

THE CITY OF PROVIDENCE
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

RESOLUTION OF THE CITY COUNCIL

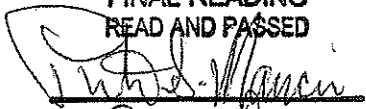

No. 109

Approved March 24, 2010

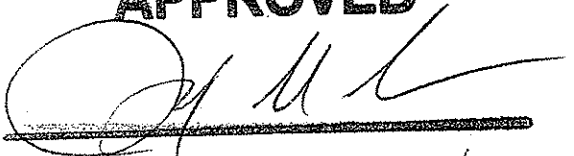
RESOLVED, That the Tax Assessor is requested to apply the Homestead Exemption to the property located on Assessor's Plat 39, Lot 524 (9 University Avenue), for the years 2003 to 2008 in the amount of Nine Thousand Nine Hundred Ninety-Three (\$9,993.95) dollars.

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		
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**CURRENT YEAR INFO 2009**

Land Value	Improvements	Total Value	Tax Rate	True Taxes	Total Taxes
\$210,000	\$281,100	\$491,100		\$11,889.56	\$7,966.00

PRIOR YEAR INFO 2008

City of Providence
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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 Igliozi, 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 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.

Virian Spencer
Signature

Virian 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 D'Amico
Signature of Notary

Commission Expires:

Robert C D'ONOFRI
Print, Type or Stamp Commissioned Name
Commission Number:

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
TOTAL AMOUNT DUE:	\$1,486.19

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
REAL ESTATE TOTAL:										Interest as of date:	\$0.00
										\$2,479.92	\$1,486.19

	PRIOR YEARS	CURRENT YEAR	QTR1	QTR2	QTR3	QTR4
REAL ESTATE TAX:		\$1,486.19				\$1,486.19
TANGIBLE TAX:						
EXCISE TAX:						
TOTAL AMOUNT DUE :		\$1,486.19				\$1,486.19

SummaryDetailNotes

Access

Tax Map # 039-0524-0000

Linked to Tax Map # 039-0524-0000

Parcels Linked to Tax Map # 039-0524-0000

VIVIAN SPENCER

Linked to VIVIAN SPENCER

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
2001	Real Estate	10058	\$5,739.64	\$186.20				\$5,925.84	\$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
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PROVIDENCE, RI 02906-4121

#5

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Size Total	0.09 Acres		
FY	2009		

Parcel Info.

Subdivision

Property Area

Zoning R1 R1
Nbhd 1520 1520

Effective Year
1967

Inactive Year
9999

Legal

Legal Description

Front Size
Size 1 4000 Square Feet
Size 2
Size Total 0.09 Acres

Class
Primary Land
Property Type

01 Single Family
1 Residential

Owner (Current)

VIVIAN SPENCER
9 UNIVERSITY AVE
PROVIDENCE, RI 02906-4121

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Land Value
\$210,000

CURRENT YEAR INFO 2009
Improvements \$281,100
Total Value \$491,100

Tax Rate

True Taxes
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Total Taxes
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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
(401) 521-7477

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www.CouncilmanCliff.com

On Jan 20, 2010, at 4:35 PM, 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>
To: Vivian Spencer <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
(401) 521-7477

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www.CouncilmanCliff.com

Begin forwarded message:

From: "Anna Stetson" <Astetson@providenceri.com>
Date: December 1, 2009 11:08:17 AM EST
To: "Cliff Wood" <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; Anna Stetson
Cc: 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 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
From: cliffwood06@cox.net

[Remove this sender from my allow list](#)

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

1/20/2010