

TOWN OF COVENTRY 2025 FULL PROPERTY REVALUATION

The Town of Coventry is in the process of a full property revaluation as required by Rhode Island general law.

R.I. General (RIGL 44-5-11.6) mandates that cities and towns perform a statistical revaluation update every third and sixth year and a full property revaluation every nine years. Coventry's last full property revaluation project was conducted as of the assessment date 12/31/2016, and statistical updates were performed as of 12/31/2019 and 12/31/2022. This full revaluation will result in new real property assessments for the 2026 tax roll. A new tax rate will be implemented for the 2026 tax roll. The Revaluation process is vital to our community to ensure all property assessments are up to date and remain fair and equitable.

NEW ASSESSMENTS WILL NOT AFFECT TAX BILLS OF RECIPIENTS ON THE SENIOR/DISABLED FREEZE EXEMPTION.

The Town has contracted Catalis Tax and CAMA, Inc., formerly known as Northeast Revaluation Group, to conduct the town-wide full revaluation.

Residents and property owners should expect a visit from a representative of Catalis. The representative will have an identification badge with their photo and name displayed at all times, and their vehicle make, model, year, color and registration are on file with the Coventry Police Department and at the Assessor's Office.

The purpose of this visit is to ensure the correct information is used to value the property. The Catalis representative will measure the exterior of buildings and attempt to verify the interior characteristics. Interior verification should take no more than a few minutes; they will also take a new photo. If, when the representative arrives at your property, you are not home, or it is an inconvenient time, he or she will leave a note stating that they have been at the property and giving instructions on how to make an appointment to verify your property's information.

It is important to remember that the data obtained through this process is vital to achieving an accurate assessment of your property.

At the end of this project, property owners will receive a letter with their new assessment value by mail. This assessment notice will include information about how to schedule an informal hearing with the revaluation company if a property owner feels the assessment is inaccurate.

The final stages of the process are expected to end in spring of 2026.

More information on the revaluation process can be found at <https://coventryri.gov/tax-assessor> - see "TAX REVALUATION EXPLAINED" under the attachments.