

THE CITY OF PROVIDENCE
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

RESOLUTION OF THE CITY COUNCIL

No. 94

Approved February 10, 1984

RESOLVED, That the City Collector is hereby authorized to cause the taxes to be abated on that property under the SWAP Program, located along 40 Superior Street, situated on Lot 154, as set out and delineated on City Assessor's Plat 31, for the sum of One Thousand, Five Hundred Ninety-Four Dollars and Seventy-Two Cents (\$1,594.72), in accordance with the application filed by Danny Chapman.

IN CITY COUNCIL
FEB 2 1984
READ AND PASSED

[Signature]
[Signature]
CLERK

APPROVED
FEB 10 1984
[Signature]
MAYOR

IN CITY COUNCIL
JAN 19 1984

FIRST READING
REFERRED TO COMMITTEE ON FINANCE

Rose M. Mendonca CLERK

THE COMMITTEE ON
FINANCE

Approves Passage of
The Within Resolution

Rose M. Mendonca
Chairman

January 23, 1984

Councilman Dillon (By Request)

RONALD L. TARRO
CITY COLLECTOR
HERBERT BADER JR.
ASST. CITY COLLECTOR



VINCENT A. CIANCI, JR.
MAYOR

THE CITY COLLECTOR
CITY HALL, PROVIDENCE, RHODE ISLAND 02903

December 30, 1983

Mrs. Rose Mendonca
City Clerk
City Hall

Dear Mrs. Mendonca:

I am requesting that a S.W.A.P. application on Assessor's Plat 31 Lot 154, filed by Danny Chapman of 40 Superior Street, Providence, Rhode Island, be approved for abatement of taxes in the amount of \$1,594.72.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Ronald L. Tarro".

Ronald L. Tarro
City Collector

RLT/d1

FILED

JAN 4 10 55 AM '84

DEPT. OF CITY CLERK
PROVIDENCE, R.I.

(2)

ABANDONED BUILDING TAX ABATEMENTS: INITIAL APPLICATION FOR ABATEMENTACCOUNT # 07,58990 - ^{old owner's} number DATE OF APPLICATION 5/19/80PLAT / LOT 31/154ADDRESS OF BUILDING 40 Superior St.APPLICANT Danny ChapmanMAILING ADDRESS 40 Superior St ZIP CODE 02902CONDITION OF BUILDING AT AT PURCHASE: (attach description) vandalizedABATEMENT REQUEST: vacant, and uninhabitable - boarded up

YEAR	REAL ESTATE TAXES	INTEREST AND COSTS	OTHER LIENS (name)	TOTAL
1977	355.17	79.45 + 15.00		449.66
1978	388.20	55.82 + 15.00		459.02
1979	388.20	24.77		412.97
1980	161.75	plus interest		161.75 plus interest
personal property lien:	26.97	plus 3.23 = 30.20		30.20
water bill	1977 38.05 1978 43.07	plus additional unknown water charges (no meter)		

TOTAL ABATEMENT REQUESTED: Total: \$1594.72 plus interest and water bill

ABATEMENTS WILL BE CONSIDERED UNDER THIS ORDINANCE ONLY FOR BUILDINGS ABANDONED WHEN PURCHASED. "Abandoned Building" shall mean any structure which 1) has been completely vacant for over over 90 days. 2) has been boarded up, or has been scheduled to be boarded up by the Dept of Building Inspection or Division of Code Enforcement, as determined by Section 13-40 of the Housing Code, and Section 124.7 of the Building Code.

X Certification received that building was abandoned when purchased by applicant. (Building inspector or sponsoring neighborhood organization.)

I CERTIFY THAT THE ABOVE INFORMATION IS TRUE TO THE BEST OF MY KNOWLEDGE.

Danny Chapman
APPLICANT'S SIGNATURE

APPLICATION FOR ABATEMENT OF BACK TAXES ACCEPTED / REJECTED
Reason Rejected:

Ronald H. Jones
CITY COLLECTOR

ABATEMENT OF BACK TAXES MUST BE GRANTED BY THE CITY COUNCIL.

For abatement of back taxes, all necessary documentation must be received by the City Collector. Upon receipt, request for abatement will be presented to the City Council by the City Collector.

All property where an application for abatement is pending and deemed as bonifide by the City Collector shall not be offered for tax sale. Title on all property which has been sold at a prior tax sale and on which an application for abatement is pending shall not be assigned or transferred by the City Treasurer. No current tax payment shall be applied for satisfaction of back taxes due and owing.

SEE ATTACHED SHEET FOR LIST OF DOCUMENTATION TO BE COLLECTED FOR ABATEMENT.

(3)

ABANDONED BUILDING TAX ABATEMENTS: FINAL APPLICATION FOR ABATEMENT

Old owner's

ACCOUNT # 07-158-990 Number TODAY'S DATE

PLAT / LOT 31/154

ADDRESS OF BUILDING 40 Superior Street

APPLICANT Danny Chapman

TOTAL ABATEMENT REQUESTED \$1,594.72

CITY COLLECTOR: (at time of initial application) Ronald Jarro

DATE OF INITIAL APPLICATION FOR ABATEMENT: 5/19/80

ALL DOCUMENTATION MUST BE RECEIVED BY THE CITY COLLECTOR WITHIN THREE (3) YEARS OF DATE ON INITIAL APPLICATION FOR ABATEMENT.

DOCUMENTATION: (attach to back)

- 1..Sworn affidavit of occupancy by owner for at least one year. ✓
2. Certification of the Building Inspector that permits have been applied for and complied with. ✓
3. Certification from 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 CERTIFY THAT THE ABOVE INFORMATION IS TRUE TO THE BEST OF MY KNOWLEDGE.

Danny Chapman
APPLICANT'S SIGNATURE

I HAVE RECEIVED ALL NECESSARY DOCUMENTATION FOR ABATEMENT OF BACK TAXES ON REHABILITATED PROPERTY, AND RECOMMEND TO THE CITY COUNCIL THAT THE REQUESTED ABATEMENT OF BACK TAXES FOR THIS PROPERTY BE APPROVED.

Nov 29, 1983
DATE

Ronald Jarro
CITY COLLECTOR

Presented at Council meeting: (date) _____
Sponsoring Councilman _____

Abatement of Back Taxes Granted _____ Rejected _____
Reason Rejected: _____

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



VINCENT A. CIANCI, JR.
MAYOR

DEPARTMENT OF INSPECTION AND STANDARDS

November 7, 1983

Mrs Danny Chapman
40 Superior Street
Providence, Rhode Island 02907

Dear Mrs Chapman:

An inspection was made of the premises located at 40 Superior Street, Providence, Rhode Island, on November 1, 1983, by Emilio Mattos, of the Division of Code Enforcement.

At the time of this inspection it was found that the interior and exterior of the above mentioned property were free of housing code violations.

Very truly yours,


Barbara Krank, Chief
Code Enforcement Division

BK:jrc

28

MUNICIPALITY

CERTIFICATE OF USE AND OCCUPANCY

No. 845

THIS IS TO CERTIFY that the 2 1/2 story wood frame
4B construction two family dwelling

R-3 Use Group

erected on Plat No.: 31 Lot No.: 151

Addition: _____

Street and No.: 40 Superior Street

Owner: Denny Chapman Use Zone: R-3

Architect or Engineer: _____

Contractor: owner

Building Permit No.: 1010 Plan No.: 5/9/80

has been inspected and the following occupancy thereof is
hereby authorized:

Occupancies: Max. Allowable floor
live loads per sq. ft.

Occupancy
Load

Basement: Storage

1st Floor: One Family

2nd Floor: One Family

3rd Floor: _____

4th Floor: _____

5th Floor: _____

6th Floor: _____

7th Floor: _____

8th Floor: _____

9th Floor: _____

10th Floor: _____

Roof: _____

This Certificate must be posted where required by the State Building
Code, and permanently maintained in a conspicuous place at or
close to the entrance of the building or structure referred to above.

October 12, 1983

Building Official

Expiration Date none

BANK COPY

STATE OF RHODE ISLAND
CITY OF PROVIDENCE

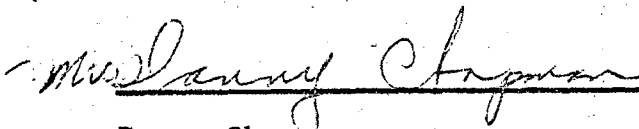
SWORN DECLARATION TO THE FACTS

TO THE CITY COLLECTOR:

RE: Tax Abatement for 40 Superior
Street, Providence, R.I. 02907.

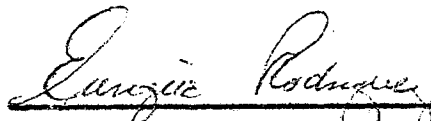
This hereby is to state that I, DANNY CHAPMAN, have occupied
40 Superior Street since September 12, 1980, as my principal place
of residence.

This I do declare under oath at Providence, Rhode Island,
this 6th. day of December, 1982.



Danny Chapman

This hereby is to CERTIFY that the present instrument have
been SUBSCRIBED and sworn to before me by Danny Chapman, to me
known and known by me as a resident of this city of Providence, and
State of Rhode Island, this 6th. day of December, 1982.



Notary Public

ENRIQUE RODRIGUEZ - NOTARY PUBLIC
STATE OF RHODE ISLAND AND
PROVIDENCE PLANTATIONS
MY COMMISSION EXPIRES ON JUNE 30, 1983



S.W.A.P.

(STOP WASTING ABANDONED PROPERTY)

This letter certifies that 40 Superior St
ADDRESS OF ABANDONED HOUSE

is an abandoned house and fits MOCD's criteria for declaring a house abandoned.

1. The structure has been completely vacant for over 90 days.
2. The structure is boarded up, or scheduled to be boarded up by the Building Inspector's office or the Code Enforcement office as determined by section 13-40 of the Housing Code and Section 124.7 of the City's Housing code.

Danny Chapman professes to hold a legal
NAME OF APPLICANT

sales agreement or warrenty deed for this property.

Francis R. Grier
SWAP STAFF

5/7/80
DATE

434 Pine St., Providence, R.I. 02907

(401) 274-0092 OR 274-0365

MORTGAGEE'S DEED

WHEREAS, Pilot Realty Company, of the City and County of Providence and State of Rhode Island, (hereinafter called the mortgagors), did on the 4th day of April, 1977 make and execute a deed of mortgage of real estate situated in the City and County of Providence and State of Rhode Island, to Antonietta DiNapoli of Johnston, Rhode Island, (hereinafter called the mortgagee), to secure the payment of a certain promissory note, as will more fully appear by reference to said deed, which is recorded in the land records of said City of Providence for recording mortgages of real estate in Book ¹¹⁶³, at page 203, et seq.; and

WHEREAS, said mortgage, with all rights and powers thereto, was transferred and assigned to Stop Wasting Abandoned Property, Inc., a Rhode Island Corporation, on April 3, 1980, and whereas Stop Wasting Abandoned Property, Inc., transferred and assigned to Danny Chapman of 45 Sherman Street, Pawtucket, Rhode Island, said mortgage with all rights and powers thereto on May 6, 1980,

WHEREAS, said mortgagor, by said deed of mortgage, fully authorized and empowered the said mortgagee, its successors and assigns, to sell and convey the property described in and conveyed by said deed of mortgage, under the conditions and in the manner specified in the same; and

WHEREAS, the aforesaid deed of mortgage was made and given on the condition that if the promissory note mentioned and described therein, and the interest thereon, and the debts and claims thereby secured, should be paid according to the tenor thereof, then said deed to be void, otherwise to remain in full force and effect; and

WHEREAS, default was made in the condition of said deed, in

this: The interest on said promissory note and the said promissory note became due and payable and remained unpaid for more than one (1) month from the maturity thereof and before the giving of the notice of sale by advertisement hereinafter mentioned; and

WHEREAS, the said mortgagee did, after the said default had continued more than one (1) month, advertise the premises described in said deed, for sale at public auction, in the Providence Journal, one of the public newspapers published in the City of Providence, at least once each week for four successive weeks before the day of sale named therein, as set forth in the affidavit and notice of sale hereto attached and made a part hereof; and

WHEREAS, at a public auction held at 40 Superior Street, Providence, Rhode Island, 02903, on the 7th day of May, A.D. 1980, at 2:00 p.m., in pursuance of and in accordance with said advertisement and notice of sale, said default still continuing, the premises were purchased by Danny Chapman, of Pawtucket, Rhode Island, being the highest bidder therefor, for the sum of FIVE HUNDRED (\$500) DOLLARS.

NOW, THEREFORE--KNOW ALL MEN BY THESE PRESENTS

That the said I, Danny Chapman, in the exercise of the powers mentioned in said deed of mortgage, and for and in consideration of the said sum of FIVE HUNDRED (\$500) DOLLARS to it paid by the said Danny Chapman the receipt whereof is hereby acknowledged, has give, granted, bargained, sold and conveyed, and by these presents does give, grant, bargain, sell convey and confirm unto the said Danny Chapman, of 45 Sherman Street, Pawtucket, Rhode Island, her successors and assigns, forever:

That certain lot of land with the buildings and improvements thereon, situated in the City of Providence, County of Providence, State of Rhode Island, on Superior Street, one hundred twenty-five (125) feet, more or less, westerly from the corner of Diamond Street and is laid out and designated as Lot No. 38 (thirty-eight) on that plat

entitled, "Plat of cottage and villa lots belonging to Hiram Kennedy and G. W. Crocker Surveyed & Platted July 1852 by Schubarth & Haines", which plat is recorded in the Office of the Recorder of Deeds in said City of Providence in Plat Book 2 at page 26 and (copy) on Plat Card 68. Said lot bounds northwesterly on said Superior Street forty (40) feet and holding that width extends back southwesterly a distance of eighty (80) feet from the southwesterly line of said Superior Street.

TO HAVE AND TO HOLD the same, with all the rights, privileges and appurtenances thereunto belonging unto him, the said DANNY CHAPMAN, her successors and assigns, to her and her use, benefit and behoof forever.

IN WITNESS WHEREOF, I, DANNY CHAPMAN, have caused these presents to be executed by its authorized officer, this 8th day of MAY, A.D., 1980.

Witness:

Andrew M. Cagen

Danny Chapman
DANNY CHAPMAN

STATE OF RHODE ISLAND
PROVIDENCE, SC.

In Providence, in said County, this 8th day of MAY, A.D. 1980, personally appeared before me the above-named DANNY CHAPMAN, to me personally known, and known by me to be the party executing the foregoing instrument and acknowledged said instrument by him signed to be his free act and deed.

Andrew M. Cagen

ANDREW M. CAGEN
NOTARY PUBLIC

AFFIDAVIT

I, Danny Chapman, on oath, depose and say I am the person who caused the sale mentioned in the preceding deed to be made and attached hereto is a copy of the notice of sale that was advertised and in pursuance of which said sale was made. The mortgagor, being a corporation, is not subject to the provisions of the Soldiers' and Sailors' Civil Relief Act of 1940, and of any amendments thereof.

Said notice was published in the Providence Journal, a public newspaper published in the City of Providence, four (4) times to wit: April 15th, 22, 29, 1980 and May 6, 1980. Following is a copy of said advertisement:

MORTGAGEE'S SALE
40 Superior Street
Providence, Rhode Island
Will be sold at public auction on
May 7, 1980 at 2 p.m. local time on
the premises by virtue of the power
of sale contained in a mortgage
made by Pilot Realty, Inc., dated
April 4, 1977, and recorded in the
Records of Land Evidence of the
City of Providence, State of Rhode
Island, in Mortgage Book 1163, at
page 707, the conditions of said
mortgage having been broken:
That certain lot of land with the
buildings and improvements thereon,
situated in the City of Providence,
County of Providence, State of Rhode
Island, on Superior
Street, one hundred twenty-five
(125) feet, more or less, westerly
from the corner of Diamond Street
and is laid out and designated as
Lot No. 33 (thirty-eight) on that
plat entitled, "Plat of cottage and
villa lots belonging to Hiram Kennedy
and G.W. Crocker Surveyed & Platted
July 1852 by Schurath & Haines", which
plat is recorded in the Office of the
Recorder of Deeds in said City of Providence
in Plat Book 2 at page 26 and (copy)
on Plat Card 68. Said lot bounds
northwesterly on said Superior
Street forty (40) feet and holding
that width extends back south-
westerly a distance of eighty (80)
feet from the southwesterly line of
said Superior Street.
The above premises will be sold
subject to all taxes, assessments
and other encumbrances which
may constitute a prior lien thereon,
and will be conveyed subject to
any restrictions of record and
rights of redemption for unpaid
federal taxes, if any, as shall, not-
withstanding this provision, con-
stitute valid liens or encumbrances
thereon after said sale.
Terms of sale, deposit of five
hundred Dollars (\$500) in cash,
certified or bank check at time and
place of sale. Other terms and con-
ditions will be announced at the
sale.
By order of the holder of the
mortgage, who hereby gives no-
tice of intention to bid at said sale
or any postponement or adjourn-
ment thereof:
Andrew M. Cagen
Attorney for holder
of the mortgage
1165 Elmwood Avenue
Providence, Rhode Island 02907

ANDREW M. CAGEN
ATTORNEY AT LAW
1165 ELMWOOD AVENUE
PROVIDENCE, R. I. 02907

Said sale was made at public auction at the time and place designated in said notice, and the premises were sold by duly qualified auctioneer, *namely* DAVID LUCAS.

STATE OF RHODE ISLAND

PROVIDENCE, Sc.

Danny Chapman
DANNY CHAPMAN

In Providence, in said County, this 8th day of *MAY*, A.D. 80
1980, personally appeared before me the above-named Danny Chapman
and made oath that the above statement by him subscribed is true.

Andrew M. Cagen
ANDREW M. CAGEN
NOTARY PUBLIC