

THE CITY OF PROVIDENCE  
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

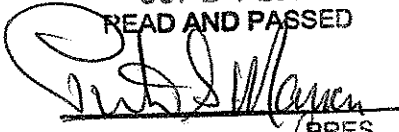
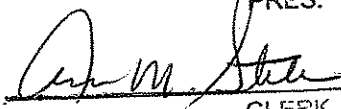
# RESOLUTION OF THE CITY COUNCIL

No. 318

Approved November 1, 2010

RESOLVED, That the Tax Assessor is requested to grant the Homestead Exemption to the property located on Assessor's Plat 77, Lot 443 (97 Sedan Street), for the most recent tax year requested in the petition and to the tax year immediately prior for a maximum of two years.

IN CITY COUNCIL  
OCT 21 2010  
READ AND PASSED

  
PRES.  
  
CLERK

APPROVED

  
MAYOR 11/1/10

# MEMO

TO: John Igliozi, Finance Committee Chairman  
FROM: John Gelati  
DATE: September 16, 2010  
RE: Kathy Bertrand, 97 Sedan Street (Plat 77/Lot 443)

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## SUMMARY NARRATIVE

The current owner is Kathy Bertrand who purchased this property in December 1994. The resolution is requesting to abate in part the taxes assessed upon the property for the tax years of 2002-2008. Such request is based upon the applicant having occupied the property within the years previously mentioned. Upon passage of this resolution, the total amount of taxes abated would be \$8,367.72.

## SALIENT FACTS

PLAT:	77
LOT:	443
STREET ADDRESS:	97 Sedan Street
PREVIOUS OWNER:	N/A
PRESENT OWNER:	Kathy Bertrand
DATE OF PURCHASE:	December 1994
CONFLICT OF INTEREST WITH ABATEMENT OF TAXES :	N/A
COPIES OF BILL OR MLS NOT INCLUDING INTEREST:	See <u>ATTACHMENTS</u>

PLAT 77/LOT 443  
97 SEDAN STREET

			TOTAL	CURRENT	TAX W/	TAX CREDIT
YEAR	PLAT	LOT	ASSESSMENT	TAX	EXEMPTION	OWED
2008	77	443	\$ 340,800.00	\$ 5,411.56	\$ 4,038.48	\$ 1,373.08
2007	77	443	\$ 340,800.00	\$ 5,215.20	\$ 3,891.94	\$ 1,323.26
2006	77	443	\$ 221,100.00	\$ 4,478.20	\$ 3,341.93	\$ 1,136.27
2005	77	443	\$ 221,100.00	\$ 4,478.20	\$ 3,341.93	\$ 1,136.27
2004	77	443	\$ 221,100.00	\$ 4,392.28	\$ 3,277.81	\$ 1,114.47
2003	77	443	\$ 106,700.00	\$ 3,588.92	\$ 2,071.05	\$ 1,517.87
2002	77	443	\$ 106,700.00	\$ 3,322.66	\$ 2,556.16	\$ 766.50
TOTALS				\$30,887.02		\$ 8,367.72

Summary

Detail

Notes

Access

☒ Tax Map # 077-0443-0000

☐ Linked to Tax Map # 077-0443-0000

☐ KATHY BERTRAND

☐ Linked to KATHY BERTRAND

☐ Parcels Linked to Tax Map # 077-0443-0000

Filters

Year

☐ Active A/R

Sub System

☐ Hide zero balance

Late Charges

As of Date

☐ Display

☐ Keep Setting

Query

Search

Bill (P/L)

Bill (Acct)

Dup Bill

Record Card

Exit

City of Providence

Browsing

Tax Map # 077-0443-0000, KATHY BERTRAND Since Sep 1989,  
90017075001 KATHY BERTRAND 99 SEDAN ST PROVIDENCE, RI 02904-1410

Assessment Year	Frozen Id	Total Land Value	Total Improvement	Total Assessment
2010	0	43500	194700	238200
2009	0	66900	273900	340800
2008	0	66900	273900	340800
2007	0	66900	273900	340800
2006	0	32800	188300	221100
2005	0	32800	188300	221100
2004	0	32800	188300	221100
2003	0	17000	89700	106700
2002	0	17000	89700	106700
2001	-1	17000	89700	106700
2001	0	17000	89700	106700
2000	0	9500	124200	133700
1999	0	9500	124200	133700
1998	0	9500	124200	133700
1997	0	9500	124200	133700
1996	0	9500	124200	133700
1995	0	9500	124200	133700
1994	0	9500	124200	133700
1993	0	9500	124200	133700
1992	0	9500	124200	133700
1991	0	9500	124200	133700

**PROVIDENCE!**

Situs : 97 SEDAN ST		Map ID: 07704430000	
<b>CURRENT OWNER</b>  KATHY BERTRAND 99 SEDAN ST PROVIDENCE, RI 02904-1410		<b>GENERAL INFORMATION</b>  Living Units            3 Neighborhood       1470 Alternate Id        077497.000 Vol / Pg District              2 Zoning               R1 Class                Residential	
W/ LOT 444, 445 AGP 20FT		<b>Property Notes</b>	

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	43,500	43,500	43,500	0	43,500
Building	194,700	194,700	194,700	0	224,230
Total	238,200	238,200	238,200	0	267,730
Manual Override Reason					
Value Flag	COST APPROACH		Base Date of Value	05-JAN-05	
Gross Building:			Effective Date of Value	08-SEP-05	

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	3,500		43,500

Total Acres: .0803  
Spot:

Location:

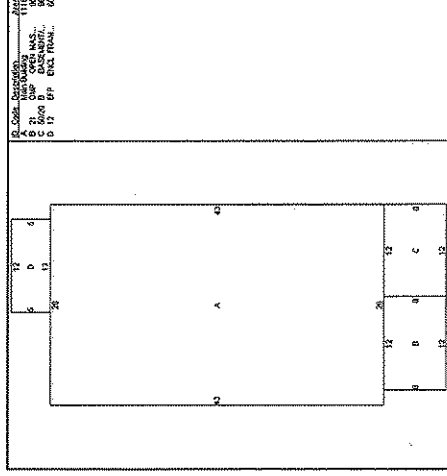
Permit Information			
Date Issued	Number	Price	Purpose
			% Complete

Entrance Information			
Date	ID	Entry Code	Source
05/25/09	EM	Not At Home	Other
11/11/98	DF	Not At Home	Other
10/02/98	NH	Not At Home	Other

Sales Ownership History				
Transfer Date	Price Type	Validity	Deed Reference	Deed Type
				Grantee

Printed: September 15, 2010

Dwelling Information			
Style	3-Family	Year Built	1930
Story height	2.5	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Brick	Amenities	
Masonry Trim	x		
Color	Red	In-law Apt	No
Basement			
Basement	Full	# Car Bsmt Gar	
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling			
Heat Type	Basic	Fireplaces	
Fuel Type	Gas	Stacks	1
System Type	Steam	Openings	1
		Pre-Fab	
Room Detail			
Bedrooms	6	Full Baths	3
Family Rooms		Half Baths	
Kitchens	3	Extra Fixtures	4
Total Rooms	14		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No
Adjustments			
Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	
Grade & Depreciation			
Grade	C+	Market Adj	
Condition	Good Condition	Functional	
CDU	GOOD	Economic	
Cost & Design	-5	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	233,611	% Good	76
Plumbing	9,070	% Good Override	
Basement	0	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	4,080	C&D Factor	-5
		Adj Factor	1
Subtotal	246,760	Additions	11,200
Ground Floor Area	1,118		
Total Living Area	3,171	Dwelling Value	189,400



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Ft Garage	20 x 20		400	1	1940	C	A	5,180
Wood Deck	5 x 10		50	1	1990	C	A	100

Condominium / Mobile Home Information		
Complex Name		
Condo Model		
Unit Number		Unit Location
Unit Level		Unit View
Unit Parking Model (MH)		Model Make (MH)

Comparable Sales Summary						
Parcel ID	Sale Date	Sale Price	T/LA	Style	Yr Built	Grade
12001340000	23-DEC-09	275,000	2,992	9	1920	C
12002140000	23-DEC-09	295,000	3,303	9	1910	C+
06903180000	02-JUL-09	175,000	3,081	9	1900	C
12001370000	21-SEP-09	255,000	2,898	9	1945	C+
12301270000	06-FEB-09	295,470	3,438	9	1914	C+

City of Providence  
Declaration of Homestead

2009

Plat 077 Lot 0443 Unit 0000

077-0443-0000  
97 Sedan St  
02---2 -5 Family

To the Providence City Assessor.

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

\*29,605.00\*

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

99 Sedan St 1  
Number and Street Apt. Or Unit #

Providence, Rhode Island 02904  
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 31<sup>st</sup>  
☒ Actually reside (live) in my residence as of December 31<sup>st</sup>  
☒ Am a permanent Providence resident as of December 31<sup>st</sup>  
☒ Am clear of Housing Court Judgments as of December 31<sup>st</sup>

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

Signature

Print Name

Phone Number

State of Rhode Island

City of Providence

Sworn to and subscribed before me this 26 day of August, 2010 by the above named, who

☐ Is personally known to me or ☒ has produced the following type of ID: LI

Signature of Notary

Commission Expires:

Print, Type or Stamp Commissioned Name

Commission Number:

**Rhode Island** ORGAN DONOR

**DRIVER LICENSE**

Class: 10 License No. 6406216

Birthdate: 01-25-1948 Expires: 01-25-2014

SEX: F HEIGHT: 502 WEIGHT: 125 EYES: BROWN HAIR: 01-25-2009

Restrictions: A Endorsements:

**KATHLEEN A BERTRAND**

09 SEDAN ST

PROVIDENCE, RI 02904

*Sam R. Spitzer*  
DIVISION OF MOTOR VEHICLES ADMINISTRATION



TAX ASSESSOR'S OFFICE  
PROVIDENCE, RI  
2010 SEP 16 P 12:17