



Warren 2016 Property Revaluation

February, 28 2017

New real estate property assessment notices were mailed out late last week to the Warren taxpayers. The Town hired Northeast Revaluation Group, LLC of Warwick, RI to assist in the project. As a result of the project, Town property values increased by approximately 9%, on average, for both residential and commercial properties.

The 2016 revaluation project was considered to be a “Full Measure & List” project. In a full revaluation, all properties are inspected. Over the course of the last year, Northeast staff visited every property to check standard data such as building dimensions, story heights, and any obvious changes to the property. If a homeowner was available, the data collector from Northeast requested an interior inspection. For properties where an interior inspection did not occur, a letter was sent requesting the property owner schedule the inspection.

The State of Rhode Island requires communities to perform a revaluation every three years. Warren’s last revaluation project was in 2012, 4 years ago. In 2015 Warren received a one year extension from the state legislature. Property revaluations bring assessments into line in a timely fashion, correcting the neighborhoods and home styles that have changed in relationship to the market. When assessments are brought back into line with the market the result is a fair distribution of the tax burden.

The new assessment notices include a telephone number which homeowners can call to arrange an informal hearing with the revaluation company, should they feel their new assessment does not reflect market value as of 12/31/2016. Informal hearings will be held by appointment with everyone who requests one by March 17, 2017. In addition, the letter references more information about the revaluation process that can be found on the Northeast website at nereval.com, or by viewing the Town’s website, which will link to the same information.

The Town Council will set the new tax rate sometime in the late spring so taxpayers should not try to calculate their taxes by using the current tax rate.