

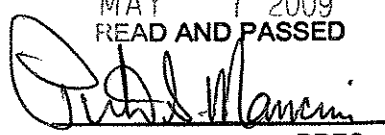

THE CITY OF PROVIDENCE
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS


RESOLUTION OF THE CITY COUNCIL

No. 215

Approved May 15, 2009

RESOLVED, That the taxes on Assessor's Plat 49, Lot 236
(19-21 Stanwood Street), are hereby abated in whole, in the amount of Four
Thousand Five Hundred Thirty Six (\$4,536.00) Dollars, at the request of the
Elmwood Foundation.

IN CITY COUNCIL
MAY 7 2009
READ AND PASSED

PRES.

CLERK

APPROVED

MAYOR 5/15/09

MUNICIPAL LIEN CERTIFICATE
CITY OF PROVIDENCE - OFFICE OF THE COLLECTOR
CITY HALL PROVIDENCE, R.I. 02903 (401) 331-5252

DATE	PLAT	LOT	UNIT	LOCATION	CERT #	PAGE
October 15, 2008	049	0236	0000	19 Stanwood St	64,734	1

ASSESSED Elmwood Development Comapny
OWNER

STATUS OF REAL ESTATE BILL AS OF DATE PRINTED

YR	TYPE	ORIGINAL TAX	CHARGE	ADJUSTMENT ABATEMENT	PAID	BALANCE DUE	INTEREST	TOTAL DUE	BILL NAME
08	RE	\$4,482.64	\$0.00	\$0.00	\$0.00	\$4,482.64	\$179.31	\$4,661.95	Elmwood Developmer
07	RE	\$4,320.00	\$0.00	\$0.00	\$3,419.40	\$900.60	\$144.10	\$1,044.70	Elmwood Developmer
		<u>\$8,802.64</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$3,419.40</u>	<u>\$5,383.24</u>	<u>\$323.41</u>	<u>\$5,706.65</u>	

INTEREST SHOWN IS VALID FOR 30 DAYS FROM DATE ISSUED. ADDITIONAL
CHARGES MAY APPLY IF PAYMENT IS RECEIVED LATER THAN 30 DAYS FROM DATE.

Note:

- Please be aware that unpaid taxes may be subject to tax sale.
- Please contact the Water Supply Board at 521-6300.
- Please contact the Narragansett Bay Commission at 461-8828
- Property within designated City plat maps known as 19, 20, 24, 25, and 26 may be subject to assessment by the Downtown Providence District Management authority (aka: Downtown Improvement District). Please call (401)421-4450 for payment information.

C E R T I F I C A T I O N

THIS IS TO CERTIFY THAT THE ABOVE IS TRUE AND CORRECT, SAID CERTIFICATION
BEING GIVEN IN ACCORDANCE WITH 44-7-11 OF THE GENERAL LAWS OF RHODE ISLAND
1956, AS OF THE DATE PRINTED ABOVE.



MAILED TO: City Council
City of Providence

ROBERT P. CEPRANO
TAX COLLECTOR

MARC CASTALDI,
DEPUTY COLLECTOR

Elmwood Development Company
Plat 49 Lot 236

Year	Assessment	Non-Owner HS	Taxes	Homestead Owner	Taxes	Abatement
2008	282,300	93,159	4,482.64	n/a	n/a	4,482.64
2007	282,300	93,159	4,320.00	n/a	n/a	4,320.00
Councilman Luna requesting all taxes to be abated for Elmwood Development						

five (5) units. Non-owner-occupied mixed used real estate may be granted an exemption in an amount not to exceed fifty (50) per cent of the assessed valuation attributable to the first five (5) units of the residential portion of such real estate. The percentage reduction in valuation of residential real estate pursuant to the homestead exemption shall apply to residential real estate containing five (5) or fewer dwelling units. In the case of multiple dwellings containing more than five (5) dwelling units, the percentage reduction in valuation shall be applied to the result of dividing the assessed valuation by the number of dwelling units in the multiple dwelling and multiplying the quotient by five (5).

The granting of an application for an owner-occupied or non-owner-occupied homestead exemption as referenced above as (a) or (b) is subject to the following limitations:

- a. To be eligible for an (a) or (b) type homestead exemption, effective as to the assessment date of December 31 at midnight an applicant must file with the city assessor no later than July 31 a homestead exemption application, together with a declaration and present evidence, under oath or affirm, as to the owner-occupied or non-owner-occupied status together with any other proof of residency or ownership which may be required by the city assessor; except that for the assessment year ending December 31, 2000 the city assessor may utilize the data collected during the revaluation of real property for the assessment date of December 31, 2000 to establish the applicable type of homestead exemption. For good cause, the city assessor may, with the advice of the Board of Tax Assessment Review, accept applications for homestead exemptions filed after the filing deadline for current or previous year's taxes only.
- b. Only natural person(s) are qualified to receive the type (a) owner-occupied residential real estate homestead exemption. Real property which is partially or wholly owned by a business; an institution, a non-profit organization, a financial institution that has foreclosed on real estate, including HUD and Rhode Island Housing and Mortgage Finance Corporation or any other such public or private entity do not qualify for a type (a) owner-occupied homestead exemption.
- c. Only a natural person(s) may qualify for one (1) type (a) owner-occupied homestead exemption in the city at any one (1) point in time.
- d. The homestead exemption (a) or (b) attaches to the owner(s) of the real property not to the real property itself.
- e. The city assessor shall deny an application for the homestead exemption filed under either type (a) or (b) if the city assessor determines that an execution of record based upon a judgment of the housing court for a real estate code violation(s) against the applicant remains unsatisfied.
- f. In the event the property granted an exemption is sold or transferred during the year for which the homestead exemption is claimed, the exemption is void for that portion of the year following the sale or transfer. The buyer or transferee shall be liable to the city for any tax benefit received after the date of sale or transfer.
- g. If the taxpayer knowingly gives misinformation as to ownership and/or occupancy of the real estate on his/her application for a homestead exemption, the city assessor may, in such event, remove the homestead exemption and recalculate the tax for the period in question and in addition charge the taxpayer the maximum interest permitted by law.
- h. The city assessor is empowered to promulgate any further rules and regulations which he/she deems necessary to carry out the intent and purpose of this ordinance as it relates to the homestead exemption.

MUNICIPAL LIEN CERTIFICATE
CITY OF PROVIDENCE - OFFICE OF THE COLLECTOR
CITY HALL PROVIDENCE, R.I. 02903 (401) 331-5252

DATE	PLAT	LOT	UNIT	LOCATION	CERT #	PAGE
November 08, 2007	049	0236	0000	19 Stanwood St	57,881	1

ASSESSED Elmwood Development Comapny
OWNER

STATUS OF REAL ESTATE BILL AS OF DATE PRINTED

YR	TYPE	ORIGINAL TAX	CHARGE	ADJUSTMENT ABATEMENT	PAID	BALANCE DUE	INTEREST	TOTAL DUE	BILL NAME
07	RE	\$4,320.00	\$0.00	\$0.00	\$0.00	\$4,320.00	\$216.00	\$4,536.00	Elmwood Developmer
		<u>\$4,320.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$4,320.00</u>	<u>\$216.00</u>	<u>\$4,536.00</u>	


INTEREST SHOWN IS VALID FOR 30 DAYS FROM DATE ISSUED. ADDITIONAL CHARGES MAY APPLY IF PAYMENT IS RECEIVED LATER THAN 30 DAYS FROM DATE.

- Note:
- Please be aware that unpaid taxes may be subject to tax sale.
 - Please contact the Water Supply Board at 521-6300.
 - Please contact the Narragansett Bay Commission at 461-8828
 - Property within designated City plat maps known as 19, 20, 24, 25, and 26 may be subject to assessment by the Downtown Providence District Management authority (aka: Downtown Improvement District). Please call (401)421-4450 for payment information.

C E R T I F I C A T I O N

THIS IS TO CERTIFY THAT THE ABOVE IS TRUE AND CORRECT, SAID CERTIFICATION BEING GIVEN IN ACCORDANCE WITH 44-7-11 OF THE GENERAL LAWS OF RHODE ISLAND 1956, AS OF THE DATE PRINTED ABOVE.

MAILED TO: City Council
City of Providence



ROBERT P. CEPRANO
TAX COLLECTOR

MARC CASTALDI
DEPUTY COLLECTOR

PLAT 49 LOT 236
19 STANWOOD ST.

4. According to the docket Councilman Luna is requesting to apply the homestead exemption to Plat 49 Lot 236 (19 Stanwood St.). However Elmwood Development Company is the current owner. The property is receiving a non-owner occupied owner homestead, which is 33% off the assessed value. A business does not qualify for an owner occupied homestead exemption. Attached is an excerpt from the levy ordinance that explains the qualifications needed.

Councilman Luna is also requesting to abate any and all outstanding taxes on this property, however he does not state for which years. It is my assumption that he would like to abate the taxes since Elmwood Development Company took ownership in 2006. That would include tax year 2007 and 2008. Please refer to the MLC for exact amount to be abated.

Elmwood Development Company
Plat 49 Lot 236

Year	Assessment	Non-Owner HS	Taxes	Homestead Owner	Taxes	Abatement
2008	282,300	93,159	4,482.64	n/a	n/a	4,482.64
2007	282,300	93,159	4,320.00	n/a	n/a	4,320.00
Councilman Luna requesting all taxes to be abated for Elmwood Development						

City of Providence
Tax Map # 049-0236-0000
Parcel Id 18138
19 Stanwood St, Providence
Elmwood Development Comapny Since Dec 2006
693 Broad St
Providence, RI 02907

Class	02 2 -5 Family	Roll Section	1 Taxable
Property Type	1 Residential	Nbhd	1230 1230
Zoning	R3 R-3	District.No.	5
Living Units	4	Tax Code	R01 R01
Size Total	0.1 Acres		
FY	2008		

Parcel Info.

Subdivision	Effective Year	Inactive Year	Legal
/	1967	9999	

Legal Description

Front Size		Class	02 2 -5 Family
Size 1	4500 Square Feet	Primary Land	
Size 2		Property Type	1 Residential
Size Total	0.1 Acres		

Owner (Current)

Elmwood Development Comapny
693 Broad St
Providence, RI 02907

Owner (Previous)

Calvary Baptist Church
747 BROAD ST
PROVIDENCE, RI 02907-1601

Sales Information

Date	Book/Page	Instrument	Doc.No.	Adj. Reason	Sale Price	Subj. Price
12/1/2006	8422/197	WARRANTY DEED	Sole Owner U 1		\$165,000	\$165,000

RE Mailing Index

Name/Address	Type	Loan Number	Active/Inact.	From	Until
Elmwood Development Comapny	Owner				
693 Broad St					
Providence, RI 02907					
Tax Payer Id 92112210001					

RE Assessment

Land Value	CURRENT YEAR INFO 2008 - ESTIMATED					
\$72,400	Improvements	Total Value	Tax Rate	True Taxes	Total Taxes	
	\$209,900	\$282,300		\$6,690.52	\$4,482.64	
Land Value	PRIOR YEAR INFO 2007					
	Improvements	Total Value			Total Taxes	

City of Providence
Tax Map # 049-0236-0000
Parcel Id 18138
19 Stanwood St, Providence
Elmwood Development Comapny Since Dec 2006
693 Broad St
Providence, RI 02907


Class	02 2 -5 Family	Roll Section	1 Taxable
Property Type	1 Residential	Nbhd	1230 1230
Zoning	R3 R-3	District No.	5
Living Units	4	Tax Code	R01 R01
Size Total	0.1 Acres		
FY	2008		
	\$72,400	\$209,900	\$282,300
			\$4,320.00

RE Levy Maintenance

Levy No	Levy Desc	Levy Type	Exemptions	Taxable Val.	Tax Rate	Taxes
R01	RE Tax	City District	93,159	189,141	23.7	\$4,482.64
TOTAL						\$4,482.64

RE Exemptions

Exempt No	Exempt Desc	Start Date	End Date	Amount	Tax Rate	Net Amount
HS02NO	NO Homestead 2-5 Family			\$93,159	33.00	\$2,207.87

Pat.	Lot	Street	Date
49	236	Stanwood	
James R. Hodges heirs			1 My '88
Allie B. C. Hodges			1 Ap '96
George W. Dickinson			15 Je '97
Calvary Baptist Church			2 My '04
Thomas W. Waterman			1 Mr '13
Calvary Baptist Church			MAR 31
			
Library Bureau K76059			

City of Providence
Duplicate Bill

Elmwood Development Comapny
693 Broad St
Providence, RI 02907

AC92112210001

ACCOUNT NO: 92112210001
LENDER:

2008 TAX DUE:	\$4,482.64
2008 INTEREST DUE:	\$179.31
PRIOR YEARS TAXES DUE:	\$900.60
PRIOR YEARS INTEREST DUE:	\$144.10
TOTAL AMOUNT DUE:	
\$5,706.65	

DESCRIPTION

REAL ESTATE											
YR	PLAT/LOT	PROPERTY LOC.	TOTAL A	ORIG. DUE	ADJ./AB.	CHARGES	INT.	REVERS.	REFUND	PAYMENTS	TOT. DUE
2008	049-0236-0000	19 Stanwood St	\$282,300.00	\$4,482.64		\$0.00	\$0.00				\$4,482.64
REAL ESTATE TOTAL:			\$4,482.64			\$0.00	\$0.00			Interest as of date:	\$179.31
											\$4,661.95
REAL ESTATE TAX:			PRIOR YEARS	CURRENT YEAR		QTR1	QTR2	QTR3	QTR4		
TANGIBLE TAX:			\$900.60	\$4,482.64		\$1,120.66	\$1,120.66	\$1,120.66	\$1,120.66		
EXCISE TAX:											
TOTAL AMOUNT DUE :			\$1,044.70	\$4,661.95		\$1,299.97	\$1,120.66	\$1,120.66	\$1,120.66		

Summary

Detail

Notes

Access

Tax Map # 049-0236-0000

Linked to Tax Map # 049-0236-0000

Elmwood Development Comapny

Linked to Elmwood Development Comapny

Parcels Linked to Tax Map # 049-0236-0000

Filters

Year

Sub-System

Active A/R

Hide zero balance

Late Charges

As of Date

Display

Keep Setting

Year id	Sub System	Bill #	Billed	Interest	Charges	Abated	Paid	Balance	1st Due	2nd Due	3rd Due	4th Due
2008	Real Estate	1435777	\$4,482.64					\$4,482.64	\$1,120.66	\$1,120.66	\$1,120.66	\$1,120.66
2007	Real Estate	1504874	\$4,320.00	\$600.60	\$300.00		\$4,320.00	\$900.60	\$0.00	\$0.00	\$0.00	\$900.60
2006	Real Estate	1608243	\$2,831.52				\$2,831.52	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2005	Real Estate	152047	\$2,831.52				\$2,831.52	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2004	Real Estate	228039	\$2,777.20				\$2,777.20	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2003	Real Estate	154742	\$2,873.40				\$2,873.40	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2002	Real Estate	155694	\$2,752.80				\$2,752.80	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2001	Real Estate	14113	\$2,609.59	\$652.73			\$2,609.59	\$0.00	\$0.00			
2000	Real Estate	14000	\$1,421.87	\$131.95			\$1,421.87	\$0.00	\$0.00			
			\$38,367.56	\$1,084.68			\$11,317.22	\$23,051.79	\$5,383.24	\$1,120.66	\$1,120.66	\$1,120.66
												\$2,021.26

Over

Search

Print

Print All

Drop Bill

Record Card

Exit

Assmt.	Add. Info.	Group Ex	Other	Homestead	Tag Stable	Tx Freeze	BLaw	Lights	Border Pmn	Annual Return
Levy Group		Notes & Comments				Vacant and Boarded (2001-2010)				
<div>▼</div>						VB From Year		VB To Year		
<input type="checkbox"/> Subject to Tax Deferral										
<input type="checkbox"/> Not Subject To Tax Title/Lien										
<input type="checkbox"/>										
Prior Account		Value Change Reason				Locked Value				
<div>▼</div>		<div>▼</div>				<input type="checkbox"/>				
Land Value	Land Agricultural Credit	Improvement Value	Total Assessment							
\$72,400		\$209,900								
Old Bill Number	Tot. Assessment & V & B									
	282300									
		<input checked="" type="checkbox"/> DORPA Override				** Homestead **				
						Minimum Taxable Value		First 5 Units		
						<div>▼</div>		282300		
						Limited Assessment		Percent Residential		
						<div>▼</div>		0		
		<input type="checkbox"/> Limited Assessment Override								

City of Providence
Tax Map # 049-0236-0000
Parcel Id 18138
19 Stanwood St, Providence
Elmwood Development Comapny Since Dec 2006
693 Broad St
Providence, RI 02907

Class	02 2 -5 Family	Roll Section	1 Taxable
Property Type	1 Residential	Nbhd	1230 1230
Zoning	R3 R-3	District No.	5
Living Units	4	Tax Code	R01 R01
Size Total	0.1 Acres		
FY	2009		

Legal Description

Front Size		Class	02 2 -5 Family
Size 1	4500 Square Feet	Primary Land	
Size 2		Property Type	1 Residential
Size Total	0.1 Acres		

RE Assessment

CURRENT YEAR INFO 2009					
Land Value	Improvements	Total Value	Tax Rate	True Taxes	Total Taxes
\$72,400	\$209,900	\$282,300		\$6,690.52	\$4,482.64
PRIOR YEAR INFO 2008					
Land Value	Improvements	Total Value			Total Taxes
\$72,400	\$209,900	\$282,300			\$4,482.64

RE Levy Maintenance

Levy No	Levy Desc	Levy Type	Exemptions	Taxable Val.
R01	RE Tax	City District	93,159	189,141

Owner (Current)

Elmwood Development Comapny
693 Broad St
Providence, RI 02907

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City of Providence
Tax Map # 049-0236-0000
Parcel Id 18138
19 Stanwood St, Providence
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Class	02 2 -5 Family	Roll Section	1 Taxable
Property Type	1 Residential	Nbhd	1230 1230
Zoning	R3 R-3	District No.	5
Living Units	4	Tax Code	R01 R01
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FY	2009		

693 Broad St
Providence, RI 02907
Tax Payer Id 92112210001

RE Exemptions

Exempt No	Exempt Desc	Start Date	End Date	Amount	Tax Rate	Net Amount
HS02NO	NO Homestead 2-5 Family			\$93,159	33.00	\$2,207.87