

THE CITY OF PROVIDENCE  
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

# RESOLUTION OF THE CITY COUNCIL

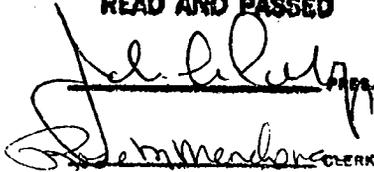
No. 343

Effective: ~~Approved~~ May 2, 1983

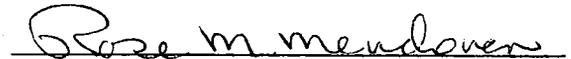
RESOLVED, That the City Collector is hereby authorized to cause the taxes to be abated on that property under the SWAP Program, located along 36 Stanwood Street, situated on Lot 246, as set out and delineated on City Assessor's Plat 49, for the sum of One Thousand, Six Hundred Thirty-Two Dollars, and Fifty-Eight Cents (\$1,632.58), in accordance with the application filed by Miguel A. Payano.

IN CITY COUNCIL

APR 21 1983  
READ AND PASSED

  
CLERK

Effective without the Mayor's signature May 2, 1983.



IN CITY COUNCIL  
MAR 31 1983  
FIRST READING  
REFERRED TO COMMITTEE ON FINANCE

*Jose M. Mendonca* CLERK

THE COMMITTEE ON  
FINANCE

Approves Passage of  
The Viable Resolution

*Jose M. Mendonca*  
Clerk ~~Chairman~~

April 4, 1983

*Councilman O'Connor (By Request)*

(3)

ABANDONED BUILDING TAX ABATEMENTS: FINAL APPLICATION FOR ABATEMENT

ACCOUNT # 15-056-483 TODAY'S DATE 2/10/83

PLAT / LOT 49/246

ADDRESS OF BUILDING 36 Stanwood ST, Prov, RI

APPLICANT Miguel A. Payano

TOTAL ABATEMENT REQUESTED \$1,632.58

CITY COLLECTOR: (at time of initial application) Ronald Tarru <sup>(45413)</sup>  
<sub>Tant Signatur</sub>

DATE OF INITIAL APPLICATION FOR ABATEMENT: 11/21/80

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. Certificationn from the Division of Minimum Housing that the property is in compliance with the Providence Mimimum 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.

Miguel A. Payano  
APPLICANT'S SIGNITURE

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

March 3, 1983  
DATE

Ronald Tarru  
CITY COLLECTOR

Presented at Council meeting:(date) \_\_\_\_\_  
Sponsoring Councilman \_\_\_\_\_

Abatement of Back Taxes Granted \_\_\_\_\_ Rejected \_\_\_\_\_  
Reason Rejected: \_\_\_\_\_

ABANDONED BUILDING TAX ABATEMENTS; INITIAL APPLICATION FOR ABATEMENT

ACCOUNT # 15-056-483 DATE OF APPLICATION 11/21/80

PLAT / LOT 49/246

ADDRESS OF BUILDING 36 Stanwood St, Prov, R.I.

APPLICANT Miguel A. Fayano

MAILING ADDRESS 36 Stanwood St, Prov, ZIP CODE 02907

CONDITION OF BUILDING AT AT PURCHASE: (attach description) Completely Stripped

ABATEMENT REQUEST:

*It was needed new heating system, new Bathrooms, new windows, porch to be repair, etc.*

YEAR	REAL ESTATE TAXES	INTEREST AND COSTS	OTHER LIENS (name)	TOTAL
1979	\$ 453.71	\$ 42.90		\$496.61
1980	\$ 433.71	8.21		441.92
<i>Personal Taxes</i> 78-79	\$ 180.71	32.33 + 15.4		228.04
1980	87.47	1.65		89.12

1980 CITY Board up Lien CLN-2-105-9 \$320.00

TOTAL ABATEMENT REQUESTED:

1980 Water Bill #15 4063 \$ 76.89

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.

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

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

*Miguel A. Fayano*  
APPLICANT'S SIGNATURE

APPLICATION FOR ABATEMENT OF BACK TAXES ACCEPTED            REJECTED           

Reason Rejected:

*John A. C. J. Rankin*  
CITY COLLECTOR *Assistant*

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 abatemnt will be presented to the City Council by the City Collector.

All property where an application for abtement 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 transfered 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.

Total... \$1,632.58

ABANDONED BUILDING TAX ABATEMENTS: INITIAL APPLICATION FOR ABATEMENT

ACCOUNT # 15-056-483 DATE OF APPLICATION 11/21/80

PLAT / LOT 49/246

ADDRESS OF BUILDING 36 Stanwood St, Prov, R.I.

APPLICANT Miguel A Payano

MAILING ADDRESS 36 Stanwood St, Prov ZIP CODE 02907

CONDITION OF BUILDING AT AT PURCHASE: (attach description) Completely Stripped

ABATEMENT REQUEST: (It was needed a new heating, sis-tem, new bathrooms, new windows, porch to be repair, etc. -)

YEAR REAL ESTATE TAXES INTEREST AND COSTS OTHER LIENS (name) TOTAL

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1980	87.47	1.65		89.12

1980 City Board up Fee CL 7-2-105-9 \$320.00

TOTAL ABATEMENT REQUESTED: 1980 Water Bill # 154063 \$76.89

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

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

Miguel A Payano  
APPLICANT'S SIGNITURE

APPLICATION FOR ABATEMENT OF BACK TAXES ACCEPTED \_\_\_\_\_ REJECTED \_\_\_\_\_  
Reason Rejected:

John P. V. ...  
CITY COLLECTOR

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

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

Total ... \$1,632.58



CITY OF PROVIDENCE . MAYOR VINCENT A. CIANCI, JR.

Merlin A. DeConti, Jr.  
Director

Department of  
Building Inspection

112 Union Street, Providence, R. I. 02903  
421 - 7740 , Ext. 348

Anthony M. Santagata  
Chief Plumbing, Drainage  
and Gas Piping Inspector

Joseph F. Kane  
Chief Mechanical Inspector

Barbara Krank  
Chief, Code Enforcement

February 3, 1983

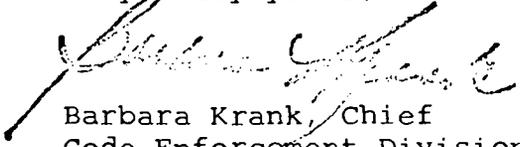
Messrs. Miguel & Hector Payano  
36 Stanwood Street  
Providence, Rhode Island 02907

Dear Messrs. Payano:

An inspection was made at the premises located at 36 Stanwood Street, Providence, Rhode Island, on January 28, 1983, by Emilio Matos 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,

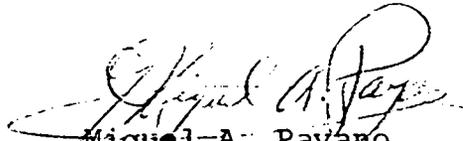
  
Barbara Krank, Chief  
Code Enforcement Division

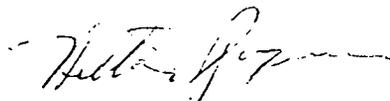
BK:jrc

Feb.10th., 1983.  
Re: Tax Abatement for:  
36 Stanwood St.

To the City Collector:

We, Miguel and Hector Payano, have occupied 36 Stanwood St., since Feb., ,1981, as our principal place of residence.

  
Miguel A. Payano

  
Hector Payano

  
Signature of Notary Public

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MUNICIPALITY

# CERTIFICATE OF USE AND OCCUPANCY

No. 810

THIS IS TO CERTIFY that the TWO STORY WOOD FRAME  
4B one family dwelling  
R-3 Use Group

erected on Plat No.: 49 Lot No.: 12

Addition: \_\_\_\_\_

Street and No.: 36 Starwood Street

Owner: Miguel Payano Use Zone: R-3

Architect or Engineer: \_\_\_\_\_

Contractor: owner

Building Permit No.: 539 Plan No.: 10/30/10

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

Occupancies: Max. Allowable floor live loads per sq. ft.	Occupancy Load
Basement: <u>household storage</u>	
1st Floor: <u>One Family Dwelling</u>	
2nd Floor: <u>Sleeping rooms</u>	
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.

Miguel Payano 1910  
Miguel Payano  
Building Official  
Expiration Date none

prescribed by applicable law. Lender or Lender's designee may purchase the Property at any sale. The proceeds of the sale shall be applied in the following order: (a) to all reasonable costs and expenses of sale, including, but not limited to, reasonable attorney's fees and costs of title evidence; (b) to all sums secured by this Mortgage; and (c) the excess, if any, to the person or persons legally entitled thereto.

19. **Borrower's Right to Reinstale.** Notwithstanding Lender's acceleration of the sums secured by this Mortgage, Borrower shall have the right to have any proceedings begun by Lender to enforce this Mortgage discontinued at any time prior to the earlier to occur of (i) the fifth day before sale of the Property pursuant to the power of sale contained in this Mortgage or (ii) entry of a judgment enforcing this Mortgage if: (a) Borrower pays Lender all sums which would be then due under this Mortgage, the Note and notes securing Future Advances, if any had no acceleration occurred; (b) Borrower cures all breaches of any other covenants or agreements of Borrower contained in this Mortgage; (c) Borrower pays all reasonable expenses incurred by Lender in enforcing the covenants and agreements of Borrower contained in this Mortgage and in enforcing Lender's remedies as provided in paragraph 18 hereof, including, but not limited to, reasonable attorney's fees; and (d) Borrower takes such action as Lender may reasonably require to assure that the lien of this Mortgage, Lender's interest in the Property and Borrower's obligation to pay the sums secured by this Mortgage shall continue unimpaired. Upon such payment and cure by Borrower, this Mortgage and the obligations secured hereby shall remain in full force and effect as if no acceleration had occurred.

20. **Assignment of Rents; Appointment of Receiver.** As additional security hereunder, Borrower hereby assigns to Lender the rents of the Property, provided that Borrower shall, prior to acceleration under paragraph 18 hereof or abandonment of the Property, have the right to collect and retain such rents as they become due and payable.

Upon acceleration under paragraph 18 hereof or abandonment of the Property, Lender shall be entitled to have a receiver appointed by a court to enter upon, take possession of and manage the Property and to collect the rents of the Property including those past due. All rents collected by the receiver shall be applied first to payment of the costs of management of the Property and collection of rents, including, but not limited to, receiver's fees, premiums on receiver's bonds and reasonable attorney's fees, and then to the sums secured by this Mortgage. The receiver shall be liable to account only for those rents actually received.

21. **Future Advances.** Upon request of Borrower, Lender, at Lender's option prior to release of this Mortgage, may make Future Advances to Borrower. Such Future Advances, with interest thereon, shall be secured by this Mortgage when evidenced by promissory notes stating that said notes are secured hereby. At no time shall the principal amount of the indebtedness secured by this Mortgage, not including sums advanced in accordance herewith to protect the security of this Mortgage, exceed the original amount of the Note plus US\$3,000.

22. **Release.** Upon payment of all sums secured by this Mortgage, this Mortgage shall become null and void, and Lender shall discharge this Mortgage without charge to Borrower. Borrower shall pay all costs of recordation, if any.

IN WITNESS WHEREOF, Borrower has executed this Mortgage.

.....  
 MICHEL PAYANO ..... —Borrower

.....  
 HECTOR PAYANO ..... —Borrower

STATE OF RHODE ISLAND, ..... Providence, ..... County ss:

On this ..... 23rd ..... day of ..... October, 1980, in ..... Providence .....  
 in said County, before me personally appeared .....  
 ..... each and all to me known and known to me to be  
 the person(s) executing the foregoing instrument and acknowledged said execution to be ..... free act  
 and deed.

.....

<b>MORTGAGE DEED</b>	
Michel Payano	Industrial National Bank
Hector Payano	OF RHODE ISLAND
- TO -	
Dated .....	RECEIVED FOR RECORD
Amount, \$ .....	at o'clock P.M. and Recorded
Insurance, \$ .....	in Book No. ....
Location .....	Page ..... of the Records of Deeds.
	in the
	Witness
	Fee

**DISCHARGE OF MORTGAGE**

.....  
 having received full payment and satisfaction  
 of the within mortgage, recorded in the [land  
 records] (Real Estate Mortgage) Records in  
 of  
 Mortgage Book ..... at Page  
 es hereby cancel and discharge the same,  
 d covenants to and with the person making  
 id payment; that it is the present owner of  
 id mortgage.

**TESTIMONY WHEREOF**, said  
 has caused these  
 ents to be signed and its corporate seal to  
 hereunto affixed by its proper officer(s) or  
 representative(s) thereunto duly authorized, this  
 day of  
 A.D.

ADMINISTRATOR'S DEED

I, Ronald F. Ogle, of Johnston, Rhode Island, administrator of the estate of George E. Older, having been empowered by the Probate Court of the town of North Providence to sell real estate owned by said estate, and having posted bond and fulfilled all requirements set forth by said court, do hereby sell, deed and convey to Miguel Payano and Hector Payano of 118 Daboll Street, Providence, Rhode Island as tenants in common.

That certain lot or parcel of land, with all buildings and improvements thereon, situated on the southerly side of Stanwood Street in the City of Providence, County of Providence and State of Rhode Island, laid out and delineated as Lot No. twenty-three (23) on that plat entitled, "PLOT OF HOUSE LOTS ON HOYLE FARM IN CRANSTON BELONGING TO THE HEIRS OF THE LATE GOV. JAMES FENNER (DEC'D) SURVEYED & PLOTTED FEBY 28th 1849 BY ATWATER SCHUBARTH & HAINES", which plat is in the office of the Recorder of Deeds in said City of Providence, in Plat Book 9 at page 8 and (copy) on Plat Card 236.

Witness my hand this 23rd day of October, 1980

Ronald F. Ogle, Administrator

Ronald F. Ogle

ADMINISTRATOR

STATE OF RHODE ISLAND  
County of Providence

In Providence on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_ before me personally appeared Ronald F. Ogle acting in his capacity as administrator of the Estate of George E. Older to me known and known by me to be the party executing the foregoing instrument and he acknowledged said instrument, by him executed, to be his free act and deed and the free act and deed of said Estate.

Andrew M. Cagen

Andrew M. Cagen  
Notary Public

JEROME I. BARON, C.P.A.  
FINANCE DIRECTOR



VINCENT A. CIANCI, JR.  
MAYOR

## FINANCE DEPARTMENT

April 4, 1983

Mrs. Carolyn Brassil, Chairperson  
City Council Finance Committee  
City Hall - City Clerk's Office  
Providence, Rhode Island

Dear Mrs. Brassil:

I am writing this letter in regard to the Resolution authorizing the City Collector to cause the taxes to be abated on that property under the SWAP Program located along 36 Stanwood Street, Lot 246, Plat 49 for the sum of One thousand six hundred and thirty two dollars and fifty eight cents (\$1,632.58).

This will reduce the revenue amount to be received by the City of Providence by one thousand six hundred thirty two dollars and fifty eight cents.

Very truly yours,

Frank Romanelli  
Budget Analyst

FR:tb

cc: Rose Mendonca, City Clerk