

# RESOLUTION OF THE CITY COUNCIL

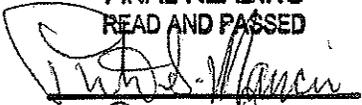
No. 109

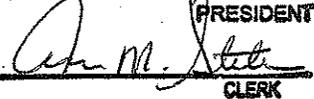
Approved March 24, 2010

RESOLVED, That the Tax Assessor is requested to apply the Homestead Exemption to the property located on Assessor's Plat 39, Lot 524 (9 University Avenue), for the years 2003 to 2008 in the amount of Nine Thousand Nine Hundred Ninety-Three (\$9,993.95) dollars.

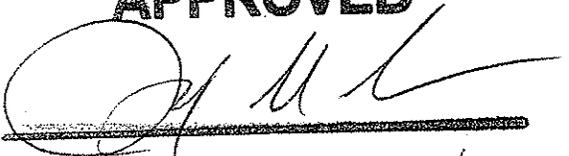
IN CITY  
COUNCIL

MAR 18 2010  
FINAL READING  
READ AND PASSED

  
\_\_\_\_\_  
PRESIDENT

  
\_\_\_\_\_  
CLERK

APPROVED

  
\_\_\_\_\_  
MAYOR 3/24/10

Vivian Spencer  
 Plat 39 Lot 524

Homestead

Year	Assessment	Non-Owner	Taxes	Owner Occupied	Net Assessment	Taxes	Abatement
2009				-	-	\$ -	\$ -
2008				-	-	\$ -	\$ -
2007	491,100.00	245,500.00	\$ 7,515.24	245,500.00	245,500.00	\$ 5,607.22	\$ 1,908.02
2006	400,000.00	200,000.00	\$ 8,101.64	200,000.00	200,000.00	\$ 6,046.00	\$ 2,055.64
2005	400,000.00	200,000.00	\$ 8,101.64	200,000.00	200,000.00	\$ 6,046.00	\$ 2,055.64
2004	400,000.00	200,000.00	\$ 7,946.20	200,000.00	200,000.00	\$ 5,930.00	\$ 2,016.20
2003	252,400.00	84,157.00	\$ 8,489.64	84,157.00	168,243.00	\$ 6,531.19	\$ 1,958.45

**City of Providence**  
**Tax Map # 039-0524-0000**  
**Parcel Id 13358**  
**9 University Ave, Providence**  
**VIVIAN SPENCER Since Jul 2002**  
**9 UNIVERSITY AVE**  
**PROVIDENCE, RI 02906-4121**

Class	01 Single Family	Roll Section	1 Taxable
Property Type	1 Residential	Nbhd	1520 1520
Zoning	R1 R-1	District No.	1
Living Units	1	Tax Code	R01 R01
Size Total	0.09 Acres		
FY	2009		

**Parcel Info.**

Subdivision	Effective Year	Inactive Year	Legal
/	1967	9999	

**Property Area**

Zoning	R1 R1
Nbhd	1520 1520

**Legal Description**

Front Size	Class	01 Single Family
Size 1	Primary Land	
Size 2	Property Type	1 Residential
Size Total		

**Owner (Current)**

VIVIAN SPENCER  
 9 UNIVERSITY AVE  
 PROVIDENCE, RI 02906-4121

**Owner (Previous)**

George P Landow  
 9 University Ave  
 Providence, RI 02906-4121

Ruth M Landow  
 9 University Ave  
 Providence, RI 02906-4121

**Sales Information**

Date	Book/Page	Instrument	Doc.No.	Adj. Reason	Sale Price	Subj. Price
7/12/2002	5232/272	WARRANTY DEED	Sole Owner U I		\$335,000	\$335,000

**RE Assessment**

Land Value  
 \$210,000

**CURRENT YEAR INFO 2009**

Improvements	Total Value	Tax Rate	True Taxes	Total Taxes
\$281,100	\$491,100		\$11,889.56	\$7,966.00

**PRIOR YEAR INFO 2008**

City of Providence  
**Tax Map # 039-0524-0000**  
**Parcel Id 13358**  
**9 University Ave, Providence**  
**VIVIAN SPENCER Since Jul 2002**  
**9 UNIVERSITY AVE**  
**PROVIDENCE, RI 02906-4121**

Class	01 Single Family	Roll Section	1 Taxable
Property Type	1 Residential	Nbhd	1520 1520
Zoning	R1 R-1	District No.	1
Living Units	1	Tax Code	R01 R01
Size Total	0.09 Acres		
FY	2009		

Land Value	Improvements	Total Value	Total Taxes
\$210,000	\$281,100	\$491,100	\$7,798.20

**RE Exemptions**

Exempt No	Exempt Desc	Start Date	End Date	Amount	Tax Rate	Net Amount
HS01NO	NO Homestead SingleFami			\$162,063	33.00	\$3,923.55

**RE TRA Properties**

Taking Date	Redemption Date	Petition Date	Foreclosure Date	Disclaimer Date	Title Redemption
Title Court	Title Court No				

# 2

# MEMO

TO: John Igliazzi, Finance Committee Chairman  
FROM: John Gelati   
DATE: March 9, 2010  
RE: Abatement for Owner Occupied Homestead Exemption of Plat 39 Lot 524  
9 University Avenue for tax years 2003, 2004, 2005, 2006, and 2007.

## SUMMARY NARRATIVE

The current Owner is Vivian Spencer who purchased this property on 7/12/2002. She filed for an owner occupied homestead exemption on September 22, 2009 for the 2009 tax year. The owner received an Owner Occupied Exemption in 2009 and Non-Owner Occupied in 2003-2007. The Assessor's Office applied the Owner Occupied exemption to the years 2008 and 2009 by the authority of the Assessor. Councilman Wood is requesting application of the Owner Occupied Exemption to tax years 2003, 2004, 2005, 2006, and 2007. The owner meets the exemption requirements for those years and will benefit by having the exemption applied retroactively in the amount of \$9,993.95. Further more taxes are current with the exception of \$1,486.19 for 2010 taxes.

## SALIENT FACTS

PLAT: 39  
LOT: 524  
STREET ADDRESS: 9 University Avenue  
PREVIOUS OWNER: George & Ruth Landow  
PRESENT OWNER: Vivian Spencer  
DATE OF PURCHASE: July 12, 2002

DATE FILED OWNER OCCUPIED  
HOMESTEAD EXEMPTION:

October 7, 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	Assessment	Non-Owner	Taxes	Owner Occupied	Taxes	Abatement
2007	417,900.00	137,907.00	\$ 6,395.04	208,950.00	\$ 4,772.42	\$ 1,622.62
TOTAL						\$1,622.62

ATTACHMENTS

Copy of the Owner Occupied Homestead Application

Summary Record Card

Municipal Lien Certification

City of Providence  
Declaration of Homestead

2009

Plat 039 Lot 0524 Unit 0000

039-0524-0000  
9 University Ave  
01---Single Family  
\*13,358.00\*

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:

9 University Avenue  
Number and Street Apt. Or Unit #

Providence, Rhode Island 02906  
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.

Vivian Spencer  
Signature

Vivian Spencer  
Print Name

401.499.0434  
Phone Number

State of Rhode Island  
City of Providence

Sworn to and subscribed before me this 22nd day of September 2009 by the above named, who

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

Robert L. Donofrio  
Signature of Notary

Commission Expires:

ROBERTA C DONOFRIO  
Print, Type or Stamp Commissioned Name  
Commission Number:

TAX ASSESSOR'S OFFICE  
PROVIDENCE, RI  
2009 SEP 22 A 10:56

# City of Providence Duplicate Bill

VIVIAN SPENCER  
9 UNIVERSITY AVE  
PROVIDENCE, RI 02906-4121



ACCOUNT NO: 92001720001  
LENDER:

2009 TAX DUE:	\$1,486.19
2009 INTEREST DUE:	
PRIOR YEARS TAXES DUE:	
PRIOR YEARS INTEREST DUE:	\$0.00
<b>TOTAL AMOUNT DUE:</b>	<b>\$1,486.19</b>

**DESCRIPTION**

**REAL ESTATE**

YR	PLAT/LOT	PROPERTY LOC.	TOTAL A.	ORIG. DUE	ADJ./AB.	CHARGES.	INT.	REVERS.	REFUND	PAYMENTS	TOT. DUE
2009	039-0524-0000	9 University Ave	\$491,100.00	\$7,966.00	(\$3,999.89)	\$0.00	\$0.00			\$2,479.92	\$1,486.19
Interest as of date:										\$0.00	
<b>REAL ESTATE TOTAL:</b>				\$7,966.00	(\$3,999.89)	\$0.00	\$0.00			\$2,479.92	\$1,486.19

	<u>PRIOR YEARS</u>	<u>CURRENT YEAR</u>	<u>QTR1</u>	<u>QTR2</u>	<u>QTR3</u>	<u>QTR4</u>
REAL ESTATE TAX:		\$1,486.19				\$1,486.19
TANGIBLE TAX:						
EXCISE TAX:						

<b>TOTAL AMOUNT DUE :</b>	\$1,486.19	<b>\$1,486.19</b>
---------------------------	------------	-------------------

Summary

Detail

Notes

Access

Tax Map # 039-0524-0000  
 Linked to Tax Map # 039-0524-0000

VIVIAN SPENCER  
 Linked to VIVIAN SPENCER

Parcels Linked to Tax Map # 039-0524-0000

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	Adjustment	Abated	Paid	Balance	Late Charges	Total Due	1st C
2009	Real Estate	172926	\$7,966.00			(\$1,978.65)	\$2,021.24	\$2,479.92	\$1,486.19	\$0.00	\$1,486.19	\$0
2008	Real Estate	1396209	\$7,798.20			\$1,978.65	\$1,978.65	\$7,798.20	\$0.00	\$0.00	\$0.00	\$0
2007	Real Estate	1465047	\$7,515.24	\$338.19				\$7,853.43	\$0.00	\$0.00	\$0.00	\$0
2006	Real Estate	1568116	\$8,101.64	\$486.10				\$8,587.74	\$0.00	\$0.00	\$0.00	\$0
2005	Real Estate	111367	\$8,101.64	\$571.64		(\$197.57)		\$8,475.71	\$0.00	\$0.00	\$0.00	\$0
2004	Real Estate	186891	\$7,946.20	\$556.23		\$197.57		\$8,700.00	\$0.00	\$0.00	\$0.00	\$0
2003	Real Estate	113369	\$8,489.64	\$497.49	\$200.00			\$9,187.13	\$0.00	\$0.00	\$0.00	\$0
2002	Real Estate	114068	\$6,046.63	\$453.50	\$150.00	\$1,511.66		\$8,161.79	\$0.00	\$0.00	\$0.00	\$0
			\$105,235.01	\$3,089.45		\$1,511.66	\$37,218.04	\$71,481.89	\$1,486.19	\$0.00	\$1,486.19	\$0

Query

Search

Bill (P/L)

Bill (Acct)

Dup Bill

Record Card

Exit

City of Providence  
 Tax Map # 039-0524-0000  
 Parcel Id 13358  
 9 University Ave, Providence  
 VIVIAN SPENCER Since Jul 2002  
 9 UNIVERSITY AVE  
 PROVIDENCE, RI 02906-4121

#5

Class	01 Single Family	Roll Section	1 Taxable
Property Type	1 Residential	Nbhd	1520 1520
Zoning	R1 R-1	District No.	1
Living Units	1	Tax Code	R01 R01
Size Total	0.09 Acres		
FY	2009		

**Parcel Info.**

Subdivision	Effective Year	Inactive Year	Legal
/	1967	9999	

**Property Area**

Zoning	R1 R1
Nbhd	1520 1520

**Legal Description**

Front Size	Class	01 Single Family
Size 1	Primary Land	
Size 2	Property Type	1 Residential
Size Total		
4000 Square Feet		
0.09 Acres		

**Owner (Current)**

VIVIAN SPENCER  
 9 UNIVERSITY AVE  
 PROVIDENCE, RI 02906-4121

**Owner (Previous)**

George P Landow  
 9 University Ave  
 Providence, RI 02906-4121

Ruth M Landow  
 9 University Ave  
 Providence, RI 02906-4121

**Sales Information**

Date	Book/Page	Instrument	Doc.No.	Adj.	Reason	Sale Price	Subj. Price
7/12/2002	5232/272	WARRANTY DEED	Sole Owner	U	I	\$335,000	\$335,000

**RE Assessment**

Land Value  
 \$210,000

<b>CURRENT YEAR INFO 2009</b>		Tax Rate
Improvements	Total Value	
\$281,100	\$491,100	

True Taxes  
 \$11,889.56

Total Taxes  
 \$7,966.00

**PRIOR YEAR INFO 2008**

City of Providence  
 Tax Map # 039-0524-0000  
 Parcel Id 13358  
 9 University Ave, Providence  
 VIVIAN SPENCER Since Jul 2002  
 9 UNIVERSITY AVE  
 PROVIDENCE, RI 02906-4121

Class	01 Single Family	Roll Section	1 Taxable
Property Type	1 Residential	Nbhd	1520 1520
Zoning	R1 R-1	District No.	1
Living Units	1	Tax Code	R01 R01
Size Total	0.09 Acres		
FY	2009		

Land Value	Improvements	Total Value	Total Taxes
\$210,000	\$281,100	\$491,100	\$7,798.20

**RE Exemptions**

Exempt No	Exempt Desc	Start Date	End Date	Amount	Tax Rate	Net Amount
HS01NO	NO Homestead SingleFami			\$162,063	33.00	\$3,923.55

**RE TRA Properties**

Taking Date	Redemption Date	Petition Date	Foreclosure Date	Disclaimer Date	Title Redemption
Title Court	Title Court No				

**Anna Stetson**

**From:** Cliff Wood [cliffwood06@cox.net]  
**Sent:** Wednesday, January 20, 2010 5:08 PM  
**To:** Anna Stetson  
**Cc:** Vivian Spencer  
**Subject:** Re: 9 University Avenue

Hi, Anna. Can we put this on the docket?

Thanks,  
Cliff

**Cliff Wood**  
Providence City Council  
Ward 2

Special Committee on Public Education (chair)  
Committee on Finance  
Committee on Ordinances (vice chair)  
Committee on Claims and Pending Suits  
Special Committee on State Legislation

[cliff@councilmancliff.com](mailto:cliff@councilmancliff.com)  
(401) 521-7477

Sign up for our E-newsletter at...  
[www.CouncilmanCliff.com](http://www.CouncilmanCliff.com)

On Jan 20, 2010, at 4:35 PM, [vivianspencer@aol.com](mailto:vivianspencer@aol.com) wrote:

Dear Councilman Wood:  
Happy 2010!  
I just Googled the Providence Tax Calendar and see that there is another tax bill due on Sunday, January 24th. I was wondering what the status was for the Finance Committee docket.  
Thanks so much,  
Warmly,  
Vivian

-----Original Message-----  
From: Cliff Wood <[cliffwood06@cox.net](mailto:cliffwood06@cox.net)>  
To: Vivian Spencer <[vivianspencer@aol.com](mailto:vivianspencer@aol.com)>  
Sent: Tue, Dec 1, 2009 11:16 am  
Subject: Fwd: 9 University Avenue

Vivian,

FYI. We'll take this up in January. Anna will have it on the docket then. I'll keep you posted.

Cliff

**Cliff Wood**  
Providence City Council  
Ward 2

Special Committee on Public Education (chair)

1/20/2010

Committee on Finance  
Committee on Ordinances (vice chair)  
Committee on Claims and Pending Suits  
Special Committee on State Legislation

[cliff@councilmancliff.com](mailto:cliff@councilmancliff.com)  
(401) 521-7477

Sign up for our E-newsletter at...  
[www.CouncilmanCliff.com](http://www.CouncilmanCliff.com)

Begin forwarded message:

**From:** "Anna Stetson" <[Astetson@providenceri.com](mailto:Astetson@providenceri.com)>  
**Date:** December 1, 2009 11:08:17 AM EST  
**To:** "Cliff Wood" <[cliffwood06@cox.net](mailto:cliffwood06@cox.net)>  
**Subject:** RE: 9 University Avenue

It will have to wait until January, docket for this month is all done, and only one meeting in December

**From:** Cliff Wood [<mailto:cliffwood06@cox.net>]  
**Sent:** Monday, November 30, 2009 3:24 PM  
**To:** [vivianspencer@aol.com](mailto:vivianspencer@aol.com); Anna Stetson  
**Cc:** [mfleurette@ureach.com](mailto:mfleurette@ureach.com)  
**Subject:** Re: 9 University Avenue

Dear Anna,

Could you place this issue on the docket?

Many thanks,

Cliff

Cliff Wood

Providence City Councilmember  
(401) 521-7477

Cornish Associates  
(401) 421-0254

On Nov 30, 2009, at 5:44 PM, [vivianspencer@aol.com](mailto:vivianspencer@aol.com) wrote:

Dear Councilman Wood:

I am writing to you in regards to our homestead exemption for 9 University Avenue. I purchased 9 University Avenue in 2002, knowing that the home was used as a rental unit, but not knowing, that in the City of Providence there was a homestead exemption until this year. I did not have to pay for my taxes for August 5th, when I filed for the exemption and for November 24th I paid \$996.00. We are requesting a tax revision back to the time we purchased 9 University, which would be from 2003 to 2008, or it might be 2007.

If you need further information, or would like to contact me, my cell phone number is 401-499-0434. Currently, we are doing much needed

1/20/2010

repairs to the home.  
Warmly,  
Vivian Spencer

=

Total Control Panel

[Login](#)

To: [astetson.a4ir3@providenceri.com](mailto:astetson.a4ir3@providenceri.com) [Remove this sender from my allow list](#)  
From: [cliffwood06@cox.net](mailto:cliffwood06@cox.net)

*You received this message because the sender is on your allow list.*

1/20/2010