MATTHEW M. CLARKIN, JR.
INTERNAL AUDITOR
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City of Providence, Rhode Island
Office of the Internal Auditor

March 4, 2016

Mr. David Quinn
City Assessor
City of Providence
25 Dorrance Street
Providence, RI 02903

Dear Mr. Quinn:

As we prepare to deliberate the city's budget for fiscal year 2017, it is important that there is a high level of confidence in the accuracy of the city's current tax levy. At a recent meeting of the City Council's Finance Committee, I expressed my concerns regarding the additional assessment of $17 million on a natural gas storage tank located at Fields Point Drive and owned by Teppco GP Inc. Upon further analysis, there appears that many of the businesses located in the port area are currently appealing their 2015 assessments.

I would appreciate if you would provide answers/information to the questions shown below concerning the 2015 assessment of tangible property for each of the accounts listed in table #1.

1. Please provide specific details on the property/equipment assessed that resulted in the increase.
2. Was the property appraised internally or by an outside consultant/appraisal firm? If an outside consultant/appraisal firm was used, what is the name of the firm?
3. Was the property/equipment reflected in the assessment newly acquired or existing prior to 2015?
    a. If the property/equipment was new or newly captured, what valuation method was used to determine the assessed value? Was depreciation considered for existing property/equipment?
4. The majority of the increased assessment was due to storage tanks. Please provide the following concerning the assessment of storage tanks:
    a. Has it been confirmed that the storage tank was not included in the company's assessment on real property?
    b. What was the approach taken to determine the value of the storage tank?

c. If the storage tank existed prior to 2015 but had not been previously taxed, is the assessed valuation of the storage tank net of depreciation?
d. What is the depreciation schedule on storage tanks?
e. What is the criteria used to determine that storage tanks should be taxed as tangible property rather than real property?

5. What is the status of the appeal of the assessed valuation?

Table #1 - Tangible Property

Owner	2014 Assessed Valuation	2015 Assessed Valuation	Variance (2015 v. 2014)
Motiva Ent. LLC	$9,090,000	$20,358,500	$11,268,500
National Grid	$8,664,400	$35,580,900	$26,916,500
SIMS Metal Management	$771,484	$7,177,500	$6,406,016
Holcim (US) Inc.	$604,500	$2,518,500	$1,914,000
Hudson Terminal Corp	$2,761,000	$4,400,000	$1,639,000
New England Petroleum Terminal LLC	$0	$6,588,000	$6,588,000
Teppco GP Inc	$0	$17,349,500	$17,349,500
Sprague Operating Resources LLC	$46,500	$4,897,500	$4,851,000
	$21,937,884	$98,870,400	$76,932,516

* $76.9 million variance @ ~~$36.75 = $2.8~~ million in additional taxes

$55.80 = $4.2 MMC

Please provide the answers/information shown below concerning the 2015 real estate tax assessment for each of the accounts listed in table #2.

1. Please provide specific details concerning the improvements or additions that resulted in the increase to the assessed valuation for 2015.
2. Was the property appraised internally by the city or by an outside consultant/appraisal firm?

Table #2 - Real Property

Owner	Property Address	Plat	Lot	2014 Assessed Valuation	2015 Assessed Valuation	Variance (2015 v. 2014)
AARE LLC	434 Allens Avenue	47	601	$1,536,100	$2,804,200	$1,268,100
Hudson Terminal Corp	Fields Point Drive	56	6	1,771,800	2,628,200	856,400
Metals Recycling	37 Fields Point	56	353	3,651,500	5,034,100	1,382,600
Motiva Ent. LLC	610 Allens Ave	55	196	1,594,500	4,406,800	2,812,300
Motiva Ent. LLC	500 Allens Avenue	55	9	1,583,900	2,097,900	514,000
Motiva Ent. LLC	480 Allens Avenue	55	13	266,100	642,700	376,600
Motiva Ent. LLC	520 Allens Avenue	55	16	9,203,200	8,100,200	(1,103,000)
Motiva Ent. LLC	544 Allens Avenue	55	17	293,400	164,500	(128,900)
Motiva Ent. LLC	570 Allens Avenue	55	18	2,158,000	1,982,500	(175,500)
Motiva Ent. LLC	477 Allens Avenue	55	25	1,034,800	1,764,000	729,200
Motiva Ent. LLC	610 Allens Avenue	55	196	1,594,500	4,406,800	2,812,300
Motiva Ent. LLC	1116 Allens Ave	55	294	2,122,000	5,880,000	3,758,000
Motiva Ent. LLC	655 Allens Ave	101	493	8,800,900	13,066,700	4,265,800
New England Petroleum Terminal LLC	85 Terminal Road	56	339	2,942,500	4,269,800	1,327,300
PLI Development LLC	30 Fields Point Drive	56	367	2,201,000	4,158,700	1,957,700
Teppco GP Inc	25 Fields Point Drive	56	356	4,312,500	5,034,100	721,600
Univar USA Inc.	175 Terminal Rd	56	327	1,707,400	3,276,600	1,569,200
				$46,774,100	$69,717,800	$22,943,700

** $22.94 million variance @ $36.75 = $843,181 in additional tax*

According to my research, the increases to the 2015 assessments to the accounts mentioned above resulted in approximately ~~$2.8~~ $4.2 mil million in additional tangible taxes and approximately $843,000 in real property taxes. Therefore, it is vital that this city council has confidence in these valuations before they are accepted as a portion of the base for the 2016 tax levy.

I would appreciate your prompt attention to this matter.

Sincerely,

Matthew M. Clarkin, Jr.
Internal Auditor

Cc: Council President Luis A. Aponte
Councilman John J. Igliozzi, Chairman Finance Committee
Cyd McKenna, Chief of Staff- City Council
James J. Lombardi, City Treasurer/Sr. Advisor City Council
Tony Simon, Chief of Staff
Brett Smiley, Chief Operating Officer
Lawrence J. Mancini, Finance Director

City Assessor’s Response

March 14, 2016

David L. Quinn, II
City Tax Assessor

Jorge O. Elorza
Mayor

Finance Department
Office of Tax Assessment
"Providence a City that works"

March 14, 2016

Mr. Matthew Clarkin
Internal Auditor
25 Dorrance Street
Providence, RI 0293

Dear Mr. Clarkin:

Your request for information regarding the assessment changes for the entire port, appeals, and over all analysis is listed below. For ease of review I have copied your original questions below, and inserted my answers in a different **bold font**.

1. Please provide specific details on the property/equipment assessed that resulted in the increase. **The increases were on hundreds of different pieces of tangible property. I have substantial details available upon request. I have enclosed two pages from Motiva as an example (see attachment 1). I have all the changes in plat/lot order, and hard copy in my office or I have thumb drives for your review. You are welcome to review either or both.**

2. Was the property appraised internally or by an outside consultant/appraisal firm? If an outside consultant/appraisal firm was used, what is the name of the firm? **Outside firms were used, William E. Coyle & Associates, and Peter M. Scotti & Associates. Both are MAI's.**

3. Was the property/equipment reflected in the assessment newly acquired or existing prior to 2015? **Both**
   a. If the property/equipment was new or newly captured, what valuation method was used to determine the assessed value? Was depreciation considered for existing property/equipment? **The methodology used was historic cost less depreciation. The depreciation is determined by RIGL 44-5-12.1 (see attachment 2)**

4. The majority of the increased assessment is due to storage tanks. Please provide the following concerning the assessment of storage tanks:

David L. Quinn, II
City Tax Assessor

Jorge O. Elorza
Mayor

Finance Department
Office of Tax Assessment
"Providence a City that works"

a. Has it been confirmed that the storage tank was not included in the company's assessment on real property? **As you know several of the properties have multiple storage tanks. In many cases storage tanks were incorrectly reported, on size, type, or use. In other cases they have never been identified or reported. Some of the tanks were incorrectly assessed on property record cards for de minimis value. Upon discovery on the card they were removed, and put on personal property. In a few instances the tanks were inadvertently left on the property record cards. When identified they have been corrected.**

b. What was the approach taken to determine the value of the storage tank?
The approach was historic cost less depreciation.

c. If the storage tank existed prior to 2015 but had not been previously taxed, is the Assessed valuation of the storage tank net of depreciation? **Yes**

d. What is the depreciation schedule on storage tanks? **Long Life**

e. What is the criteria used to determine that storage tanks should be taxed as Tangible property rather than real property? **RIGL 44-5-12.1 (see attachment 2)**

5. What is the status of the appeal of the assessed valuation?
Motiva, Teppco, and NationalGrid are all in settlement discussions. Further, we believe most issues have been identified and corrected. The remainders are in discussion with the owners and attorneys, we believe there are no serious valuation issues outstanding.

Table]#] -Tangible Property

Owner	2014 Assessed Valuation	2015 Assessed Valuation	Variance (2015 v. 2014)
Motiva Ent. LLC	$9,090,000	$20,358,500	$11,268,500
National Grid	$8,664,400	$35,580,900	$26,916,500
SIMS Metal Management	$771,484	$7,177,500	$6,406,016
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Sprague Operating Resources LLC	$46,500	$4,897,500	$4,851,000
	$21,937,884	$98,870,400	$76,932,516

* $76.9 million variance@ $36.75 = 2.8 million in additional taxes

Please provide the answers/information shown below concerning the 2015 real estate tax Assessment for each of the accounts listed in table #2.

1. Please provide specific details concerning the improvements or additions that resulted in the increase to the assessed valuation for 2015. **As mentioned in your first question, details can be found in**

David L. Quinn, II
City Tax Assessor

Jorge O. Elorza
Mayor

Finance Department
Office of Tax Assessment

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hard copy or on thumb drives.

2. Was the property appraised internally by the city or by an outside consultant/appraisal firm? As mentioned the City used outside consultant/appraisers. See answer from question two above. The entire port of Providence was reviewed and inspected. We corrected errors on land, improvements to real estate, and tangible personal property. The increase in real property for the 65 parcels inspected is 59,504,800 for an increase of tax dollars of $2,201,501. (See attachment 3)
The increase in Tangible personal property was $59,954,800 after the reduction for the Teppco property. The total increase in tax dollars $3,348,287, therefore the total increase in tax dollars for the Port in 2015 was $5,555,788. In ten years with no increase on the tangible tax rate the city will realize an extra $55,557,887.

I'm not sure when or if ever a thorough review of the Port was done. It had been on my agenda since I had a chance to review the Port 2 or 3 years ago. It all came to fruition when the "Port of Providence" had to renew its agreement with the City. Don Grainek, thankfully was able to get funds to hire the MAI's from his board to initially pay for the project. In addition to the physical inspections, listing and measuring, a drone was hired to fly and photograph the parcels. With the help of David DosReis, GIS Manager for the City of Providence, we were able to over lay, and identify visually what was on each plat and lot. This was a tremendously successful undertaking, because we have exact photographs of what was there as of December 2014.

We take your comment "...it is vital that the City Council has confidence in these valuations before they are accepted as a portion of the tax base for the 2016 tax levy", seriously.

As you know we won't have final values for revaluation until the end of the month. I feel confident that the tax dollars you mentioned will be met, and accepted as a portion of the base for the 2016 levy.

David L. Quinn, II
City Tax Assessor

Jorge O. Elorza
Mayor

Finance Department
Office of Tax Assessment

"Providence a City that works"

Table ##2 - Real Property

Owner	Property Address	Plat	lot	2014 Assessed Valuation	2015 Assessed Valuation	Variance (2015 v. 2014}
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Motiva Ent. llC	610 Aliens Ave	55	196	1,594,500	4,406,800	2,812,300
Motiva Ent. llC	500 Aliens Avenue	55	9	1,583,900	2,097,900	514,000
Motiva Ent.llC	480 Aliens Avenue	55	13	266,100	642,700	376,600
Motiva Ent. llC	520 Aliens Avenue	55	16	9,203,200	8,100,200	(1,103,000}
Motiva Ent.llC	544 Aliens Avenue	55	17	293,400	164,500	(128,900}
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Motiva Ent. ILC	1116 Aliens Ave	55	294	2,122,000	5,880,000	3,758,000
Motiva Ent. llC	655 Aliens Ave	101	493	8,800,900	13,066,700	4,265,800
New England Petroleum TerminalllC	85 Terminal Road	56	339	2,942,500	4,269,800	1,327,300
Pll Development llC	30 Fields Point Drive	56	367	2,201,000	4,158,700	1,957,700
Teppco GP Inc	25 Fields Point Drive	56	356	4,312,500	5,034,100	721,600
Univar USA Inc.	175Terminal Rd	56	327	1,707,400	3,276,600	1,569,200
				$46,774,100	$69,717,800	$22,943,700

* *$22.94 million variance @ $36.75 = $843,181 in additional tax*

According to my research, the increases to the 2015 assessments to the accounts mentioned Above resulted in approximately $2.8 million in additional tangible taxes and approximately $843,000 in real property taxes. Therefore, it is vital that this city council has confidence in these valuations before they are accepted as a portion of the base for the 2016 tax levy.

Sincerely,

David L. Quinn, II

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City Tax Assessor

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City Tax Assessor

Jorge O. Elorza
Mayor

Finance Department
Office of Tax Assessment
"Providence a City that works"

(attachments)

Cc: Council President Luis A. Aponte
Councilman John J. Igliozzi, Chainnan Finance Committee Cyd
McKenna, Chief of Staff- City Council
James J. Lombardi, City Treasurer/Sr. Advisor City Council
Tony Simon, Chief of Staff
Brett Smiley, Chief Operating Officer
Lawrence J. Mancini, Finance Director

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Assessment Review Summary
Motiva - Summary of 9 Lots

Field Card Data

	Assessed Value - Real Estate					
	Land	Buildings	Tanks	Pier	Other	Total
Plat 55 Lot 9	$ 1,099,600	$ 178,200	$ 134,100		$ 172,000	$ 1,583,900
13	$ 266,100				$ -	$ 266,100
16	$ 3,778,900	$ 118,000	$ 172,400	$ 4,914,000	$ 219,900	$ 9,203,200
17	$ 293,400				$ -	$ 293,400
18	$ 1,601,900				$ 556,100	$ 2,158,000
25	$ 930,400		$ 94,900		$ 9,500	$ 1,034,800
196	$ 1,116,600	$ 407,400			$ 70,500	$ 1,594,500
Plat 57 Lot 294	$ 1,476,000	$ 304,700	$ 253,000		$ 88,300	$ 2,122,000
Plat 101 Lot 493	$ 7,540,700		$ 869,300		$ 390,900	$ 8,800,900
Total	$ 18,103,600	$ 1,008,300	$ 1,523,700	$ 4,914,000	$ 1,507,200	$ 27,056,800

Tangible Personal Property Return 12/31/2013

Short Life Assets - Computer Equipment	$ 1,113
FF&E, Signs, Unregistered Vehicles	$ 3,377,303
Inventories	$ 30,829,927
Total	$ 34,208,343

Notes: The return lists tangible property acquisitions in 2007 of $4,686,521, including an "Ethanol Hub" at $3,423,000. This may all be the rail car loading rack, but this is not clear from the return. After depreciation of 60%, the 2007 acquisitions are claimed at $1,874,609 on the return. This would imply a unit cost of $7,558 per LF for the double-sided rail car rack.Based on this data and costs of similar items reported on other returns, we would estimate the cost of loading stations at $250,000 per position. This would imply replacement cost new of $5 million for the Motiva rail rack and $2.5 million for the truck rack. We suspect that both of these systems are accounted for on the tangible personal property return, however, we cannot be certain as they are not specifically identified.

Net Increase / (Decrease)

	Land	Buildings	Tanks	Pier	Piping	Total
Plat 55 Lot 9			$ (134,100)			$ (134,100)
13						$ -
16			$ 3,122,652	$ (4,914,000)	$ 73,440	$ (1,717,908)
17				$ 5,575,000	$ 154,080	$ 5,729,080
18						$ -
25			$ 640,416			$ 640,416
196						$ -
Plat 57 Lot 294			$ 1,443,445		$ 18,000	$ 1,461,445
Plat 101 Lot 493			$ 3,293,913		$ 143,280	$ 3,437,193
	$ -	$ -	$ 8,366,326	$ 661,000	$ 388,800	$ 9,416,126

Notes: Adjustments to tanks reflect our estimated values based on Marshall & Swift costs for welded steel tanks, assuming floating roof, valued at 30% of cost. See attached tank list for detail. Adjustments for piping reflect our estimated cost based on Marshall & Swift costs for "Utility Pipe, Steel, Welded Joint". Cost per linear foot stated at $44.75 - $51.00. We reconciled at $48 per foot and valued at 30%, for depreciated cost of $14.40 per linear foot. Measurements were based on scaled aerial photos.

There are also two elevated sign pylons on Motiva property -- one on Eddy street and one on the west side of Allens Avenue.

MOTIVA TANKS

As Listed on Field Cards

Plat / Lot	ID #	Description	Contents	Capacity	Yr	Unit Cost	% Condition	Value
55/9		Weld-Fuel		240,000	1956	$0.50	70%	$84,000
		Weld-Fuel		143,000	1957	$0.50	70%	$50,100
55/13		None Listed						
55/16		Elevated		24,000	1958	$2.00	50%	$24,000
		Elevated		24,000	1957	$2.00	50%	$24,000
		Elevated		24,000	1957	$2.00	50%	$24,000
		Elevated		25,381	1956	$2.00	50%	$25,400
		Elevated		75,000	1955	$2.00	50%	$75,000
55/17		None Listed						
55/18		None Listed						
55/25		Elevated		47,822	1950	$2.00	50%	$47,800
		Elevated		47,077	1952	$2.00	50%	$47,100
55/196		None Listed						
57/294		Elevated		55,000	1921	$2.00	50%	$55,000
		Elevated		88,000	1975	$2.00	50%	$88,000
		Elevated		55,000	1923	$2.00	50%	$55,000
		Elevated		55,000	1947	$2.00	50%	$55,000
101/493		Elevated		12,862	1955	$2.00	90%	$23,200
		Elevated		60,429	1916	$2.00	90%	$108,800
		Elevated		12,390	1955	$2.00	90%	$22,300
		Elevated		112,577	1941	$2.00	90%	$202,600
		Elevated		28,759	1939	$2.00	90%	$51,800
		Elevated		1,906	1915	$2.00	90%	$3,400
		Elevated		60,000	1947	$2.00	90%	$108,000
		Elevated		32,000	1939	$2.00	90%	$57,600
		Elevated		60,000	1947	$2.00	90%	$108,000
		Elevated		55,000	1972	$2.00	90%	$99,000
		Elevated		47,000	1915	$2.00	90%	$84,600
Total								$1,523,700

Per Inspection and DEM Listing

Plat / Lot	ID #	Description	Contents	Capacity (bbls)	Yr	M&S Cost/bbl	Base Cost	Estimated Dia. (ft)	Floating Roof @ $2000 / ft	Total Cost New	% Value	Total Net Cost
55/9		None										
55/13		None										
55/16	1	Steel, welded	Diesel	78,080	1958	$16.48	$1,286,758	120	$240,000	$1,526,758	30%	$458,028
	2	Steel, welded	Heating Oil #2	243,006	1957	$13.82	$3,358,343	190	$380,000	$3,738,343	30%	$1,121,503
	3	Steel, welded	Heating Oil #2	147,590	1957	$15.90	$2,346,681	120	$240,000	$2,586,681	30%	$776,004
	5	Steel, welded	Av Jet	24,749	1955	$23.65	$585,314	100	$200,000	$785,314	30%	$235,594
	6	Steel, welded	Av Jet	23,199	1955	$23.65	$548,656	100	$200,000	$748,656	30%	$224,597
	7	Steel, welded	Av Jet	25,264	1956	$23.65	$597,494	100	$200,000	$797,494	30%	$239,248
	8	Steel, welded	Kerosene	25,381	1956	$23.65	$600,261	100	$200,000	$800,261	30%	$240,078
55/17		None										
55/18		None										
55/25	7591	Steel, welded	Diesel	47,822	1950	$20.77	$993,263	120	$240,000	$1,233,263	30%	$369,979
	7565	Steel, welded	Diesel	47,077	1951	$20.77	$977,789	120	$240,000	$1,217,789	30%	$365,337
55/196		None										
57/294	7549	Steel, welded	Gasoline	63,433	1950	$17.66	$1,120,227	100	$200,000	$1,320,227	30%	$396,068
	31726	Steel, welded	Gasoline	92,584	1975	$16.48	$1,525,784	120	$240,000	$1,765,784	30%	$529,735
	7132	Steel, riveted	Gasoline	58,222	1923	$17.66	$1,028,201	120	$240,000	$1,268,201	30%	$380,460
	7049	Steel, riveted	Gasoline	60,057	1921	$17.66	$1,060,607	120	$240,000	$1,300,607	30%	$390,182
101/493	1906	Steel, riveted,weld	Ethanol	48,056	1912	$20.77	$998,123	120	$240,000	$1,238,123	30%	$371,437
	7494	Steel, riveted	Ethanol	28,759	1939	$23.65	$680,150	80	$160,000	$840,150	30%	$252,045
	3620	Steel, riveted	Ethanol	60,429	1916	$17.66	$1,067,176	120	$240,000	$1,307,176	30%	$392,153
	7521	Steel, riveted	Heating Oil #2	122,577	1941	$15.90	$1,948,974	160	$320,000	$2,268,974	30%	$680,692
	7652	Steel, riveted	OOS	12,390	1955	$31.90	$395,241	40	$80,000	$475,241	30%	$142,572
	7651	Steel, riveted	OOS	12,862	1955	$31.90	$410,298	40	$80,000	$490,298	30%	$147,089
	7489	Steel, riveted	Ethanol	31,983	1939	$20.77	$664,287	80	$160,000	$824,287	30%	$247,286
	7488	Steel, riveted	Ethanol	32,030	1939	$20.77	$665,263	80	$160,000	$825,263	30%	$247,579
	3344	Steel, riveted	Ethanol	52,503	1915	$17.66	$927,203	120	$240,000	$1,167,203	30%	$350,161
	7547	Steel, riveted	Gasoline	65,030	1947	$17.66	$1,148,430	100	$200,000	$1,348,430	30%	$404,529
	7548	Steel, riveted	Gasoline	65,173	1947	$17.66	$1,150,955	100	$200,000	$1,350,955	30%	$405,287
	31641	Steel, riveted	Gasoline	90,490	1972	$16.48	$1,491,275	125	$250,000	$1,741,275	30%	$522,383
Total												$9,890,026

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TITLE 44
Taxation

CHAPTER 44-5
Levy and Assessment of Local Taxes

SECTION 44-5-12.1

§ 44-5-12.1 Assessment of tangible personal property. – (a) All tangible personal property subject to taxation shall be assessed for taxation based on the original purchase price (new or used) including all costs such as freight and installation. Assets will be classified and depreciated as defined in this section.

(b) The following classification and depreciation table shall be used in determining the assessed value of tangible personal property.

SEE THE BOOK FOR THE PROPER TABLE.

Assets Shall Not be Trended

(c) Assets shall be classified on an annual basis by the Rhode Island Association of Assessing Officers' Personal Property Committee based on the following table:

INDUSTRY GROUP IN YEARS CLASS

Aerospace industry II

Agriculture machinery and equipment II

cotton ginning II

Aircraft and all helicopters II

Amusement and theme parks II

Apparel and fabricated textile manufacturing II

Automobile repair shops II

Bakeries and confectionery production II

Barber and beauty shops II

Billboards II

Brewery equipment II

Cable television, headend facilities II

microwave systems II

program origination II

service and test II

subscriber connection and distribution II

Canneries and frozen food production II

Cement manufacture III

Chemical and allied production II

Clay products manufacturing III

Clocks and watches, manufacturing II

electronic instrumentation I

Cold storage and ice-making equipment III

Cold storage warehouse equipment II

Computers, personal computers (PC) I

mainframe I/II

peripherals I

Condiments, manufacturing and processing II

Construction equipment, general construction II

Dairy products manufacturing II

Data handling equipment, except computers II

Distilling II

Electrical equipment manufacturing II

Electronic companies, steam production III

other production, combined cycle III

gas turbines III

nuclear production III

transmission III

distribution III

Electronic equipment manufacturing I

Fabricated metal products II

special tools I

Fishing equipment, excluding boats and barges I

Food and beverage production II

special handling devices I

Fur processing II

Gas distribution, total distribution equipment III

Optional – for equipment by category:

mains and services, plastic III

mains and services, steel III

meters, regulators, installations III

other distribution equipment III

Glass and glass products II

special tools I

Grain and grain mill products manufacture III

Gypsum products III

Hand tools I

Hospital furnishings and equipment II

Hotel and motel furnishings and equipment II

Jewelry products and pens II

Knitwear and knit products I

Laundry equipment II

Leather and leather products II

Logging, timber cutting I/II

Machinery manufacturing, except, as otherwise listed II

Marine construction II

Meatpacking II

Medical and dental supply production II

Metalworking machinery manufacturing II

Mining and quarrying II

Motion picture and television production II

Motor vehicle and parts manufacturing II

special tools I

Office furniture and equipment II

Optical lenses and instrument manufacturing II

Paints and varnishes I

Paper and pulp manufacturing II

converted paper, paperboard and pump II

Petroleum and natural gas, drilling, onshore II

drilling, offshore II

exploration and production II

petroleum refining III

pipeline transportation III

Plastics manufacturing I/II

Plastic products manufacturing II

special tools I

Primary metals production, nonferrous and foundry products III

special tools I

Primary steel mill products III

Printing and publishing II

Professional and scientific instruments II

Radio and television, broadcasting I/II

Railroad transportation equipment manufacturing II

locomotive manufacturing II

Recreation and amusement II

Retail trades, fixtures and equipment II

Residential furniture II

Restaurant and bar equipment II

Restaurant equipment, fast foods II

Rubber products manufacturing II

special tools I

Sawmills, permanent II

portable I

Service establishments II

Ship and boat building machinery and equipment II

special tools I

Soft drink manufacture and bottling II

Steam production and distribution III

Stone products manufacturing III

Sugar and sugar products manufacturing III

Telecommunications, local exchange

analog switching I/II

digital switching I/II

circuit, digital I/II

circuit, analog II

circuit, optic I/II

other central office equipment I/II

information/origination equipment I/II

smart phones I

metallic cable II

fiber cable III

poles III

conduit III

Telecommunications, interstate interexchange

analog switching I/II

digital switching I/II

metallic cable II

fiber cable III

poles III

conduit III

all other equipment I/II

Telecommunications, cellular

analog switching I/II

digital switching I/II

radio frequency channel and control I/II

power equipment II

antennae II

towers III

transmission equipment I/II

cellular phones I

Textile products, including finishing and dyeing II

manufacture of nonwoven fabrics II

manufacture of yarn, thread and woven fabrics II

manufacture of textured yarns II

Theater equipment II

Tobacco and tobacco products III

Vegetable oil products III

Waste reduction and resource recovery II

Water transportation III

vessels, barges and tugs III

Water utilities III

Wharves, docks and piers III

Wholesale trade fixtures and equipment II

Wood products and furniture manufacturing II

History of Section.
(P.L. 2006, ch. 383, § 2; P.L. 2006, ch. 434, § 2.)

Rossi Law Offices, LTD
A Debt Collection Law Firm

- Question: **What is the tangible property tax?**

The tangible property tax generally is a tax assessed by a city or town on all personal property owned and used in connection with your business. A tangible property tax will also be assessed on your mobile home. Tangible property taxes do not include real estate taxes which is a separate tax. Tangible property taxes are assessed in accordance with Title 44 Chapter 5 of the Rhode Island General Laws.

- Question: **How is the tangible property tax assessed?**

Under law you are required each year by March 15th to file an account listing an inventory of all your tangible property used in your business as of December 31 of the preceding year. This accounting is sometimes referred to as the annual return. The tax assessor will then assess the tangible tax based on his or her determination of the value of that property.

- Question: **What happens if I do not file the annual return?**

If you do not file the annual return accounting for all your taxable tangible property the tax assessor will make his/her own estimate of the value of the property. Even if that estimate is wrong you are liable to pay the tax. It is important to file the account to the tax assessor each and every year because failure to file the annual return causes a permanent waiver of any right to contest the amount of the tax assessment.

- Question: **Can I contest the assessment of tangible property tax?**

Assuming you filed the annual return for the tax year at issue and you believe you were over assessed, the only way to contest the tax is through the strict statutory procedure in Rhode Island General Laws §44-5-26. The procedure must be commenced by you no later than ninety (90) days from the latest date the tax could be paid without penalty. Otherwise your right to contest the tax is waived and expired. Rhode Island General Laws §44-5-27 provides a procedure to contest the legality of the tax but that process must also be commenced no later than ninety (90) days from the latest date the tax could be paid without penalty.

- Question: **Why do I have to pay interest/penalty on the tangible tax?**

Rhode Island General Laws mandate that interest/penalty accrue on unpaid property taxes.

- Question: **I never received a tax bill so why should I have to pay the tax and the interest/penalty?**

Rhode Island General Laws §44-34-3(e) provides that failure of the city/town to send or failure of the property owner to receive a tax bill does not excuse the obligation to pay the tax when due. It is our position that the ownership or use of taxable tangible personal property is notice that a tax will be assessed as required under state law. If you did not receive a tax bill it is your legal obligation to inquire with the tax collector.

NOTICE: The above FAQs are only intended to provide general information on tangible property taxes. This information is not legal advice and must not be relied upon as such. You should consult with your own attorney regarding your particular situation.

Port Parcels by Parcel with 2014 2015 Values

3.

Location	Map	Lot	Unit	Owner	Acres	Use Code	Use Descript	Style Desc	2014 Land	2014 Total Real	2015 Land	2015 Total Real	Land Difference	Total Diff Real	Total Diff Tangible	Grand Total Diff
3 INDIA ST	18	48		ONE INDIA STREET LLC	3.55	340	Ind/Whs Mdl 96	Pre-Eng Warehs	$1,210,700	$1,597,700	$1,706,300	$2,093,300	$495,600	$495,600		$495,600
1 INDIA ST	18	332		ONE INDIA STREET LLC	0.33	298	Comm OBY	Vacant Land	$199,200	$203,200	$156,900	$160,900	-$42,300	-$42,300		-$42,300
89 INDIA ST	18	343		ONE INDIA STREET LLC	0.13	298	Comm OBY	Vacant Land	$152,400	$153,500	$152,400	$153,500	$0	$0		$0
178 ALLENS AVE	46	128		CARGIL INCORPORATED	0.54	299	Vac Comm Lnd	Vacant Land	$135,400	$135,400	$258,700	$258,700	$123,300	$123,300		$123,300
120 ALLENS AVE	46	160		SPRAGUE C H + SON COMPANY	19.30	218	Office	Office Bldg	$3,028,000	$4,394,300	$4,865,200	$6,231,500	$1,837,200	$1,837,200	$4,855,300	$6,692,500
80 PUBLIC ST	46	323		PETES TIRE BARN OF RI LLC	0.31	225	Com Garage Shop	Service Shop	$120,100	$567,700	$150,700	$598,300	$30,600	$30,600		$30,600
70 PUBLIC ST	46	325		GAIL C CONLEY	0.76	299	Vac Comm Lnd	Vacant Land	$153,400	$153,400	$365,100	$365,100	$211,700	$211,700		$211,700
242 ALLENS AVE	46	326		SMM NEW ENGLAND CORPORATION	1.55	300V	Industrial (Vacant)	Outbuildings	$450,200	$490,500	$748,600	$788,900	$298,400	$298,400		$298,400
60 PUBLIC ST	46	361		SMM NEW ENGLAND CORPORATION	12.45	300V	Industrial (Vacant)	Vacant Land	$1,682,200	$1,682,200	$1,566,900	$1,566,900	-$115,300	-$115,300		-$115,300
164 ALLENS AVE	46	481		NARRAGANSETT ELECTRIC COMPANY	6.84	298	Comm OBY	Vacant Land	$1,072,700	$1,083,000	$1,123,000	$1,134,900	$50,300	$51,900	$1,166,400	$1,218,300
186 ALLENS AVE	46	489		NARRAGANSETT ELECTRIC COMPANY	2.56	298	Comm OBY	Vacant Land	$612,200	$670,500	$700,400	$721,400	$88,200	$50,900		$50,900
200 ALLENS AVE	46	630		200 ALLENS AVE LLC	0.60	9975	TSA mdl 96	Mill Building	$364,400	$1,834,300	$390,800	$1,860,700	$26,400	$26,400		$26,400
278 ALLENS AVE	47	146		ANM REALTY LLC	7.36	340	Ind/Whs Mdl 96	Pre-Eng Warehs	$502,600	$884,000	$1,003,600	$1,385,000	$501,000	$501,000		$501,000
288 ALLENS AVE	47	147		288 ALLENS AVENUE LLC	8.62	340	Ind/Whs Mdl 96	Warehouse	$573,300	$1,192,500	$1,733,600	$2,352,800	$1,160,300	$1,160,300		$1,160,300
284 ALLENS AVE	47	148		RED BRIDGE PROPERTIES INC	0.84	225	Com Garage Shop	Service Shop	$260,000	$503,800	$403,900	$647,700	$143,900	$143,900		$143,900
338 ALLENS AVE	47	368		CUMBERLAND FARMS INC	17.64	399	Vac Ind Lnd	Warehouse	$919,600	$4,329,800	$4,332,200	$4,448,300	$3,412,600	$118,500	$602,050	$720,550
434 ALLENS AVE	47	601		LLC AARE	12.95	340	Ind/Whs Mdl 96	Warehouse	$1,255,700	$1,536,100	$2,523,800	$2,804,200	$1,268,100	$1,268,100	$75,000	$1,343,100
252 ALLENS AVE	47	655		NORTHLAND ENVIRONMENTAL INC	11.14	300	Industrial Mdl 96	Industrial	$1,308,400	$2,243,200	$2,061,500	$2,243,200	$753,100	$0	$55,840	$55,840
386 ALLENS AVE	47	799		CITY OF EAST PROVIDENCE	2.01	298	Comm OBY	Vacant Land	$222,000	$232,000	$247,900	$257,900	$25,900	$25,900		$25,900
242 ALLENS AVE	47	803		SMM NEW ENGLAND CORPORATIION	3.40	300	Industrial Mdl 96	Industrial	$583,700	$2,206,500	$667,900	$2,290,700	$84,200	$84,200	$5,518,200	$5,602,400
232 ALLENS AVE	47	804		SMM NEW ENGLAND CORPORATIION	0.62	300V	Industrial (Vacant)	Outbuildings	$99,100	$108,400	$297,800	$307,100	$198,700	$198,700		$198,700
242 ALLENS AVE REAR	47	805		STATE OF RHODE ISLAND	1.05	913	State Land Res	Vacant Land	$284,800	$284,800	$284,800	$284,800	$0	$0		$0
500 ALLENS AVE	55	9		MOTIVA ENTERPRISES LLC	3.37	225	Com Garage Shop	Service Shop	$1,099,600	$1,583,900	$1,613,600	$2,097,900	$514,000	$514,000	-$134,100	$379,900
489 ALLENS AVE	55	13		MOTIVA ENTERPRISES LLC	1.34	298	Comm OBY	Vacant Land	$266,100	$266,100	$642,700	$642,700	$376,600	$376,600		$376,600
520 ALLENS AVE	55	16		MOTIVA ENTERPRISES LLC	16.56	218	Office	Office Bldg	$3,778,900	$9,203,200	$2,675,900	$8,100,200	-$1,103,000	-$1,103,000	-$1,717,908	-$2,820,908
544 ALLENS AVE	55	17		MOTIVA ENTERPRISES LLC	2.68	299	Vac Comm Lnd	Vacant Land	$293,400	$293,400	$164,500	$164,500	-$128,900	-$128,900	$5,729,080	$5,600,180
570 ALLENS AVE	55	18		MOTIVA ENTERPRISES LLC	13.73	200V	Commercial (Vacant)	Vacant Land	$1,601,900	$2,158,000	$1,982,500	$1,982,500	$380,600	-$175,500		-$175,500
477 ALLENS AVE	55	25		MOTIVA ENTERPRISES LLC	3.46	300V	Industrial (Vacant)	Vacant Land	$930,400	$1,034,800	$1,659,600	$1,764,000	$729,200	$729,200	$640,416	$1,369,616
471 ALLENS AVE	55	136		CITY OF PROVIDENCE	2.49	920	Mun Lnd Com	Vacant Land	$79,500	$232,100	$79,500	$232,100	$0	$0		$0
610 ALLENS AVE	55	196		MOTIVA ENTERPRISES LLC	10.40	218	Office	Office Bldg	$1,116,600	$1,594,500	$3,928,900	$4,406,800	$2,812,300	$2,812,300		$2,812,300
61 NEW YORK AVE	56	4		NARRAGANSETT ELECTRIC COMPANY	0.19	499	Utility Vac Ln	Vacant Land	$83,600	$85,300	$165,000	$165,000	$81,400	$79,700		$79,700
195 TERMINAL RD	56	5		NARRAGANSETT ELECTRIC CO	9.25	300	Industrial Mdl 96	Industrial	$2,470,600	$2,959,400	$4,432,400	$4,921,200	$1,961,800	$1,961,800	$22,600	$1,984,400
FIELDS POINT DR	56	6		HUDSON TERMINAL CORP	8.74	218	Office	Office Bldg	$1,551,500	$1,771,800	$2,332,900	$2,628,200	$781,400	$856,400	$2,189,300	$3,045,700
0 TERMINAL RD	56	271		GLEN FALLS LEHIGH CEMENT CO	1.61	340	Ind/Whs Mdl 96	Warehouse	$558,900	$789,000	$770,000	$1,000,100	$211,100	$211,100	$348,600	$559,700
125 TERMINAL RD	56	273	LB01	HOLCIM US INC	0.00	218	Office	Office Bldg	$0	$144,200	$0	$144,200	$0	$0	$1,919,640	$1,919,640
125 TERMINAL RD	56	273	LL01	NARRAGANSETT ELECTRIC CO	3.90	499	Utility Vac Ln	Vacant Land	$1,181,700	$1,349,900	$1,871,100	$2,039,300	$689,400	$689,400	-$48,200	$641,200
HARBORSIDE BLVD	56	288		PROVIDENCE REDEVELOPMENT AGENCY	12.98	920	Mun Lnd Com	Vacant Land	$147,500	$147,500	$6,217,200	$6,217,200	$6,069,700	$6,069,700		$6,069,700

Port Parcels by Parcel with 2014 2015 Values

Location	Map	Lot	Unit	Owner	Acres	Use Code	Use Descript	Style Desc	2014 Land	2014 Total Real	2015 Land	2015 Total Real	Land Difference	Total Diff Real	Total Diff Tangible	Grand Total Diff
185 TERMINAL RD	56	316		NARRAGANSETT ELECTRIC CO	31.96	218	Office	Office Bldg	$6,939,800	$8,276,400	$7,895,800	$9,154,400	$956,000	$878,000	$25,571,200	$26,449,200
181 TERMINAL RD	56	317		NARRAGANSETT ELECTRIC CO	0.50	298	Comm OBY	Vacant Land	$162,600	$185,600	$241,300	$278,100	$78,700	$92,500		$92,500
1 FIELDS POINT DR	56	322		INC PROVPORT	1.14	340	Ind/Whs Mdl 96	Pre-Eng Warehs	$256,100	$726,500	$256,100	$726,500	$0	$0		$0
175 TERMINAL RD	56	327		UNIVAR USA INC.	4.11	340	Ind/Whs Mdl 96	Pre-Eng Warehs	$403,800	$1,707,400	$1,970,700	$3,276,600	$1,566,900	$1,569,200		$1,569,200
140 TERMINAL RD	56	332		PROVIDENCE REDEVELOPMENT AGENCY	5.88	920	Mun Lnd Com	Vacant Land	$1,215,500	$1,215,500	$1,215,500	$1,215,500	$0	$0		$0
85 TERMINAL RD	56	339		NEW ENGLAND PETROLEUM TERMINAL LLC	15.32	218	Office	Office Bldg	$2,584,700	$2,942,500	$3,908,400	$4,269,800	$1,323,700	$1,327,300	$1,645,200	$2,972,500
75 TERMINAL RD	56	348		NEW ENGLAND PETROLEUM TERMINAL LLC	4.79	298	Comm OBY	Outbuildings	$1,310,300	$1,362,300	$2,297,000	$2,378,600	$986,700	$1,016,300	$4,909,300	$5,925,600
105 TERMINAL RD	56	349		PROVPORT INC	9.32	923	Mun Com Bldg Mdl 96	Warehouse	$1,285,300	$2,006,500	$2,472,300	$3,242,800	$1,187,000	$1,236,300		$1,236,300
108 TERMINAL RD	56	350		PROVPORT INC	4.21	920	Mun Lnd Com	Vacant Land	$125,000	$326,400	$2,015,000	$2,253,300	$1,890,000	$1,926,900		$1,926,900
39 NEW YORK AVE	56	351		PROVPORT INC	4.32	923	Mun Com Bldg Mdl 96	Warehouse	$662,600	$5,218,900	$1,275,100	$6,181,000	$612,500	$962,100		$962,100
21 NEW YORK AVE	56	352		PROVPORT INC	11.00	920	Mun Lnd Com	Vacant Land	$178,900	$578,900	$5,270,200	$5,670,200	$5,091,300	$5,091,300		$5,091,300
37 FIELDS POINT RD	56	353		METALS RECYCLING LLC	18.42	340	Ind/Whs Mdl 96	Pre-Eng Warehs	$3,295,900	$3,651,500	$4,654,400	$5,030,900	$1,358,500	$1,379,400	-$15,000	$1,364,400
27 FIELDS POINT DR	56	354		GLEN FALLS LEHIGH CEMENT CO	6.30	300	Industrial Mdl 96	Pre-Eng Warehs	$1,044,400	$2,007,900	$1,746,800	$2,007,900	$702,400	$0	$109,200	$109,200
2 SEA VIEW DR	56	355		PROVPORT INC	6.98	920	Mun Lnd Com	Vacant Land	$143,100	$495,100	$3,345,100	$3,697,100	$3,202,000	$3,202,000		$3,202,000
25 FIELDS POINT DR	56	356		TEPPCO GP INC	9.85	340	Ind/Whs Mdl 96	Warehouse	$3,437,800	$4,312,500	$4,721,400	$5,034,100	$1,283,600	$721,600	$1,843,844	$2,565,444
1 HARBORSIDE BLVD	56	357		PROVPORT INC	1.76	920	Mun Lnd Com	Vacant Land	$286,800	$375,200	$842,800	$939,800	$556,000	$564,600		$564,600
18 HARBORSIDE BLVD	56	358		PROVPORT INC	7.06	923	Mun Com Bldg Mdl 96	Warehouse	$701,500	$5,035,500	$1,932,400	$6,266,400	$1,230,900	$1,230,900		$1,230,900
27 SEAVIEW DR	56	359		PROVPORT INC	0.93	920	Mun Lnd Com	Vacant Land	$68,700	$84,900	$445,700	$476,200	$377,000	$391,300		$391,300
5 HARBORSIDE BLVD	56	360		UNIVAR USA INC	14.86	300	Industrial Mdl 96	Pre-Eng Warehs	$2,515,700	$6,509,900	$3,797,800	$5,376,000	$1,282,100	-$1,133,900	-$605,300	-$1,739,200
1 HARBORSIDE BLVD	56	361		PROVPORT INC	2.52	920	Mun Lnd Com	Vacant Land	$324,600	$433,600	$1,207,400	$1,327,800	$882,800	$894,200		$894,200
5 HARBORSIDE BLVD R	56	362		THREE FLAGS HOLDINGS	0.73	298	Comm OBY	Vacant Land	$213,100	$244,100	$348,900	$418,700	$135,800	$174,600		$174,600
7 HARBORSIDE BLVD R	56	363		THREE FLAGS HOLDING COMPANY	0.60	298	Comm OBY	Vacant Land	$185,000	$211,000	$289,100	$347,600	$104,100	$136,600		$136,600
7 HARBORSIDE BLVD	56	364		PROVPORT INC	11.20	920	Mun Lnd Com	Vacant Land	$182,100	$798,800	$5,364,400	$5,881,000	$5,182,300	$5,082,200		$5,082,200
20 FIELDS POINT DR	56	366		NARRAGANSETT BAY WATER QUALITY MGT	2.17	981	Non-Profit Bldg	Office Bldg	$78,100	$78,100	$214,500	$432,300	$136,400	$354,200		$354,200
30 FIELDS POINT DR	56	367		PLI DEVELOPMENT LLC	11.66	340	Ind/Whs Mdl 96	Pre-Eng Warehs	$973,900	$2,201,000	$3,031,600	$4,158,700	$2,057,700	$1,957,700	-$74,500	$1,883,200
1116 EDDY ST	57	294		MOTIVA ENTERPRISES LLC	10.92	340	Ind/Whs Mdl 96	Warehouse	$1,476,000	$2,122,000	$5,234,000	$5,880,000	$3,758,000	$3,758,000	$1,461,445	$5,219,445
2 ALLENS AVE	101	1		NARRAGANSETT ELECTRIC CO	13.49	340	Ind/Whs Mdl 96	Warehouse	$2,366,900	$3,122,100	$5,430,800	$6,186,000	$3,063,900	$3,063,900	$450,000	$3,513,900
655 ALLENS AVE	101	493		MOTIVA ENTERPRISES LLC	39.28	298	Comm OBY	Vacant Land	$7,540,700	$8,800,900	$11,806,500	$13,066,700	$4,265,800	$4,265,800	$3,437,193	$7,702,993
									$70,309,200	$115,130,900	$137,508,800	$174,635,700	$67,199,600	$59,504,800	$59,954,800	$119,459,600