



**MIDDLETOWN**  
Rhode Island

**TAX ASSESSOR**

**TOWN OF MIDDLETOWN**

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To: The Middletown Community  
From: Tax Assessor George Durgin  
Subject: Revaluation 2026 Question & Answer Sheet  
Date: March 9, 2026

## **REVALUATION 2026 QUESTION & ANSWER SHEET**

Below are some Frequently Asked Questions (and answers) relating to the ongoing property revaluation in Middletown. This FAQ sheet will be periodically updated. If you have additional questions about the process, please call the Tax Assessor's office at 401-847-7300 or send an email to: [taxassessor@middletownri.gov](mailto:taxassessor@middletownri.gov)

**Q1: Who is handling the revaluation process?**

**A1:** Vision Government Solutions (VGSI) is performing the revaluation.

**Q2: What are the important dates of the revaluation process?**

**A2:** The effective date of value is December 31, 2026. Proposed property values will be mailed to property owners in February 2027. At that time taxpayers will have the opportunity to meet with representatives of Vision to address their concerns about the valuation.

**Q3: Why is the revaluation being done?**

**A3:** Taxes are used for the ordinary expenses and charges of the town. An ad valorem tax is the amount of property taxes levied based on the value of a property. Periodic revaluations determine an equitable distribution of taxes based on the estimated value of all properties in town. Revaluations are required by Rhode Island General Laws §44-5-11.6.

**Q4: How often is a revaluation performed?**

**A4:** Town-wide revaluations happen every three years. A full revaluation is carried out once every nine years. Statistical updates are performed in the third and sixth year after a full revaluation. The last full revaluation in Middletown was as of Dec. 31, 2017. The current process is a full revaluation will be as of Dec. 31, 2026 for the 2027 tax year.

**Q5: When will the revaluation be performed?**

**A5:** The physical process of data collection will be occurring throughout the 2026 calendar year.

**Q6: I recently received a mailer from the town about the revaluation. What does it mean for me?**

**A6:** The town recently sent a mailer to all property owners announcing that the revaluation process has begun. Property inspectors are now in the field. This is a full revaluation, which means the property inspectors will request to see the interior of the property. They are going door to door requesting measuring buildings and requesting access to the interior.

**Q7: When will the inspections take place?**

**A7:** Inspectors will be in the field **MONDAY THROUGH SATURDAY BETWEEN 9 AM AND 5 PM.**

**Q8: Must I allow the property inspector inside my property?**

**A8:** NO, it is not mandatory that you allow the inspector inside your property. Inspectors will not request access to the property without the express permission of someone age 18 or older.

**Q9: Who are the inspectors?**

**A9:** These are employees of Vision. They will carry a photo ID badge, a letter of introduction from the Tax Assessor and they and their cars have been registered with the Middletown Police Department. Lastly, photos of the inspectors will be posted on the webpage dedicated to the revaluation process at <https://mdl.town/Reval> online.

**Q10: Why should I allow the inspector inside my property?**

**A10:** An interior inspection ensures that your property's characteristics are accurately reflected in the town's records and that your property is assessed and taxed fairly.

**Q11: What will the inspector be looking for?**

**A11:** The inspection will be looking for an accurate room count; bedroom count; and bathroom count. They will also check to make sure that all features such as fireplaces, pools and sheds are reflected on the field card. They will also note the quality and condition of the building.

**Q12: How long will the inspection take?**

**A12:** A typical home inspection will last approximately 15 minutes.

**Q13: What if I am not home when the inspector arrives?**

**A13:** If you are not home, you will get another visit on the following Saturday. After that, appointments can be scheduled by contacting the Assessor's office at 401-847-7300.

**Q14: What happens if I don't allow the field inspector interior access?**

**A14:** The inspector will refer to the prior records associated with your property and make assumptions about the characteristics and the quality and condition of the property. Refusal to allow access will not affect your ability to appeal the assessment at a later date.

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