# **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

December 15, 2020

Jose B. & Maria A. Sousa PO Box 1035 Portsmouth RI 02871-0908

Property Location: 4 Point Rd. 12/31/2019 (12-31-19 Revaluation)

Plat: 21 Lot: 4 Account: 19-5471-01

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 1<sup>st</sup> quarterly payment due date.

Your assessment has been adjusted to:\$532,100. 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:

2. The Tax Assessment Board of Review will notify you by mail of the date and time of your scheduled hearing.

Sincerely,

Matthew Q Helf L

Matthew A. Helfand

Tax Assessor/Collector

Cc: file

# Town of Portsmouth, RI

NOV 18 2020 √₹

### APPLICATION FOR ABATEMENT OF PROPERTY TAX

### Rhode Island General Law 44-5-26

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 1<sup>st</sup>) APPEAL FORMS <u>WILL NOT</u> BE ACCEPTED BEFORE SEPTEMBER 1<sup>st</sup>.

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.

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1. TA	AXPAYER INFORMATION:
	A. Name(s) of Assessed Owner; Maria A. Sousa
	B. Name(s) and Status of Applicant (if other than Assessed Owner): There are a status of Applicant (if other than Assessed Owner):
	Subsequent Owner (Acquired Title after December 31 on 20)
	Administrator/ExecutorLesseeMortgageeOther Specify
	C. Mailing Address and Telephone No.: PO Box 1035 Portsmouth, RI 02871
	Address Tel. No. (401) 683-9016
2. PR	OPERTY IDENTIFICATION: Complete using information as it appears on tax bill.
	A. Tax Bill Account No.: <u>19-5471-01</u> (i.e. 00-0000-00)
	B. Assessed Valuation: 549,700.00 Annual Tax: 8,038.13
	C. Location: 4 Point Rd.
	Description: Single Family Residence
	Real Estate Parcel Identification: Map/Lot: Map 20 Lot 85 (i.e. Map 00 Lot 00)
	Tangible Personal:
	D. Date Property Acquired: Purchase Price: Total cost of any improvements:
	What is the amount of fire insurance on building: N/A
3. RI	EASON(S) ABATEMENT SOUGHT: Check reason(s) an abatement is warranted and briefly explain why it applies Continue explanation on attachment if necessary.
	X OvervaluationIncorrect Usage Classification XDisproportionate AssessmentOther Specify
	Applicant's Opinion of Value: (as of December 31 in the year of the last update or revaluation for real estate and as o December 31 of the tax year for personal estate;)
	Fair Market Value \$375,000.00Assessed Value \$375,000.00
	Explanation: See attached
	Have you filed a true and exact account this year with the tax assessor as required by law?
	Comparable Properties that support your claim:
	Address Sale Price Sale Date Property Type Assessed Value
	1. 327 Riverside St. Single Family 374,100
	2. 303 Riverside St. \$330,000.00 5/9/18 Single Family 378,500
	3
	4. Also see attached
	5
	1 1 0
	Signature of Applicant Phone Number (401)683-9016  Date 11/13/16
	Signature of Authorized Agent Date  SEE DETAILS ON NEXT PAGE
	Kamara Tolkhin

#### 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 OF ASSESSMENT OF CORRECT ANY OTHER BILLING PROBLEM OF 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 15<sup>th</sup>. 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 15<sup>th</sup> 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)

Date Sent 12 15 20	Tax Assessor's Decis	sion Assessed Value	549,700
Date Returned	DENIED	Abated Value	17,600
On Site Inspection Date		Adjusted Value	532,100
Inspector	Deemed Denied	Assessed Tax	<u>8285.63</u>
AA. 44a	01	Abated Tax	265,29
Date 11 1420 Signatures Matth	a Hall	Adjusted Tax	<u>8020,</u> 34
	Tax Board of Review Do	ecision	
Date Sent	GRANTED	Assessed Value	
Date Returned	DENIED	Abated Value	
On Site Inspection Date		Adjusted Value	
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Date Signatures		Adjusted Tax	

lies for relief from the assessment,

## Attachment Tax Appeal Maria A. Souza 4 Point Rd.

This property is in the midst of multifamily residential rentals and commercial usage.

The lot is irregularly shaped with only 40 feet of water frontage. The land assessment for this lot is \$418,500.00. The abutting lot which has 93 feet of water frontage, and is slightly larger than this lot, has a land assessment of \$421,800.00. Further Map 21 Lot 86 has 70 feet of water frontage and the land assessment is \$418,500.00. Also see Map 21 Lot 87 which has 140 feet of water frontage and is double the size of this lot and is assessed at \$425,700.00.

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### ASSESSOR'S RESPONSE BOA

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Parcel Id  Adjust Type Condo Unit Cost Condo Unit Condo Unit Condo Fir Condo Unit Condo Fir Condo Fir Condo Fir Condo Fir Condo Unit Condo Fir Condo Unit Condo Fir Condo Unit Condo Fir Condo Fir Condo Unit Condo Unit Condo Fir Condo Fir Condo Unit Condo Fir Condo Unit Condo Fir Condo Unit Condo Fir Condo Fir Condo Unit Condo Fir Condo Unit Condo Fir Condo Fir Condo Unit Condo Fir Condo Unit Condo Fir Condo Value Pir Condo Fir	Code Description L BAS First Floor FBM Basement, Finished Porch, Enclosed, Finished Basement, Unfinished UBM Basement, Unfinished Titl Gross Liv / Lease Area	Code Description UB Units Unit Prescription UB UB Units Units Up Units Units Units Units Up Units Units Units Up Units Unit		06 02 03 06 06 06 06 06 06 06 06 06 06 06 06 06	Grade: 03 Average Stories: 1 Story Occupancy 1 Exterior Wall 1 25 Vinyl Siding Exterior Wall 2 Roof Structure: 03 Gable/Hip Roof Cover 03 Asph/F Gis/Cmp Interior Wall 2 Interior Fir 1 12 Hardwood
Owne   O.0   Feb.	SUB-AREA SUMMARY SECT Ning Area Floor Area Eff A 864 864 0 684 0 267 0 180 864 1,995	Misc imp Ovr Co Cost to Cure Ovr Cost to Cure Ovr Gost	Ext. Comment Trend Factor Condition Condition % Percent Good RCNLD Dep % Ovr Dep Ovr Comme	Building Value N Year Built Effective Year B Depreciation Co Remodel Rating Year Remodeled Depreciation %	Krist A. L. Lindson
EEP TOTAL TO	Unit Cost Undepre 4 132.96 9 46.46 7 93.12 6 26.59	Appr.		e iift ew	CONDO DATA  C Owne  C Owne  B S  Code Description Fac
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Account: 19-5471-01			Owner:	SOUSA JOSE B & MARIA PO BOX 1035 PORTSMOUTH RI 02871-	
Tax Summary		Assessment 549,700.00	Full Tax 8285.63	Exemptions 16420.00	Credit Subtota 247.50 8038.13
Assessments Total Real: \$549,700 Total MV: \$0.00 Total-PP: \$0.00	nstallm   1, \$2,0   2, \$2,0   3, \$2,0   4, \$2,0	09.54 Year 09.53 Asse 09.53 Rate	ssment: \$0 :-0.00 \$0.00	Final Values Adjustment Code: No Adjustment Amount: \$0.00 Actual Tax: \$8,038.13	ustment )
Details	Real	Description 21-85 at 4 POINT SENIOR CITIZEN	RD.	Amou 549,70 -16,42	00 \$8,285.63
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<u>5</u> 49,-	100	<del>8</del> ,2	85 <u>.</u> 63		
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### **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

December 15, 2020

Jose B. & Maria A. Sousa PO Box 1035 Portsmouth RI 02871-0908

Property Location: 4 Point Rd. 12/31/2019 (12-31-19 Revaluation)

Plat: 21 Lot: 4 Account: 19-5471-01

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 1<sup>st</sup> quarterly payment due date.

a summary statement with the re	•	schedule within 15-30 days.
Your appeal has been denied aft	ter reviewing the in	formation you provided.
If you wish to appeal my decision information submitted with origin Assessment Board of Review:		
the Tax Assessor's decision to the P and dating above, this letter may be Office. Appeals must be received wi	ortsmouth Tax Assemailed or delivered ithin thirty (30) day	indicating your intent to appeal essment Board of Review. After signing to the Portsmouth Tax Assessor's ys of this notice in order to comply with fice will be forwarded to the PTABR.
2. The Tax Assessment Board of Rescheduled hearing.	eview will notify yo	ou by mail of the date and time of your

Sincerely,

Matthew A. Helfand Tax Assessor/Collector

Cc: file