Property Tax Edge

Rhode Island Property Tax Appeal Checklist

Deadlines, process, and what to gather — 2026

If your home's assessed value is higher than what it would realistically sell for, you may be overpaying — and Rhode Island lets you appeal. Use this checklist to file correctly and on time.

Rhode Island at a glance

Appeal deadline	On or before November 15 — and not less than 90 days after the first tax payment is due (RIGL 44-5-26)
Effective tax rate	1.12% (about $4,900/yr on a $404,200 home)
Assessment basis	100% of full and fair cash value
Appeals heard by	Tax Assessor !' Tax Board of Review !' Superior Court

The 90 days is the EARLIEST you may file, not the deadline. The statute reads 'on or before November 15 of each year, but not less than ninety (90) days after the first tax payment is due' — November 15 is the last day. File with your local assessor, not the state. The assessor has until December 31 to decide; you then have 30 days from that decision to appeal to the local tax board of review, or until January 31 if no decision issued (and not less than 45 days after you filed). The board must hear within 90 days of filing and decide within 45 days of the hearing's close, then 30 days to petition Superior Court. Deadlines and forms vary by county — always confirm with your local local tax assessor before filing.

Step-by-step checklist

- ☐ **Find your assessment notice.** Note the assessed value and your parcel / account number.
- ☐ **Estimate your home's real market value.** Pull 3–5 recent comparable sales of similar nearby homes.
- ☐ **Check if you're over-assessed.** If assessed value is higher than market value, you likely have a case — use the free calculator at propertytaxedge.com.
- ☐ **Gather your evidence.** Comparable sales, photos of condition issues, repair estimates, and an appraisal if you have one.
- ☐ Receive tax bill
- ☐ File your appeal with the local Tax Assessor on or before November 15 — you may not file until at least 90 days after the first payment is due
- ☐ Assessor decides by December 31
- ☐ If denied, appeal to the local Tax Board of Review within 30 days of that decision (or by January 31 if no decision issued)
- ☐ Further appeal to Superior Court within 30 days
- ☐ **After the decision.** Accept the reduction, or pursue the next level of appeal if warranted. A win can lower your bill for years.

Exemptions that may lower your bill

- **Homestead:** Varies by municipality; many offer homestead exemptions

- **Senior / other relief:** Varies by municipality; state circuit breaker for 65+ with income under $30,000

Evidence that wins appeals

- 3–5 comparable sales lower than your assessed value
- Photos of needed repairs, damage, or condition problems
- Contractor repair estimates
- Independent appraisal (the strongest single piece of evidence)

Free tools at propertytaxedge.com

Over-assessment calculator · appeal letter templates · county deadlines · find a licensed consultant

This checklist is general information, not legal advice. Deadlines, forms, and fees vary by county/jurisdiction and can change — always confirm with your local local tax assessor or appeal board before filing.