

THE CITY OF PROVIDENCE
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

RESOLUTION OF THE CITY COUNCIL

No. 317

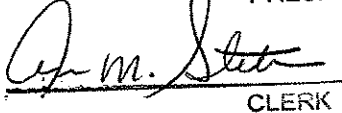
Approved November 1, 2010

RESOLVED, That the Tax Assessor is requested to grant the Homestead Exemption to the property located on Assessor's Plat 108, Lot 295 (102 Pocasset 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 16, 2010
RE: Jesus Campos, 102 Pocasset Avenue (Plat 108/Lot 295)

SUMMARY NARRATIVE

The current owner is Jesus Campos who purchased this property on July 19, 1999. The resolution is requesting to abate in part the taxes assessed upon the property for the tax years of 2002 to 2007. 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 \$7,322.89.

SALIENT FACTS

PLAT:	108
LOT:	295
STREET ADDRESS:	102 Pocasset Avenue
PREVIOUS OWNER:	N/A
PRESENT OWNER:	Jesus Campos
DATE OF PURCHASE:	July 19, 1999
CONFLICT OF INTEREST WITH ABATEMENT OF TAXES :	N/A

See ATTACHMENTS

PLAT 108/ LOT 295
102 POCASSETT AVENUE

			TOTAL	CURRENT	TAX W/	TAX CREDIT
YEAR	PLAT	LOT	ASSESSMENT	TAX	EXEMPTION	OWED
2007	108	295	\$ 345,500.00	\$ 5,287.12	\$ 3,945.61	\$ 1,341.51
2006	108	295	\$ 211,800.00	\$ 4,289.84	\$ 3,201.36	\$ 1,088.48
2005	108	295	\$ 211,800.00	\$ 4,289.84	\$ 3,201.36	\$ 1,088.48
2004	108	295	\$ 211,800.00	\$ 4,207.52	\$ 3,139.94	\$ 1,067.58
2003	108	295	\$ 99,900.00	\$ 3,360.20	\$ 1,939.06	\$ 1,421.14
2002	108	295	\$ 99,900.00	\$ 3,110.90	\$ 1,795.20	\$ 1,315.70
TOTALS				\$ 24,545.42		\$ 7,322.89

Summary

Detail

Notes

Access

☒ Tax Map # 108-0295-0000

☐ JESUS CAMPOS

☐ Linked to Tax Map # 108-0295-0000

☐ Linked to JESUS CAMPOS

☐ Parcels Linked to Tax Map # 108-0295-0000

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 # 108-0295-0000, JESUS CAMPOS Since Jul 1999,
90045599001 JESUS CAMPOS 102 POCASETT Ave PROVIDENCE, RI 02909

Assessment Year	Frozen Id	Total Land Value	Total Improvement	Total Assessment
2010	0	55000	118700	173700
2009	0	76700	268800	345500
2008	0	76700	268800	345500
2007	0	76700	268800	345500
2006	0	30000	181800	211800
2005	0	30000	181800	211800
2004	0	30000	181800	211800
2003	0	15000	84900	99900
2002	0	15000	84900	99900
2001	-1	15000	84900	99900
2001	0	15000	84900	99900
2000	0	13000	98900	111900
1999	0	13000	98900	111900
1998	0	13000	98900	111900
1997	0	13000	98900	111900
1996	0	13000	98900	111900
1995	0	13000	98900	111900
1994	0	13000	98900	111900
1993	0	13000	98900	111900
1992	0	13000	98900	111900
1991	0	13000	98900	111900

Situs : 102 POCASSET AVE

Map ID: 10802950000

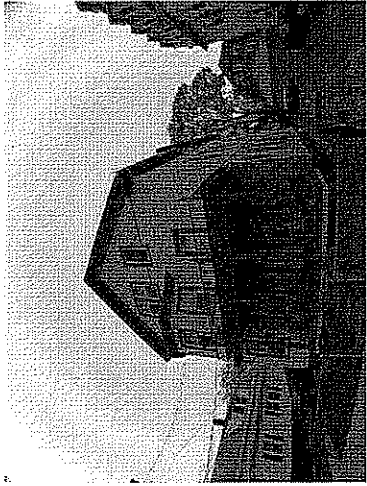
Class: 2-5 Family

Card: 1 of 1

Printed: September 15, 2010

CURRENT OWNER
JESUS CAMPOS
Wanda Defunchio
102 POCASSETT AVE
PROVIDENCE, RI 02909

GENERAL INFORMATION
Living Units 3
Neighborhood 1350
Alternate Id 108265.000
Vol / Pg 3
District R3
Zoning Residential
Class



Property Notes

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 5,000			55,000
Total Acres: .1148				
Spot: Location:				

Assessment Information				
Land	Assessed	Appraised	Cost	Market
Building	55,000	55,000	55,000	55,000
Total	118,700	118,700	118,700	117,940
	173,700	173,700	173,700	172,940
Value Flag COST APPROACH				
Gross Building:				
Manual Override Reason 05-JAN-05				
Base Date of Value 08-SEP-05				
Effective Date of Value				

Entrance Information			
Date	ID	Entry Code	Source
02/25/09	BMG	Not At Home	Other
10/26/98	WT	Entry & Sign	Tenant

Permit Information			
Date Issued	Number	Price	Purpose
			% Complete

Sales/Ownership History			
Transfer Date	Price	Type	Validity
07/16/99	120,000	Land & Bldg	Valid Sale

Deed Reference			
Deed Reference	Deed Type	Grantee	

Situs : 102 POCASSET AVE

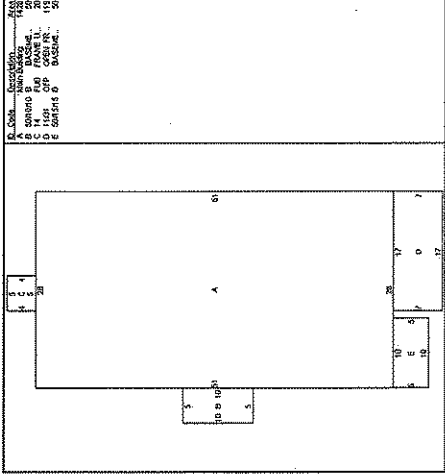
Parcel Id: 10802950000

Class: 2-5 Family

Card: 1 of 1

Printed: September 15, 2010

Dwelling Information	
Style 3-Family	Year Built 1900
Story height 2.5	Eff Year Built
Attic None	Year Remodeled
Exterior Walls Asbestos	Amenities
Masonry Trim X	In-law Apt No
Color Yellow	
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
System Type Steam	Openings
Room Detail	
Bedrooms 6	Full Baths 3
Family Rooms	Half Baths
Kitchens 3	Extra Fixtures 4
Total Rooms 15	
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 Average Condition	Functional
CDU AVERAGE	Economic
Cost & Design -10	% Good Ovr
% Complete	
Dwelling Computations	
Base Price 237,263	% Good 50
Plumbing 8,400	% Good Override
Basement 0	Functional
Heating 0	Economic
Attic 0	% Complete
Other Features 0	C&D Factor -10
Subtotal 245,660	Adj Factor 1
	Additions 8,100
Ground Floor Area 1,428	
Total Living Area 4,127	Dwelling Value 118,700
Building Notes	



Outbuilding Data						
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade Condition Value

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

Comparable Sales Summary					
Parcel ID	Sale Date	Sale Price	TLA	Style	Yr Built Grade
10905350000	08-AUG-08	230,000	3,504	9	1910 C
06701040000	08-AUG-08	250,000	4,274	9	1910 C+
06502650000	10-JUL-09	142,000	4,061	9	1888 C
12001230000	27-AUG-08	340,000	4,176	9	1920 C
10503430000	16-JUN-09	193,450	3,708	9	1920 C+

City of Providence
Declaration of Homestead

2008

Plot 108 Lot 0295 Unit 0000

108-0295-0000

102 Pocasset Ave

02---2 -5 Family

41,201.00

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:

102 Pocasset Ave 1
Number and Street Apt. Or Unit #
Providence R.I., Rhode Island 02909
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.

Signature

Print Name

Phone Number

[Signature]
SESÚS CAMPOS
(401) 944-1798

State of Rhode Island

City of Providence

Sworn to and subscribed before me this 23 day of December, 2008 by the above named, who

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

Signature of Notary

Commission Expires: 12/28/2010

Magdalena Rodriguez
Print, Type or Stamp Commissioned Name
Commission Number:

