



Town of Bristol, RI

Tax Assessor / Collectors Office

10 Court Street, Bristol, RI 02809 (401)253-7000

DATE: November 25, 2025

TO: Steven Contente, Town Administrator

FROM: Kristopher Leadem, Tax Assessor/Collector

RE: TSA agreement with Pokanoket Management Group

This correspondence is in response to the request submitted by the Pokanoket Management Group, which seeks a discretionary abatement of real property taxes for the property identified as Parcel 135-0012-000, a parcel that includes a multi-family residence.

The subject property comprises two buildings. Municipal records indicate the main house spans approximately 4,500 square feet and is configured into four (4) residential units. The secondary structure is approximately 320 square feet and contains one (1) unit. The lease agreement provided for review stipulates that three of these units are currently leased at a discounted aggregate monthly rent of \$4,100.

This rental income is considered substantially below the prevailing market rate for the property type and location. A market-based assessment suggests the potential gross monthly income for this entire property would be approximately \$8,200, equating to a potential annual gross income of \$97,400.

The subject property is not being utilized at its highest and best use and is currently operating at below-market rental rates. Standard appraisal principles dictate that **market rent** (economic rent) must be used when estimating the market value of a property, as opposed to the actual (contract) rental income. Historically, this property was subject to taxation during its ownership by Brown University. It did not meet the criteria for the Payment in Lieu of Taxes (PILOT) agreement with the State of Rhode Island and was consequently assessed at full market value.

The property currently holds an assessed value of approximately \$1.3 million, with annual property taxes totaling \$13,809.

It is my professional opinion that this property should maintain its status as a taxable entity, consistent with its historical classification. As an income-producing property, it generates a revenue stream. While some units are occupied by caretakers, the property is not being fully utilized, and its income potential is evident.

Should the council determine that a tax discount is warranted based on the specific use of the property, I respectfully recommend that any approved reduction in the assessed value not exceed **fifty percent (50%)**.

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Steven Contente
STEVEN CONTENTE
Town Administrator