



Property Location:

June 12th, 2025

Dear Property Owner,

This letter is being sent to all property owners within the Town to alert you to the start of the 2025 Full Property Revaluation project. Please review the following information regarding Property Revaluations, and do not hesitate to contact the Tax Assessor's office should you have any questions. It's important that you review BOTH sides of this letter.

Why is a Full Revaluation being performed in the Town of Coventry?

- Mandated by the Rhode Island Legislature (General Law 44-5-11).
- Revaluations are necessary to ensure assessments remain equitable for all property owners.
- There are three 3-Year Cycles for Revaluations.
- Years 3 and 6 are Statistical Revaluations – focusing on new construction and recent sales.
- Year 9 of the Cycle calls for a Full Revaluation – re-measure and review all properties.
- Last Full Revaluation conducted in 2016 which means that 2025 is the ninth year of the Cycle for Coventry.
- New Assessment data collected is compiled through December 31, 2025.
- New assessed values will be used to compile the upcoming 2026 tax roll.

What exactly is a Revaluation?

- Revaluations calculate new values of real estate based on specific rules and current market data.
- Analysis of recent sales identifies and quantifies features that have motivated buyers and sellers in the real estate market.
- This analysis creates tables, schedules, and other inputs that are statistically tested to verify current fair market values accurately and uniformly.
- The commercial valuation process utilizes a cost approach and income approach to estimate value.

What is "Fair Market Value"?

- Fair Market Value is "the most probable price for which a property will sell in a competitive market with buyer and seller each acting prudently, knowledgeably and for self-interest and assuming that neither is under undue duress." (American Institute of Real Estate Appraisers)

How will the property's information be verified?

- Data Collectors from Catalis Tax & CAMA will examine and measure the exterior of each property.
- Data reviewed includes size, design, condition, and quality of structures.
- Interior verifications confirm room counts, finished areas, and other details.
- This phase of the project is for data collection only.
- Values are not set at the time the inspection is conducted.

How will I know if an individual is an authorized field representative?

- Catalis Data Collectors and Reviewers will carry identification badges with photographs.
- Data Collectors and Reviewers will have their vehicles registered with the Coventry Police Department and the Assessor's Office.

Will the Revaluation raise everyone's taxes?

- Revaluation establishes a fair distribution of the tax burden among all property owners.
- Taxes Rates are based on the amount needed for Coventry to meet the needs for its proper operation.
- This tax rate is set by the Town Council after it approves the budget for the upcoming fiscal year.

What can I do if I feel that my new appraisal figure is incorrect?

- Your Preliminary value will be mailed to you in the early Spring of 2026.
- You will be able to schedule an Informal Hearing with Catalis to review your new assessment.
- You can bring items like recent appraisals, any documents pertinent to the revaluation of your land, and date-stamped photographs or records indicating structural or other issues.

Suppose I still disagree?

- You can file an Appeal with the Assessor (per RI Law, 44-5-26) – how you do that will be published on your 2026 Tax Bill.
- You will have 90 days to appeal from the first quarter due date of August 15, 2026.

Respectfully,
Kerrin Martini, RICA
Coventry Tax Assessor