

RESOLUTION OF THE CITY COUNCIL

No. 790

Approved November 15, 1993

RESOLVED, That the City Collector is hereby authorized to cause the taxes to be abated on that property located along 205 Ocean Street, situated along Lot 880, Assessor's Plat 54, in the total amount of Eight Hundred Fifty-One Dollars, Ninety-One Cents (\$851.91) in accordance with the S.W.A.P. Application filed by Rafael Taveras.

IN CITY COUNCIL

READ AND PASSED

James J. Pennelli
PRES.

Michael R. Clement
CLERK

APPROVED

NOV 15 1993

Vincent A. Cianci
MAYOR

IN CITY COUNCIL
SEP 16 1993
FIRST READING
REFERRED TO COMMITTEE ON
FINANCE

Michael R. Clement CLERK

THE COMMITTEE ON
FINANCE

Approves Passage of
The Within Resolution

Claire E. Brock Stewart
Oct. 25, 1993 Chairman

Councilman Rollins (By request)

CAROLYN F. BRASSIL
CITY COLLECTOR



VINCENT A. CIANCI, JR.
MAYOR

FINANCE DEPARTMENT
CITY COLLECTOR

September 13, 1993

Mr. Michael Clement, City Clerk
City Clerk's Office
City Hall
Providence, Rhode Island 02903

Dear Mr. Clement:

I am requesting that a S.W.A.P. application filed by Rafael Taveras, 205 Ocean Street, Providence, Rhode Island, be approved for abatement of taxes on Assessor's Plat 54 Lot 880. The total abatement requested is \$851.91.

Sincerely,

A handwritten signature in cursive script that reads "Marc Castaldi".

Marc Castaldi
Administrative Assistant to Collector

MC/d1

APPLICATION FOR TAX ABATEMENT

Pursuant to Section 21-131 of the Providence Code of Ordinances of the City of Providence, the categories of property which qualify for abatement shall be abandoned buildings with back taxes owing that are required by qualifying homesteaders
Building address:

Assessor's Office Plat No. 54 Lot No. 880

Present Owner: Mr. Rafael Taveras

Owners for Previous Three Years:

Table with 3 columns: Year, Owner, Account No.
1991-2 SWAP, Inc. (Stop Wasting Abandoned Property) 19000870
1991 Old Stone Bank
1978-91 Wayne Miller

Date of Purchase by present owner: October 23, 1992

Is building vacant? yes X no (under construction)

If yes, has the building been vacant for over 90 days yes no

Is the building boarded? yes X no (under construction)

If no, is it scheduled to be boarded? yes X no

Have all building permits been applied for and complied with? X yes no

Is the building in compliance with the Providence Minimum Housing Standards? yes X no Will be when construction complete

Is there clear title to the property, but for municipal liens? X yes no

Will there be occupancy by owner for at least one year? X yes no

Other Comments:

Owner working with SWAP, Inc. to complete rehabilitation and occupy house.
House will be occupied and returned to city tax rolls by spring of 1993.

NOTE: No application will be considered unless accompanied by the following documentation:

- 1. Sworn Affidavit of occupancy by owner for at least one year
2. Certification of building inspector that building permits have been applied for and complied with.
3. Certification form the division of minimum housing that the property is in compliance with the Providence Minimum Housing Standards.
4. A certificate of clear title, but for municipal liens.

I hereby state that the within information provided on said application is true and accurate.

Rafael Taveras

STATE OF RHODE ISLAND
PROVIDENCE, SC.

Subscribed and sworn to before me on this 11th day of August, 1993. [Signature]

T I T L E R E P O R T

As Of: July 26, 1993 at 8:30 A.M.

Application Of: S.W.A.P., Inc.
(Stop Wasting Abandoned Property, Inc.)

Property Location: 205 Ocean Street, Providence, RI

Present Owners Of Record: Juana M. Tavares and Rafael Tavares as of
October 30, 1992 in Book 2650 Page 281.

Owners Previous Three Years: Old Stone Bank

Assessor's Plat: 54 Lot: 880

Real Estate Taxes: \$754.96 1992 Taxes (Name of S.W.A.P., INC.)
\$754.96 1993 Taxes (Name of Juana M. and Rafael Tavares)

Water Bill: N/A

Sewer Bill: N/A

Mortgages: Mortgage executed by Juana M. and Rafael Tavares recorded
on October 30, 1992 in Book 2650 Page 282.

Housing Violations: housing violations of record.

City Liens: Building inspectors notice of record

Easements, Encroachments, Etc.: NONE

Restrictions Of Record: NONE

Other Liens Or Defects Of Record: AGREEMENTS: Anti-speculation agreement in
favor of S.W.A.P., Inc. recorded on October 30, 1992 in Book
2650 Page 291.


ANDREW M. CAGEN, ESQUIRE
1165 Elmwood Ave.
Providence, R.I. 02907
(401) 781-1593

APPLICATION FOR TAX ABATEMENT

Pursuant to Section 21-131 of the Providence Code of Ordinances of the City of Providence, the categories of property which qualify for abatement shall be abandoned buildings with back taxes owing that are required by qualifying homesteaders
Building address:

Assessor's Office Plat No. 54 Lot No. 880

Present Owner: Mr. Rafael Taveras

Owners for Previous Three Years:

Year	Owner	Account No.
1991-2	SWAP, Inc. (Stop Wasting Abandoned Property)	19000870
1991	Old Stone Bank	
1978-91	Wayne Miller	

Date of Purchase by present owner: October 23, 1992

Is building vacant? _____yes no (under construction)

If yes, has the building been vacant for over 90 days _____yes _____no

Is the building boarded? _____yes no (under construction)

If no, is it scheduled to be boarded? _____yes no

Have all building permits been applied for and complied with?
yes _____no

Is the building in compliance with the Providence Minimum Housing Standards? _____yes no Will be when construction complete

Is there clear title to the property, but for municipal liens?
yes _____no

Andrew M. Cagen

Attorney at Law
1165 Elmwood Avenue
Providence, Rhode Island 02907
(401) 781-8500
Fax (401) 781-2760

August 2, 1993

To whom it may concern:

This letter is to confirm that a title rundown has been completed by this office for the property located at 205 Ocean Street in Providence. The title is subject only to those items reflected on the title report attached to this letter.

If you have any questions, please feel free to contact me.

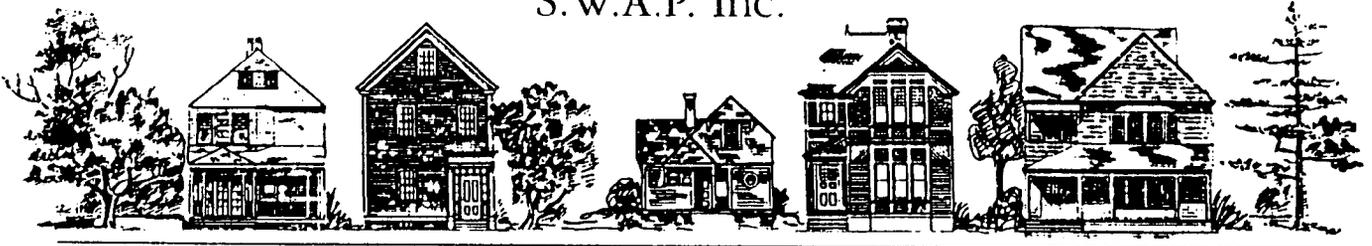
Sincerely,



Andrew M. Cagen

AMC/bn
Enclosure

S.W.A.P. Inc.



STOP WASTING ABANDONED PROPERTY

Re: 205 Ocean Street; Plat 54, Lot 880

August 5, 1993

To Whom It May Concern,

Please note that the above addressed property was vacant and abandoned and donated to SWAP by Old Stone Bank over two years ago and was sold to Mr. Rafael Taveras in October of 1992. Mr. Taveras has since completely renovated this property, with SWAP's assistance and is now occupying the home. It is SWAP's intention to assist Mr. Taveras in applying for a Tax Abatement for past taxes due.

Pursuant to Section 21-131 of the Providence Code of Ordinances of the City of Providence the categories of property which qualify for abatement shall be abandoned buildings with back taxes owing that are required by qualifying homesteaders.

Gary Charpentier
Director

A large, stylized handwritten signature in black ink, appearing to read "G Charpentier".

439 PINE STREET PROVIDENCE RHODE ISLAND 02907 (401) 272-0526

MEMBER: FUND FOR COMMUNITY PROGRESS
EQUAL HOUSING OPPORTUNITY

MERLIN A. DeCONTI, JR., P.E.

Director



VINCENT A. CIANCI, JR.

Mayor

Department of Inspection and Standards

"Building Pride In Providence"

Date: July 7, 11993

To: Juana M. & Rafael Taveras
205 Ocean Street
Providence, Rhode Island 02905

Property: 205 Ocean Street

Certificate of Compliance

Congratulations, your property listed above has been found to be in compliance with the Minimum Housing Standard of the City of Providence as of the date of this notice.

Sincerely,

A handwritten signature in black ink, appearing to read "April H. Wolf", written over a horizontal line.

April H. Wolf
Deputy Director of Building Safety

MERLIN A. DeCONTI, JR., P.E.

Director



VINCENT A. CIANCI, JR.

Mayor

Department of Inspection and Standards

"Building Pride In Providence"

July 20, 1993

To Whom it May Concern:

Re: 205 Ocean Street

The building located at 205 Ocean Street Assessor's Plat 54, Lot 880 has obtained necessary permits for renovations.

Certificate of Occupancy #3454 has been issued stating that the building is complete and has been approved by all departments.

If you have further questions regarding this matter, please feel free to call me.

Sincerely,

A handwritten signature in cursive script, appearing to read "John Pagliaro".

John Pagliaro, Chief
Structures & Zoning

I, RAFAEL TAVERAS do hereby depose and say that:

(1) I am the Owner of 205 OCEAN ST. in the City of Providence and that I purchased the property on 10/23/92, (2) The property was vacant and abandoned at the time of purchase and I am in the process of of rebuilding and rehabilitating the building for residency, for myself and my family, and that (3) I intend to occupy and utilize this property as my primary residence for more than one year.

x Rafael Taveras

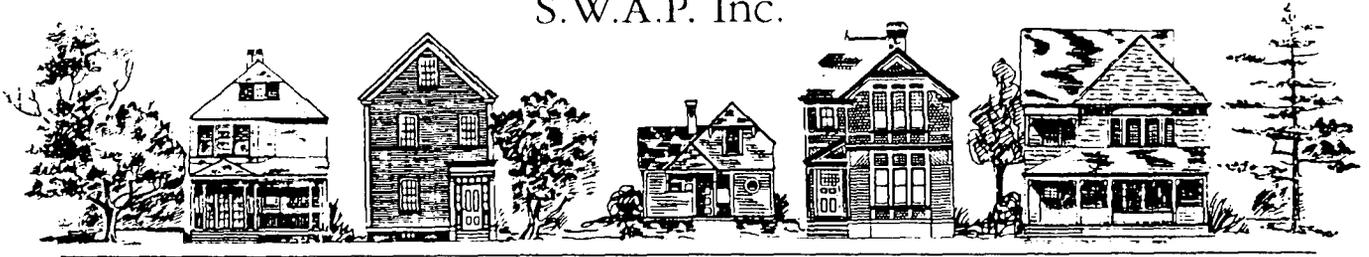
Signed and Sworn by me this 26th day of January Nineteen Hundred and 93

Notarized in Providence RI

Notary: Brena A. Caparco

Commision expires: 6/29/94

S.W.A.P. Inc.



STOP WASTING ABANDONED PROPERTY

Ms. Carolyn Brassil
City Collector
City Hall Room 205
Providence RI 02903

August 11, 1995

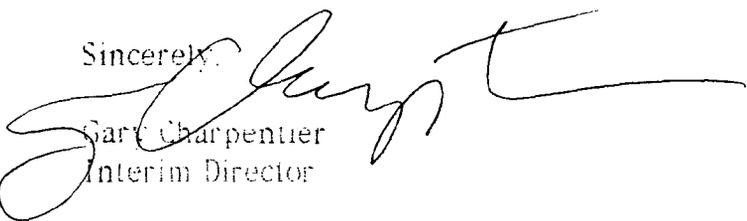
Dear Ms. Brassil,

Please find enclosed an application for tax abatement of 1992 property taxes for the property located at 205 Ocean Street, Providence (Plat 54, Lot 880). Included with this application is a Sworn Affidavit of occupancy by the owner, certification by Inspections and Standards that all permits have been issued and complied with, Certification from Inspections and Standards that the property is in compliance with minimum housing standards, certification of clear title and a recent tax bill showing past taxes and interest due in the amount of \$851.91.

This property was vacant and abandoned for over three years until SWAP sold it to Mr. Rafael Taveras, who with assistance from SWAP and a Citizens Bank RESTORE loan, as well as a lot of his own sweat equity, has completely renovated and rehabilitated this property and is now occupying it with his family.

Please let me know if and when this application is acted on so I can remove close the book on this property. Thanks for all your help and assistance.

Sincerely,


Gary Charpentier
Interim Director

cc. Councilwoman Balbina Young
Councilman John Rollins

439 PINE STREET PROVIDENCE RHODE ISLAND 02907 (401) 272-0526

MEMBER: FUND FOR COMMUNITY PROGRESS
EQUAL HOUSING OPPORTUNITY