PER ACRE VALUE OF \$371,785. | | | | | | | | | |
| TAKING THESE VALUES; THE SUBJECT PARCEL HAS AN ASSESSED VALUE WHICH IS 37% LOWER THAN THE MED LOT VALUE AND 52% LOWER THAN THE AVERAGE LOT VALUE, AND A 79% LOWER MEDIAN AV ON A SQ FT AND PER ACRE BASIS AND A 82% LOWER AVERAGE AV ON A SQ FT AND PER ACRE BASIS. | | | | | | | | | |

Town of Portsmouth

2200 East Main Road
Portsmouth, RI 02871-1268
www.portsmouthri.com

Tax Assessor
tel. 401-683-1536
fax 401-683-0095

Tax Collector
tel. 401-683-1214
fax 401-683-0095

November 12, 2020

City of Newport
C/O Julia Forgue
70 Halsey St.
Newport RI 02840-1332

Property Location: 0 Union St.
12/31/2019 (12-31-19 Revaluation)

Plat: 56 Lot: 17
Account: 03-2934-37

Rhode Island General Law 44-5-26 allows a tax payer to file an appeal with the Tax Assessor within ninety (90) days of the 1st quarterly payment due date.

- Your assessment has been adjusted to: . The Tax Collection office will send a summary statement with the revised tax payment schedule within 15-30 days.
- Your appeal has been denied after reviewing the information you provided.

If you wish to appeal my decision please sign, date and return. Your appeal form with information submitted with original appeal will be forwarded to the Portsmouth Tax Assessment Board of Review:

1. Sign: _____ Date: _____ indicating your intent to appeal the Tax Assessor's decision to the Portsmouth Tax Assessment Board of Review. After signing and dating above, this letter may be mailed or delivered to the Portsmouth Tax Assessor's Office. Appeals must be received within thirty (30) days of this notice in order to comply with the law. All information presented to the Assessor's Office will be forwarded to the PTABR.
2. The Tax Assessment Board of Review will notify you by mail of the date and time of your scheduled hearing.

Sincerely,

Matthew A. Helfand
Tax Assessor/Collector