

THE CITY OF PROVIDENCE
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

RESOLUTION OF THE CITY COUNCIL

No. 313

Approved November 1, 2010

RESOLVED, That the Tax Assessor is requested to grant the Homestead Exemption to the property located on Assessor's Plat 93, Lot 213 (373 Cole Avenue), 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 29, 2010
RE: David Kanig, 373 Cole Avenue (Plat 93/Lot 213)

SUMMARY NARRATIVE

The current owner is David Kanig who purchased this property on September 24, 2003. The resolution is requesting to abate in part the taxes assessed upon the property for the tax years of 2003-2009. Request for partial abatement is based upon the applicant having resided in the here property during tax years previously listed. Upon passage of this resolution, the total amount of taxes abated would be \$13,534.04.

SALIENT FACTS

PLAT:	93
LOT:	213
STREET ADDRESS:	373 Cole Avenue
PREVIOUS OWNER:	N/A
PRESENT OWNER:	David Kanig
DATE OF PURCHASE:	September 24, 2003.
CONFLICT OF INTEREST WITH ABATEMENT OF TAXES :	N/A

See ATTACHMENTS

PLAT 93/ LOT 213
373 COLE AVENUE

			TOTAL	CURRENT	TAX W/	TAX CREDIT
YEAR	PLAT	LOT	ASSESSMENT	TAX	EXEMPTION	OWED
2009	93	213	\$ 452,900.00	\$ 7,131.60	\$ 5,482.35	\$ 1,649.25
2008	93	213	\$ 452,900.00	\$ 9,348.78	\$ 5,366.87	\$ 3,981.92
2007	93	213	\$ 452,900.00	\$ 6,930.64	\$ 5,172.12	\$ 1,758.52
2006	93	213	\$ 401,100.00	\$ 8,123.92	\$ 6,062.63	\$ 2,061.29
2005	93	213	\$ 401,100.00	\$ 8,123.92	\$ 6,062.63	\$ 2,061.29
2004	93	213	\$ 401,100.00	\$ 7,968.08	\$ 5,946.31	\$ 2,021.77
TOTAL						\$ 13,534.04

City of Providence
Tax Map # 093-0213-0000
Parcel Id 35802
373 Cole Ave, Providence
DAVID R KANIG Since Sep 2003
373 COLE AVE
PROVIDENCE, RI 02906-4853

Class	01 Single Family	Roll Section	1 Taxable
Property Type	1 Residential	Nbhd	1560 1560
Zoning	R2 R-2	District No.	1
Living Units	1	Tax Code	R01 R01
Size Total	0.11 Acres		
FY	2010		

Parcel Info.

Subdivision	Effective Year	Inactive Year	Legal
/	1967	9999	

Legal Description

Front Size		Class	01 Single Family
Size 1	5000 Square Feet	Primary Land	
Size 2		Property Type	1 Residential
Size Total	0.11 Acres		

Owner (Current)

DAVID R KANIG
373 COLE AVE
PROVIDENCE, RI 02906-4853

Anna A Talis
373 Cole Ave
Providence, RI 02906-4853

Owner (Previous)

Muriel D Krasnoff Trus
c/o Morris Perlow
9510 Harbor Greens Way Apt 505
Seminole, FL 33776-1262

Robert P Ranone
373 Cole Ave
Providence, RI 02906-4853

Sales Information

Date	Book/Page	Instrument	Doc.No.	Adj. Reason	Sale Price	Subj. Price
9/24/2003	6067/220	WARRANTY DEED	Ten Ent	U I	\$530,000	\$530,000
6/12/2003	5830/091	TRUSTEE DEED	Sole Owner	U I	\$361,000	\$361,000

RE Assessment

CURRENT YEAR INFO 2010					
Land Value	Improvements	Total Value	Tax Rate	True Taxes	Total Taxes
\$175,000	\$246,900	\$421,900		\$12,817.32	\$12,817.32
PRIOR YEAR INFO 2009					

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FY	2010		

Land Value	Improvements	Total Value	Total Taxes
\$187,500	\$265,400	\$452,900	\$7,346.36

RE Exemptions

Exempt No	Exempt Desc	Start Date	End Date	Amount	Tax Rate	Net Amount
HS01NO	NO Homestead SingleFami			\$0	0.00	\$0.00

A/R Inquiry

Bill Number		Sub System							
2010 356188		Real Estate							
Install	Billed	Adj't Bill	Int/Pen	Fee(s)	Refunded	Adj't.	Abated	Paid	Balance
1 st	\$3,204.33						\$1,602.17	\$1,602.16	\$0.00
2 nd	\$3,204.33						\$1,602.17	\$1,602.16	\$0.00
3rd	\$3,204.33						\$1,602.16	\$0.01	\$1,602.16
4th	\$3,204.33						\$1,602.16		\$1,602.17
	\$12,817.32						\$6,408.66	\$3,204.33	\$3,204.33

Summary		Detail		Notes								
Access												
<input checked="" type="checkbox"/> Tax Map # 093-0213-0000 <input checked="" type="checkbox"/> Linked to Tax Map # 093-0213-0000 <input checked="" type="checkbox"/> Parcels Linked to Tax Map # 093-0213-0000		<input checked="" type="checkbox"/> DAVID R KANIG <input checked="" type="checkbox"/> Linked to DAVID R KANIG										
Filters												
Year		<input type="checkbox"/> Active A/R		Late Charges								
Sub System		<input type="checkbox"/> Hide zero balance		As of Date <input type="checkbox"/> Display								
				<input type="checkbox"/> Keep Setting								
Year id	Sub System	Bill #	Billed	Adjustment	Abated	Paid	Balance	1st Due	2nd Due	3rd Due	4th Due	Bar Code
2009	Real Estate	368376	\$7,346.36	(\$2,157.18)		\$5,189.18	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	23161609
2008	Real Estate	1592069	\$7,191.60	\$2,157.18		\$9,348.78	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	22629074
2007	Real Estate	1661753	\$6,930.64			\$6,930.64	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	20902230
2006	Real Estate	1765993	\$8,123.92			\$8,123.92	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	18663549
2005	Real Estate	310645	\$8,123.92			\$8,123.92	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	15378756
2004	Real Estate	387655	\$7,968.08			\$7,968.08	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	13564261
2003	Real Estate	315301	\$6,549.24			\$6,549.24	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	11631934
2002	Real Estate	317126	\$6,063.34			\$6,063.34	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	8299839
2001	Real Estate	20011	\$5,747.00			\$5,747.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	515040
			\$115,074.11	\$0.00	\$40,223.27	\$71,646.51	\$3,204.33	\$0.00	\$0.00	\$1,602.16	\$1,602.17	
Query	Search	Bill (P/L)	Bill (Acct)	Dup Bill					Record Card	Exit		

City of Providence
Declaration of Homestead

2009

Plat 093 Lot 0213 Unit 0000

093-0213-0000

373 Cole Ave

01---Single Family

35,802.00

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:

373 Cole Avenue

Number and Street

Apt. Or Unit #

Providence

Rhode Island 02906

City

Zip Code

TAX ASSESSOR'S OFFICE
PROVIDENCE, RI
2010 SEP 28 P 4:04

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").

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.

David R. Kahig

Signature

David R. Kahig

Print Name

401-338-3733

Phone Number

State of Rhode Island

City of Providence

Sworn to and subscribed before me this 28 day of September, 2010 by the above named, who

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

Cynthia Yearwood

Signature of Notary

Commission Expires: 11/18/2010

Print, Type or Stamp Commissioned Name

Commission Number: #44042

Rhode Island

DRIVER LICENSE

Class: 10 License No: 2017327

Birthdate: 12-13-1958 Expiration: 12-15-2011

Sex: M Ht: 508 Wt: 180 Eyes: BROWN Issue Date: 12-04-2008

Restrictions: A Endorsements:

DAVID R KANIG

373 COLE AVE

PROVIDENCE, RI 02906



DL