

Re: Property Assessment Valuation Process

Dear Scituate Property Owner:

The Town of Scituate is in the process of collecting data for the State mandated 2018 Real Property Revaluation. The Town has hired Northeast Revaluation Group, LLC, a municipal revaluation vendor located in Warwick, R.I., to undertake the project. The accuracy of all data concerning your property is important for the new assessment value to be accurate. Inaccurate, incomplete or missing information affects whether an accurate property value assessment is generated. Your cooperation and assistance in this regard will prevent an inaccurate property assessment value from being placed on your property.

An inspector from Northeast Revaluation, who will have clearly visible identification badges on them and whose vehicles will be registered with the Scituate Police Department, will try to contact you, first by an in-person visit to your property, and, if not successful, with a follow-up letter to request an appointment to view and inspect your property. You are not obligated to allow for an inspection of your property. However, if you refuse to allow for an inspection of your property, it may cause an inaccurate property assessment value to be assigned to your property. Your property assessment is used to determine your annual property tax obligation so an accurate assessment is imperative to ensure proper taxation.

Whether or not you allow for an inspection of your property, Northeast Revaluation will calculate a new property valuation assessment and forward you that determination by mail. You may accept the valuation as presented or schedule an appointment with representatives of Northeast Revaluation to discuss whether the new assessment is accurate. Often, adjustments are made on revaluation assessments due to inaccurate and/or omitted information. Ultimately, a final assessment value for your property will be set and provided to the Town's Tax Assessor for certification. Once the assessment values are certified by the Town's Tax Assessor you still have a right to challenge the assessment if you believe the certified assessment to be in error. You must first file an appeal for an informal review of the certified assessed value with the Town's Tax Assessor. If you are not satisfied with the Tax Assessor's determination of your informal appeal, you may file an appeal with the Tax Assessment Board of Review. If you are not satisfied with the Tax Assessment Board of Review's determination, you have the right to appeal the certified assessment to the Superior Court.

Your cooperation is greatly appreciated. For any questions regarding this process, please call the Assessor's office at 401-647-2919.

Sincerely,


Karen Beattie, Tax Assessor