

OFFICE OF THE CITY ASSESSOR  
CITY HALL  
PROVIDENCE, RHODE ISLAND

CLAIMS AND PENDING MATTERS REFERRED TO THE COMMISSION FOR FIRST READING  
CITY CLERK  
NOV 06 2025

CERTIFICATE NO 75Y

DATE 8/27/2025

TO THE HONORABLE CITY COUNCIL OF THE CITY OF PROVIDENCE:

PURSUANT TO THE PROVISIONS OF SECTION 14 AND 15 OF TITLE 44, CHAPTER 7 OF THE GENERAL LAWS OF RHODE ISLAND, AS AMENDED, THE UNDERSIGNED CITY ASSESSOR OF THE CITY OF PROVIDENCE HEREBY REQUESTS YOUR HONORABLE BODY TO CANCEL THE FOLLOWING TAX ASSESSMENTS/TAX OR SUCH PART THEREOF AS MAY BE REQUESTED AS HEREIN SET FORTH.

ABATEMENT REPORT: APRIL 1, 2025 TO JUNE 30, 2025

YEAR	REAL ESTATE TAX ABATED
2019	\$ 4,188.66
2020	\$ 4,188.66
2021	\$ 4,188.66
2022	\$ 6,832.16
2023	\$ 14,258.99
2024	\$ 129,183.63
<b>TOTAL</b>	<b><u>\$ 162,840.76</u></b>

GRAND TOTAL..... \$ 162,840.76

PREPARED BY: Maryann Murphy  
Maryann Murphy, Administrative Aide

CHECKED BY: Dina Stone  
Dina Stone, Assistant Assessor

APPROVED BY: Janesse Muscatelli  
Janesse Muscatelli, Tax Assessor

IN CITY COUNCIL  
NOV 06 2025  
Jino L. Mastrosianni  
CLERK

REAL ESTATE ABATEMENT REPORT APRIL 1, 2025 TO JUNE 30, 2025

PLAT/LOT	YEAR	NAME	DATE	AMOUNT	TYPE	CODE	NOTES	MODIFIED BY	LOCATION
005-0438-0000	2024	Edwin N Andrade Jr	4/9/25	(\$1,740.26)	ab	OO	Applied OO rate w/ 6 mo proration	Mhmurphy	28 Duncan Ave
014-0536-0000	2023	Great LLC	6/4/25	(\$7,677.72)	ab	FA	First appeal reduction/mixed use 59% res - 41% comm	Dstone	193 Waterman St
015-0370-0301	2024	Sheldon R Simon	5/7/25	(\$600.00)	ab	E	Applied Elderly	Mhmurphy	77 South Angell Unit 301
017-0222-0000	2024	Louise A Gibson	5/19/25	(\$812.73)	ab	OO	Adjusted the OO for 2024. 12% penalty	Dstone	257 Williams St
019-0143-2105	2024	John D Prinscott	4/8/25	(\$600.00)	ab	E	Applied Elderly exemption	Mhmurphy	1 West Exchange Unit 2105
030-0684-0004	2024	Thomas Hazel	5/2/25	(\$1,197.80)	ab	OO	Applied OO rate w/ 12/% late filing penalty	Mhmurphy	37 Parkis Ave Unit 4
032-0441-0000	2024	372 Broadway LLC	4/15/25	(\$4,720.48)	ab	BTAR	BTAR - Mixed use for split rate 40% com & 60%res	Jmontague	372 Broadway St
033-0631-0000	2019	Blue Ridge Properties LP	4/3/25	(\$4,188.66)	ab	VC	Assessed w/ incorrect sq. footage	Dstone	411 Broadway St
033-0631-0000	2020	Blue Ridge Properties LP	4/3/25	(\$4,188.66)	ab	VC	Assessed w/incorrect sq. footage	Dstone	411 Broadway St
033-0631-0000	2021	Blue Ridge Properties LP	4/3/25	(\$4,188.66)	ab	VC	Assessed w/incorrect sq. footage	Dstone	411 Broadway St
033-0631-0000	2022	Blue Ridge Properties LP	4/3/25	(\$6,832.16)	ab	VC	Assessed w/incorrect sq. footage	Dstone	411 Broadway St
033-0631-0000	2023	Blue Ridge Properties LP	4/3/25	(\$6,581.27)	ab	VC	Assessed w/incorrect sq. footage	Dstone	411 Broadway St
033-0631-0000	2024	Blue Ridge Properties LP	4/3/25	(\$6,581.27)	ab	VC	Assessment w/incorrect sq. footage	Dstone	411 Broadway St
041-0022-0000	2024	Erin Kate Butner Trustee	4/21/25	(\$6,544.38)	ab	OO	Applied OO rate w/ 12% penalty	Mhmurphy	27 Rhode Island
042-0222-0000	2024	Yi Ram	4/24/25	(\$1,933.27)	ab	OO	Applied 6 mo proration	Mhmurphy	222 Waldo St
048-0034-0000	2024	NICOLE D ISOM	4/9/25	(\$977.36)	ab	OO	Applied OO rate w/ 4 mo proration	Mhmurphy	439 Cahill St
049-0468-0000	2024	VIDA PITTMAN	4/8/25	(\$600.00)	ab	E	Applied elderly exemption	Mhmurphy	82 Mawney St
051-0195-0000	2024	Richard Rozzi	4/7/25	(\$600.00)	ab	E	Applied Elderly Exemption	Mhmurphy	69 Alvin St
056-0069-0000	2024	PROVPORT INC	5/20/25	(\$74,565.59)	ab	EXEMPT	Terms of the lease started 2/1/2024-exempt for 11mths for TY 2024	Dstone	30 Shipyard St
059-0557-0000	2024	Marisela Rojas Frias De Pena	4/11/25	(\$2,616.51)	ab	OO	OO W/12 PENALTY	Dstone	143 Calla St
061-0837-0000	2024	JOSE E KUNHARDT	4/21/25	(\$670.44)	ab	OO	Applied OO rate w/ 4 mo proration	Mhmurphy	179 Roger Williams Ave
061-0997-0000	2024	Piedad Granados Carreno	5/2/25	(\$1,402.94)	ab	OO	Applied OO rate w/ 6 mo proration	Mhmurphy	182 Rounds Ave
063-0605-0000	2024	Manton Development Partners LLC	4/22/25	(\$2,106.10)	ab	VC	Assessment corrected	Dstone	265 Manton Ave
064-0037-0000	2024	MARIA O ARRIAZA	4/8/25	(\$600.00)	ab	E	Applied Elderly exemption	Mhmurphy	228 Academy Ave
064-0643-0000	2024	Guillermo Villafane	5/7/25	(\$600.00)	ab	E	Applied Elderly exemption	Mhmurphy	1144 Chalkstone Ave
064-0648-0000	2024	Celeste S Pichardo	4/22/25	(\$2,232.40)	ab	OO	Applied OO rate w/ 10 mo proration	Mhmurphy	29 Belmont Ave
066-0115-0000	2024	MARSHA GOMES	4/16/25	(\$600.00)	ab	E	Elderly applied	Dstone	3 Fern St
079-0244-0000	2024	Morena Gomes	4/25/25	(\$1,037.95)	ab	OO	Applied OO rate w/ 5 mo proration	Mhmurphy	703 Admiral St
081-0001-0000	2024	Nina C Coppelino	5/7/25	(\$600.00)	ab	E	Applied Elderly exemption	Mhmurphy	66 Elmhurst Ave
082-0309-0012	2024	Juan Rodriguez	4/15/25	(\$1,082.98)	ab	OO	Applied OO rate w/ 6 mo proration	Mhmurphy	70 Arbor Dr
083-0111-0000	2024	THOMAS F ODONNELL	4/8/25	(\$600.00)	ab	E	Applied Elderly Exemption	Mhmurphy	97 Nelson St
084-0079-0000	2024	Julia S Mejia	4/21/25	(\$600.00)	ab	E	Applied Elderly exemption	Mhmurphy	17 Rankin Ave
085-0273-0000	2024	Quilvio Medrano Leon	4/8/25	(\$1,201.35)	ab	OO	Applied OO rate w/ 5 mo proration	Mhmurphy	106 Erie St
086-0030-0000	2024	Judith M Kaye	4/29/25	(\$600.00)	ab	E	Applied Elderly Exemption	Mhmurphy	8 Upton Ave
095-0721-0000	2024	WILLIAM J BLANCHARD	5/13/25	(\$1,707.40)	ab	OO	Applied OO rate w/ 17% penalty	Mhmurphy	33 Woodside Ave
104-0055-0000	2024	Melisa M Jimenez	4/29/25	(\$1,843.57)	ab	OO	Applied OO rate w/ 12% penalty late filing	Mhmurphy	136 Sterling Ave
107-0368-0000	2024	Amilcar Calderon	5/12/25	(\$1,784.66)	ab	OO	Applied OO rate w/ penalty late filing	Mhmurphy	95 Whittier Ave
116-0141-0000	2024	VSEVOLD RYL	5/14/25	(\$2,162.28)	ab	OO	Applied OO & E w/ 12% penalty	Dstone	16 Bolton Ave
116-0582-0000	2024	Wanda M Miglus	5/7/25	(\$600.00)	ab	E	Applied Elderly exemption	Mhmurphy	96 Waller St
118-0061-0000	2024	DAVID R GIARDINO Trustee	5/7/25	(\$600.00)	ab	E	Applied Elderly exemption	Mhmurphy	37 Stonelaw Ave
120-0254-0000	2024	Rebecca Gaines	4/16/25	(\$600.00)	ab	E	ELDERLY APPLIED	Dstone	46 Radcliffe Ave
121-0014-0000	2024	Melanea Vallejo	4/28/25	(\$1,861.91)	ab	OO	OO APPLIED FOR ty 2024 W/ 12% PENALTY	Dstone	23 Homefield Ave
			<b>TOTAL</b>	<b>(\$162,840.76)</b>					

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Sum of AMOUNT	
YEAR	Total
2019	(4,188.66)
2020	(4,188.66)
2021	(4,188.66)
2022	(6,832.16)
2023	(14,258.99)
2024	(129,183.63)
<b>Grand Total</b>	<b>(162,840.76)</b>

Sum of AMOUNT	
MODIFIED BY	Total
Dstone	(125,563.52)
Jmontague	(4,720.48)
Mhmurphy	(32,556.76)
<b>Grand Total</b>	<b>(162,840.76)</b>

Sum of AMOUNT		
CODE	Total	
BTAR	(4,720.48)	BOARD OF TAX ASSEMENT REVIEW
E	(8,400.00)	ELDERLY
EXEMPT	(74,565.59)	EXEMPT
FA	(7,677.72)	FIRST APPEAL
OO	(32,810.19)	OWNER OCCUPIED
VC	(34,666.78)	VALUE CHANGE
<b>Grand Total</b>	<b>(162,840.76)</b>	