

RESOLUTION OF THE CITY COUNCIL

No. 112

Approved March 24, 2010

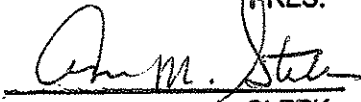
RESOLVED, That the Tax Assessor is requested to apply the Homestead Exemption to the property located on Assessor's Plat 10, Lot 703 (2 Thomas Street, Unit 600), for the years 2006 and 2007, in the amount of Four Thousand Six Hundred Fifty-Seven Dollars and Eighty-One Cents (\$4,657.81).

IN CITY COUNCIL

MAR 18 2010
READ AND PASSED

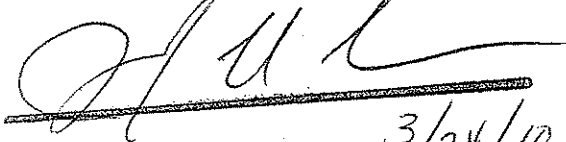


PRES.



CLERK

APPROVED



MAYOR

3/24/10

Michael A Poch
Plat 10 Lot 703

Homestead

Year	Assessment	Non-Owner	Taxes	Owner Occupied	Taxes	Abatement
2007	1,199,600.00	395,868.00	\$ 18,357.24	59,980.00	\$ 1,369.94	\$ 16,987.30

City of Providence
Tax Map # 010-0703-0600
Parcel Id 60173
2 Thomas St 600, Providence
Michael A Poch Since Feb 2005
2 Thomas St Unit 600
Providence, RI 02903

Class	23 Residential Condo	Roll Section	1 Taxable
Book No	3909/165 3909/165	Property Type	1 Residential
Nbhd	0 0	District No.	0
Living Units	0	Tax Code	R01 R01
FY	2009		

Parcel Info.

Subdivision	Effective Year	Inactive Year	Legal
/	2003	9999	

Property Area

Nbhd 0 0

Legal Description

Front Size	Class	23 Residential Condo
Size 1	Primary Land	
Size 2	Property Type	1 Residential
Size Total		

Owner (Current)

Michael A Poch
 2 Thomas St Unit 600
 Providence, RI 02903

Owner (Previous)

Two Thomas Street LLC
 1570 Westminster St
 Providence, RI 02909-1805

Two Thomas Street LLC
 1570 Westminster St
 Providence, RI 02909-1805

RICHARD G TAYLOR
 2 THOMAS ST UNIT 600
 PROVIDENCE, RI 02903-1334

Deborah A Taylor
 2 Thomas St Unit 600
 Providence, RI 02903-1334

Sales Information

Date	Book/Page	Instrument	Doc.No.	Adj. Reason	Sale Price	Subj. Price
2/28/2005	7120/131	WARRANTY DEED	Sole Owner	U I	\$1,150,000	\$1,150,000
2/21/2002	5037/268	WARRANTY DEED	Ten Ent	U I	\$865,000	\$865,000

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Book No	3909/165 3909/165	Property Type	1 Residential
Nbhd	0 0	District No.	0
Living Units	0	Tax Code	R01 R01
FY	2009		

RE Assessment

CURRENT YEAR INFO 2009

Land Value	Improvements	Total Value	Tax Rate	True Taxes	Total Taxes
\$0	\$1,199,600	\$1,199,600		\$29,042.32	\$19,458.36

PRIOR YEAR INFO 2008

Land Value	Improvements	Total Value		Total Taxes
\$0	\$1,199,600	\$1,199,600		\$19,048.48

RE Exemptions

Exempt No	Exempt Desc	Start Date	End Date	Amount	Tax Rate	Net Amount
HS23NO	NO Homestead Condo			\$395,868	33.00	\$9,583.96

Summary

Detail

Notes

Payment Plan

Access

Tax Map # 010-0703-0600
 Linked to Tax Map # 010-0703-0600

Michael A Poch
 Linked to Michael A Poch

Parcels Linked to Tax Map # 010-0703-0600

Filters

Year
 Active A/R
 Hide zero balance

Sub System

Late Charges

As of Date
 Display
 Keep Setting

Year	id	Sub System	Bill #	Billed	Interest	Adjustment	Abated	Paid	Balance	1st Due	2nd Due	3rd Due	4th Due
2009		Real Estate	479658	\$19,458.36		(\$4,833.22)	\$4,937.20	\$4,864.59	\$4,823.35	\$0.00	\$0.00	\$0.00	\$4,823.35
2008		Real Estate	1703333	\$19,048.48		\$4,833.22	\$4,833.22	\$19,048.48	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2007		Real Estate	1773397	\$18,357.24				\$18,357.24	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2006		Real Estate	1878134	\$14,823.28	\$889.40			\$15,712.68	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2005		Real Estate	423138	\$14,823.28				\$14,823.28	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2004		Real Estate	501017	\$14,538.88				\$14,538.88	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2003		Real Estate	429187	\$20,605.24			\$6,536.33	\$14,068.91	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
				\$121,654.76	\$889.40	\$0.00	\$16,306.75	\$101,414.06	\$4,823.35	\$0.00	\$0.00	\$0.00	\$4,823.35

Query

Search

Bill (P/L)

Bill (Acct)

Dup Bill

Record Card

Exit



MEMO

Finance Department, City Assessor "Building Pride In Providence"

TO: John Igliozi, Finance Committee Chairman

FROM: John Gelati *M*

DATE: March 9, 2010

RE: Abatement and Exemption of Plat 10 Lot 703 Unit 600
2 Thomas Street

SUMMARY NARRATIVE

The current owner is Michael A. Poch who purchased the property on 2/28/2005. He filed for an owner occupied homestead exemption on November 30, 2009 for the 2009 tax year. The owner received an Owner Occupied Exemption in 2009 and Non- Owner Occupied in 2007. The Assessor's Office applied the Owner Occupied exemption to years 2008 and 2009 by authority of the Assessor. Councilman Yurdin is requesting application of the Owner Occupied Exemption to tax year 2007. The owner meets the exemption requirements for that year and will benefit by having the exemption applied retroactively by the amount \$4,657.81. Furthermore, the owner is in arrears for the 2009 real estate in the amount of \$4,823.35.

**PLEASE NOTE 2006 HOMESTEAD WAS APPLIED; HOMESTEAD REMOVED
ERRONEOUSLY FOR 2007.**

SALIENT FACTS

PLAT: 10

LOT: 703 Unit 600

STREET ADDRESS: 2 Thomas Street

PREVIOUS OWNER: Richard & Deborah Taylor

DATE OF PURCHASE: February 28, 2005

DATE FILED OWNER OCCUPIED HOMESTEAD EXEMPTION: November 30, 2009

FUTURE OWNER: N/A

CONFLICT OF INTEREST WITH ABATEMENT OF TAXES : N/A

COPIES OF BILL OR MLS NOT INCLUDING INTEREST: See ATTACHMENTS

SCHEDULE OF TAX ADJUSTMENT

Year	Amount	Exemption Amount	Non-Owner Homestead Exemption Amount in Tax Dollars	Exemption Assessment	Net Assessment	Adjusted Tax Amount	Tax Amount
2007	1,199,600.00	395,868.00	\$18,357.24	599,800.00	599,800.00	\$13,699.43	\$4,657.81
TOTAL							\$4,657.81

ATTACHMENTS

- Copy of the Owner Occupied Homestead Application
- Summary Record Card
- Municipal Lien Certification

City of Providence
Declaration of Homestead

2009

Plat 010 Lot 0703 Unit 0600

010-0703-0600
2 Thomas St 600
23---Residential Condo
60,173.00

To the Providence City Assessor.
This is my **DECLARATION OF HOMESTEAD** in
the **CITY OF PROVIDENCE** that I am filing this day.

I hereby declare that I reside in and maintain a place of abode at:

2 Thomas Street Unit 600
Number and Street Apt. Or Unit #
Providence, Rhode Island RI
City Zip Code

Which place of abode I recognize and intend to maintain as my permanent home and, if I maintain another place or places of abode in some other CITY/TOWN or state, I hereby declare that my above-described residence and abode in the CITY of PROVIDENCE constitutes my predominant and principal home, and I intend to continue it permanently as such. I, at the time of making this declaration, am a bona fide resident of the CITY of PROVIDENCE.

I formerly resided at: (If you previously resided in a different property less than three years ago, please print the address below. If same, print "SAME").

Number and Street Apt. Or Unit #

City, State, and Zip Code

I understand that I shall furnish proof of residence (see back of form) in accordance with Chapter 2001-25 No. 398 of the Ordinances of the City of Providence.

By Checking ALL of the following boxes, AND signing below, I swear that I:

- Own [(Am a natural person(s)) holding legal title] my residence (home) as of December 31st
- Actually reside (live) in my residence as of December 31st
- Am a permanent Providence resident as of December 31st
- Am clear of Housing Court Judgments as of December 31st

Under penalties of perjury, I declare that I have read the foregoing application and that the facts stated in it are true.

[Signature]
Signature
POCOT, Michael
Print Name
401-864-2779
Phone Number

State of Rhode Island
City of Providence

Sworn to and subscribed before me this 30 day of November, 2009 by the above named, who

Is personally known to me, or has produced the following type of ID: RIID

[Signature]
Signature of Notary
Commission Expires: # 44211 11/2010

[Signature]
Print, Type or Stamp Commissioned Name
Commission Number:

RECORDED
NOV 30 A 11:10

City of Providence
Tax Map # 010-0703-0600
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Michael A Poch Since Feb 2005
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HS23NO	NO Homestead Condo			\$395,868	33.00	\$9,583.96

Summary	Detail	Notes	Payment Plan									
Access: <input checked="" type="checkbox"/> Tax Map # 010-0703-0600 <input type="checkbox"/> Michael A Poch <input type="checkbox"/> Linked to Tax Map # 010-0703-0600 <input type="checkbox"/> Linked to Michael A Poch <input type="checkbox"/> Parcels Linked to Tax Map # 010-0703-0600												
Filters Year: <input type="text"/> Sub System: <input type="text" value="Real Estate"/>		Late Charges <input checked="" type="checkbox"/> Active A/R <input type="checkbox"/> Hide zero balance As of Date: <input type="text"/> <input type="checkbox"/> Display <input type="checkbox"/> Keep Setting										
Year id	Sub System	Bill #	Billed	Interest	Adjustment	Abated	Paid	Balance	1st Due	2nd Due	3rd Due	4th Due
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2008	Real Estate	1703333	\$19,048.48		\$4,833.22	\$4,833.22	\$19,048.48	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
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2006	Real Estate	1878134	\$14,823.28	\$889.40			\$15,712.68	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2005	Real Estate	423138	\$14,823.28				\$14,823.28	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
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2003	Real Estate	429187	\$20,605.24			\$6,536.33	\$14,068.91	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
			\$121,654.76	\$889.40	\$0.00	\$16,306.75	\$101,414.06	\$4,823.35	\$0.00	\$0.00	\$0.00	\$4,823.35
<input type="button" value="Query"/> <input type="button" value="Search"/> <input type="button" value="Bill (F/L)"/> <input type="button" value="Bill (Acct)"/> <input type="button" value="Dup Bill"/> <input type="button" value="Record Card"/> <input type="button" value="Exit"/>												

10

703

THOMAS ST

Date

*Two Thomas Street LLC

12/00

City of Providence Duplicate Bill

Michael A Poch
2 Thomas St Unit 600
Providence, RI 02903



ACCOUNT NO: 9206393001
LENDER:

2009 TAX DUE:	\$4,823.35
2009 INTEREST DUE:	
PRIOR YEARS TAXES DUE:	
PRIOR YEARS INTEREST DUE:	\$0.00
TOTAL AMOUNT DUE:	\$4,823.35

DESCRIPTION

REAL ESTATE

YR	PLAT/LOT	PROPERTY LOC.	TOTAL A.	ORIG. DUE	ADJ./AB.	CHARGES.	INT.	REVERS.	REFUND	PAYMENTS	TOT. DUE				
2009	010-0703-0600	2 Thomas St 600	\$1,199,600.00	\$19,458.36	(\$9,770.42)	\$0.00	\$0.00			\$4,864.59	\$4,823.35				
Interest as of date:										\$0.00					
REAL ESTATE TOTAL:										\$19,458.36	(\$9,770.42)	\$0.00	\$0.00	\$4,864.59	\$4,823.35

	<u>PRIOR YEARS</u>	<u>CURRENT YEAR</u>	<u>QTR1</u>	<u>QTR2</u>	<u>QTR3</u>	<u>QTR4</u>
REAL ESTATE TAX:		\$4,823.35				\$4,823.35
TANGIBLE TAX:						
EXCISE TAX:						

TOTAL AMOUNT DUE :	\$4,823.35	\$4,823.35
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Access

- Tax Map # 010-0703-0600
- Linked to Tax Map # 010-0703-0600

Parcels Linked to Tax Map # 010-0703-0600

Filters

Year

Sub System

Active A/R

Hide zero balance

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Query

Search

Bill (P/L)

Bill (Acct)

Dup Bill

Record Card

Exit