

TO: The Honorable City Council
of the City of Providence,
Rhode Island

REC 1 2 76
BY CITY COM. CLERK

PETITION OF PROVIDENCE REDEVELOPMENT AGENCY
AND DAVENPORT ASSOCIATES, INC. FOR REMITTANCE
OF REAL PROPERTY TAXES

1. Petitioners herein are the PROVIDENCE REDEVELOPMENT AGENCY (hereinafter called the "Agency") having its offices at 40 Fountain Street, Providence, Rhode Island and DAVENPORT ASSOCIATES, INC. (hereinafter called "Davenport"), a Rhode Island corporation having an office at 15 Westminster Street, Providence, Rhode Island.

2. This petition is for abatement of a portion of the real property taxes assessed as of December 31, 1973 and December 31, 1974 with respect to that certain real estate designated as Lot 253 on Assessors Plat 2 (hereinafter called the "Property").

3. The Agency and Davenport are parties to that certain Contract for the Sale of Land for Private Redevelopment, dated February 21, 1973, as amended to date, (the "Contract") pursuant to which the Agency agreed to sell and Davenport agreed to purchase certain land in the City of Providence. Such land was to be purchased in three separate parcels, the first of which was purchased in February, 1973, and the remaining two of which comprise the Property which is the subject of this petition. The price to be paid under the Contract for the real property covered thereby was approximately \$0.967 per square foot.

IN CITY COUNCIL
DEC 15 1977
FIRST READING
REFERRED TO COMMITTEE ON FINANCE
Rose M. Mendonca Clerk

THE COMMITTEE ON
FINANCE
Recommends Be Continued
Rose M. Mendonca Clerk
Jan. 12, 1978
Mar 8 1978
Aug 29, 1978

THE COMMITTEE ON
FINANCE
Recommends Be Denied
Rose M. Mendonca Clerk
February 12, 1979

Councilman Hawick and Councilman Mearls (By Request)

4. Under the aforesaid Contract, Davenport was covered by the Contract, responsible for real property taxes assessed as of December 31, 1972, and for subsequent years, on all of the real property covered by the Contract, notwithstanding the fact that title to the Property had not yet been transferred to Davenport.

5. The Property (251,707 square feet) was assessed as of December 31, 1972 at a value of \$0.37 per square foot, or approximately \$93,131.59.

6. The Property (251,707 square feet) was assessed as of December 31, 1973, and also as of December 31, 1974, at a value of \$0.75 per square foot, or approximately \$188,780.00.

7. Although tax bills for taxes assessed as of December 31, 1973 and December 31, 1974 covering the years 1974 and 1975 were apparently sent to the Agency in a timely fashion, such bills were inadvertently not forwarded to Davenport until February, 1976, at which time the period for contesting or appealing such assessments had expired. The Agency did not contest, appeal or otherwise question either of such assessments.

8. In April, 1976 in order to clear the title to the Property to permit Davenport to take title to a portion of it for the purpose of developing a nursing care center, the Agency and Davenport paid all outstanding taxes on the Property, together with interest and costs.

9. On both assessments dates December 31, 1973 and December 31, 1974, the Property was vacant undeveloped land which had not changed in character since December 31, 1972.

10. The price which Davenport agreed to pay to the

Agency is not a proper measure of fair market value, since such price reflects a re-use value of what the real estate would be worth when developed, and not its value as vacant, undeveloped land.

11. The assessed value of the Property as of both December 31, 1973 and December 31, 1974 as determined by the Tax Assessor is arbitrarily high and without adequate basis. Such assessed value should be reduced to the assessed value as of December 31, 1972 or \$93,131.59.

WHEREFORE, the Agency and Davenport request that this Honorable City Council of the City of Providence remit real property taxes previously paid in the amount of \$5,069.37 of the taxes assessed as of December 31, 1973 covering the year 1974 and in the amount of \$5,547.61 of the taxes assessed as of December 31, 1974, covering the year 1975 in order to effectively reduce the real property taxes for such years to the amount that would have been payable based on the assessment of the Property as of December 31, 1972, as follows:

TAXES AS ASSESSED AND PAID

Assessment Date	12/31/72	12/31/73	12/31/74
Assessed Value/sq.ft.	\$.37	\$.75	\$.75
Assessed Value	\$93,131.59	\$188,780	\$188,780
Tax Rate	\$ 53/\$1000	\$53/\$1000	\$ 58/\$1000
Tax Due	\$ 4,935.92	\$10,005.34	\$ 10,949.24
Date Paid	10/9/74	4/26/76	4/26/76

REQUESTED ASSESSMENTS AND REMITTANCE

Assessment Date	12/31/73	12/31/74
Requested Assessed Value/Sq.ft.	\$.37	\$.37
Requested Assessed Value	\$93,131.59	\$93,131.59
Tax Rate	\$53/\$1,000	\$58/\$1,000
Requested Tax Due	\$ 4,935.97	\$ 5,401.63
Requested Remittance	\$ 5,069.37	\$ 5,547.61

Respectfully submitted,

PROVIDENCE REDEVELOPMENT AGENCY

By:

Stanley P. Blacker

DAVENPORT ASSOCIATES, INC.

By:

Paul Davenport President

Dated: Nov. 8, , 1977.

IN CITY COUNCIL
FEB 15 1979

READ: and denied

Raymond Mendonca CLERK

PROVIDENCE
DEVELOPMENT
AGENCY

JAN 13 1979

CITY OF PROVIDENCE

PROPERTY TAX BILL

PARCEL	VALUATION	ANNUAL TAX	EX. CR.	AMOUNT DUE	1st INSTALLMENT
2 253	188,780			10005.34	

LOOK FOR RECEIPT STAMP HERE

Providence Redevelopment Agcy.
40 Fountain St.
Prov. R.I.

1201

1974

PROPERTY TAX BILL

ASSESSED DEC. 31, 1973

SEE REVERSE
SIDE FOR
INSTRUCTIONS

CODE NUMBER

16 418 226

DOLLARS CENTS

TAX PAID		
INTEREST		
LEVY		
TOTAL		

TELLER CREDIT OF PROVIDENCE - 11111 11111 11111 11111

APR-26-76 4 6 4 2 PM-1 10,005.34

CITY OF PROVIDENCE

PROPERTY TAX BILL

PARCEL	VALUATION	ANNUAL TAX	EX. CR.	AMOUNT DUE	1st INSTALLMENT
2 253	188,780			10949.24	

LOOK FOR RECEIPT STAMP HERE

Providence Redevelopment Agcy.
40 Fountain St.
Prov. R.I.

1975

PROPERTY TAX BILL

ASSESSED DEC. 31, 1974

SEE REVERSE
SIDE FOR
INSTRUCTIONS

CODE NUMBER

16 418 226

DOLLARS CENTS

TAX PAID		
INTEREST		
LEVY		
TOTAL		

TELLER CREDIT OF PROVIDENCE - 11111 11111 11111 11111

APR-26-76 4 6 5 1 PM-1 10,949.24

STANLEY BERNSTEIN
DIRECTOR



VINCENT A. CIANCI, JR.
MAYOR

DEPARTMENT OF PLANNING AND URBAN DEVELOPMENT

40 FOUNTAIN ST., - PROVIDENCE, R. I. 02903 - TEL. 401-831-6550

November 16, 1977

Ms. Rose Mendonca
City Clerk
City Hall
Providence, R. I.

Dear Rose:

Enclosed please find petition of the Providence Redevelopment Agency and Davenport Associates, Inc. for remittance of real estate property taxes.

I would be appreciated if petition is forwarded to appropriate counsel committee.

Sincerely yours,

A handwritten signature in cursive script, reading "Raymond Mannarelli".

Raymond Mannarelli

Assistant Chief Counsel

RM/b
Enclosure