



Resolution No. 2018 - 01

Approved: _____

WHEREAS, THE CENTRAL FALLS REDEVELOPMENT AGENCY, HEREINAFTER THE “AGENCY” IS A REDEVELOPMENT AGENCY CREATED PURSUANT TO CHAPTERS 31-33 OF TITLE 45 OF THE RHODE ISLAND GENERAL LAWS, THE “REDEVELOPMENT ACT OF 1956”, AND IS CHARGED WITH REDEVELOPMENT ON BEHALF OF THE CITY OF CENTRAL FALLS; AND

WHEREAS, CERTAIN TAX-DELINQUENT PROPERTIES IN THE CITY OF CENTRAL FALLS, A LIST OF WHICH ARE ATTACHED HERETO AS EXHIBIT A (THE “PROPERTIES”), HAVE BEEN FOUND BY THE AGENCY TO BE BLIGHTED AND SUBSTANDARD, AND HAVE BEEN FURTHER FOUND BY THE AGENCY TO BE NECESSARY FOR REDEVELOPMENT, REVITALIZATION, AND/OR MUNICIPAL PURPOSES; AND

WHEREAS, ACCORDINGLY, THE AGENCY HEREBY RECOMMENDS TO THE TAX COLLECTOR FOR THE CITY OF CENTRAL FALLS THAT SUCH PROPERTIES BE TAKEN FOR THE CITY OF CENTRAL FALLS IN ACCORDANCE WITH THE PROVISIONS OF RIGL § 44-9-8.1 (THE “TAKING”); AND

WHEREAS, IN THE INTEREST OF EXPEDIENCY AND EFFICIENCY, THE AGENCY DESIRES TO EMPOWER THE DIRECTOR WITH SUCH AUTHORITY AS MAY BE NECESSARY TO COORDINATE WITH THE RELEVANT DEPARTMENTS OF THE CITY OF CENTRAL FALLS TO FACILITATE SUCH TAKING.

NOW, THEREFORE, BE IT RESOLVED, THAT THE AGENCY DOES HEREBY FIND THAT THE PROPERTIES ARE BLIGHTED AND SUBSTANDARD, AND ARE NECESSARY FOR REDEVELOPMENT, REVITALIZATION AND/OR MUNICIPAL PURPOSES, AND DOES HEREBY EMPOWER THE DIRECTOR OF THE AGENCY TO TAKE SUCH ACTIONS AS HE MAY DEEM NECESSARY TO FACILITATE THE TAKING.

CENTRAL FALLS REDEVELOPMENT AGENCY
BY: PATSY PETERSON, CHAIRWOMAN

DATE: _____

EXHIBIT A

LIST OF PROPERTIES

Tax Taking Plan

Property:

Address: 551 Broad Street

A/P 1/128

Existing Conditions:

This former City fire station is privately owned. It has been vacant for over a year and is in a deteriorating condition.

Taxes due to City: \$18,350.95

Purpose of Acquisition: Public purposes

Required Action:

Remove from Tax Sale

Redevelopment Agency makes finding that property is necessary for redevelopment

Tax Collector issues 14 day demand notice for taxes

See RIGL 44-9-8.1

Cost to City:

Acquisition: Taxes due to City plus legal fees

Development: Unknown at this time

Future Tax Implication:

Property will be tax exempt.

Source of funds:

Capital Budget.

Time Line:

February 21st - CF Redevelopment Agency votes need to take Property

February 22nd – tax collector issues demand letter

March 9th – tax collector issues taking deed

March 12th – begin holding period:

expedite foreclosure in accordance with RIGL 44-9-25.2

Parcel: 1-128 Location: 551 BROAD ST Owner: DUQUE ADRIANA
 Account: 19 User Acct: 14-2717-01 LUC: 06

Parcel Values
 Total: \$274,900 Land: \$130,600 Land Area: 0.192 AC Building: \$144,300 Assessed: \$274,900

Sales Information

Book and Page	Instrument Type	Date	Price	Grantor
894-274	Quit Claim	08/09/2016	\$0	ALL PROPERTY MANAGEMENT LLC,
885-0256	Quit Claim	03/03/2016	\$100,000	WATERFALL VICTORIA MORTGAGE..

Building Type: Retail Store **Year Built:** 1960 **Grade:** Q4 **Condition:** FR
Heat Fuel: Oil **Heat Type:** Reg A/C **% Air Conditioned:** 50 **Fireplaces:**
Exterior Wall: Br/St Ven **Bsmnt Garage:** **Roof Cover:** Asphalt **# of Units:** 1
of Rooms: 0 **# of Bedrooms:** 0 **Full Bath:** 0 **1/2 Baths:** 0



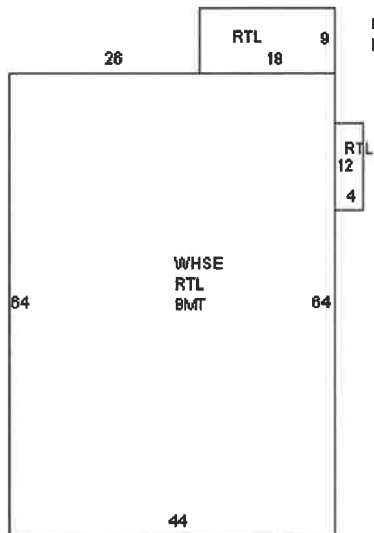
Yard Item(s)

Description	Quantity	Size	Year	Condition	Quality	Value
Garage	1	624	1983	PR	Fair	\$4,200.00
Asphalt Paving	1	1000	2003	FR	Average	\$600.00

Building Areas

Area	Net Area	Finished Area
BASEMENT	2,816 SF	0 SF
FINISHED BASEMENT	2,816 SF	0 SF
RETAIL	3,026 SF	3,026 SF
WAREHOUSE	2,816 SF	2,816 SF

Disclaimer: This information is for tax assessing purposes and is not warranted



UnSketched SubAreas:
FBM: 2816.



Central Falls, RI

Account Number: 14-2717-01

Total Amount Due: \$18,350.95

Date Due: 01/19/2018

Amount Enclosed:

DUQUE ADRIANA ['15/'16]
229 SO MAIN ST
ATTLEBORO MA 02703

Please Remit Payment To:

City of Central Falls
Tax Collector
580 Broad Street
Central Falls, RI 02863

Phone: 401-727-7470

RETURN THIS PORTION WITH YOUR...

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Central Falls, RI -

Account Number: 14-2717-01

Penalty computed as of: 01/19/2018

Penalty accrues at \$ 6.86 per day.

DUQUE ADRIANA ['15/'16]

Description	Billed	Amount Due	Penalty Due	Total Due
-----	-----	-----	-----	-----
2016 RP Tax Roll				
Real: 1-128 at 551 BROAD ST	10905.28	5803.72	688.82	6492.54
-----	-----	-----	-----	-----
2017 RP Tax Roll				
Real: 1-128 at 551 BROAD ST	10905.28	10905.28	703.13	11608.41
-----	-----	-----	-----	-----
2017 Title Search				
User: MARCH 2018 TS	250.00	250.00	0.00	250.00
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Page: 1

Tax Taking Plan

Property:

Address: 656 Dexter Street
A/P 8/80

Existing Conditions:

This is a private parking lot in fair condition

Taxes due to City: \$3,483.07

Purpose of Acquisition:

This property will be developed to increase the economic conditions of Dexter Street and the City of Central Falls as a whole.

Required Action:

Remove from Tax Sale
Redevelopment Agency makes finding that property is necessary for redevelopment
Tax Collector issues 14 day demand notice for taxes
See RIGL 44-9-8.1

Cost to City:

Acquisition: Taxes due to City plus legal fees
Development: Property to be sold at fair market value which should cover all of the city's costs. Plans for development of the site to be determined by purchaser.

Future Tax Implication:

Property will be placed back on tax roll.

Source of funds:

No funds required.

Timeline:

February 21st - CF Redevelopment Agency votes need to take Property
February 22nd – tax collector issues demand letter
March 9th – tax collector issues taking deed
March 12th – begin holding period:
expedite foreclosure in accordance with RIGL 44-9-25.2



Central Falls

(Summary Data - may not be Complete Representation of Property)



Parcel: 8-80
Account: 2683

Location: 656 DEXTER ST
User Acct: 08-0258-30

Owner: HAN KYONG CHEOL ETUX
LUC: 14

Parcel Values

Total: \$78,600 **Land:** \$71,600 **Land Area:** 0.212 AC **Building:** \$7,000 **Assessed:** \$78,600

Sales Information

Book and Page	Instrument Type	Date	Price	Grantor
244-935		03/01/1990	\$200,000	LIPSON BESSIE
244-935		03/01/1990	\$50,000	HAN KYONG CHEOL ET UX

Building Type:	Year Built:	Grade:	Condition:
Heat Fuel:	Heat Type:	% Air Conditioned: 0	Fireplaces:
Exterior Wall:	Bsmnt Garage:	Roof Cover:	# of Units:
# of Rooms: 0	# of Bedrooms: 0	Full Bath: 0	1/2 Baths: 0

Yard Item(s)

Description	Quantity	Size	Year	Condition	Quality	Value
Asphalt Paving	1	4500	1983	AV	Average	\$7,000.00

Building Areas

Area	Net Area	Finished Area



Disclaimer: This information is for tax assessing purposes and is not warranted

Central Falls, RI

Account Number: 08-0258-30

Total Amount Due:	\$3,483.07
Date Due:	01/19/2018
Amount Enclosed:	

HAN KYONG CHEOL ETUX
HAN SUN SOOK
210 TWIN RIVER ROAD
LINCOLN RI 02865-4830

Please Remit Payment To:
City of Central Falls
Tax Collector
580 Broad Street
Central Falls, RI 02863
Phone: 401-727-7470

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Central Falls, RI -

Account Number: 08-0258-30

Penalty computed as of: 01/19/2018

HAN KYONG CHEOL ETUX

Penalty accrues at \$ 1.35 per day.

Description	Billed	Amount Due	Penalty Due	Total Due
-----	-----	-----	-----	-----
2016 RP Tax Roll				
Real: 8-80 at 656 DEXTER ST	3118.06	160.03	3.94	163.97
-----	-----	-----	-----	-----
2017 RP Tax Roll				
Real: 8-80 at 656 DEXTER ST	3118.06	3118.06	201.04	3319.10
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Tax Sale Properties under Consideration for Acquisition

Property:

Address: 12 George Street
A/P 1/154

Existing Conditions:

Private home in receivership

Taxes due to City: \$6,383.82

Purpose of Acquisition: Municipal purposes

Required Action:

Remove from Tax Sale
Redevelopment Agency makes finding that property is necessary for redevelopment
Tax Collector issues 14 day demand notice for taxes
See RIGL 44-9-8.1

Cost to City:

Acquisition: Taxes due to City plus legal fees
Development: Cost of demolition and improvements to make site suitable for park use.

Future Tax Implication:

Property will be tax exempt.

Source of funds:

Capital Budget
RIDEM Open Space Funds

Time Line:

February 21st - CF Redevelopment Agency votes need to take Property
February 22nd – tax collector issues demand letter
March 9th – tax collector issues taking deed
March 12th – begin holding period:
expedite foreclosure in accordance with RIGL 44-9-25.2



Central Falls

(Summary Data - may not be Complete Representation of Property)



Parcel: 1-154 **Location:** 12 GEORGE ST **Owner:** 2002 REAL ESTATE HOLDINGS LLC
Account: 50 **User Acct:** 08-1224-00 **LUC:** 02

Parcel Values
Total: \$122,600 **Land:** \$27,700 **Land Area:** 0.233 AC **Building:** \$94,900 **Assessed:** \$122,600

Sales Information

Book and Page	Instrument Type	Date	Price	Grantor
877-0173	Administrative	10/14/2015	\$65,000	HIMEON, HAROLD T JR,
785-0303	Trustee	07/23/2010	\$60,000	HIMEON, CHARLES E TRUST,

Building Type: 2 Family **Year Built:** 1920 **Grade:** Q4 **Condition:** AV
Heat Fuel: **Heat Type:** Space Heat **% Air Conditioned:** 0 **Fireplaces:**
Exterior Wall: Vinyl Siding **Bsmnt Garage:** **Roof Cover:** Asphalt **# of Units:** 2
of Rooms: 10 **# of Bedrooms:** 4 **Full Bath:** 2 **1/2 Baths:** 0

Yard Item(s)

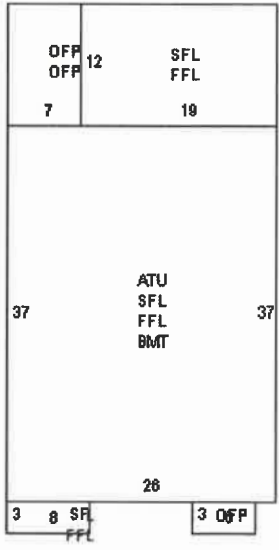
Description	Quantity	Size	Year	Condition	Quality	Value
Garage	1	340	2003	AV	Average	\$6,100.00

Building Areas

Area	Net Area	Finished Area
1ST FLOOR	1,214 SF	1,214 SF
2ND FLOOR	1,214 SF	1,214 SF
BASEMENT	962 SF	0 SF
OPEN PORCH	186 SF	0 SF
UNFINISHED ATTIC	481 SF	0 SF



Disclaimer: This information is for tax assessing purposes and is not warranted



Central Falls, RI

Account Number: 08-1224-00

Total Amount Due: \$6,383.82

Date Due: 01/19/2018

Amount Enclosed:

2002 REAL ESTATE HOLDINGS LLC ['15]
42 TOP HILL ROAD
NORTH PROVIDENCE RI 02904-5649

Please Remit Payment To:

City of Central Falls
Tax Collector
580 Broad Street
Central Falls, RI 02863

Phone: 401-727-7470

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Central Falls, RI -

Penalty computed as of: 01/19/2018

Penalty accrues at \$ 2.25 per day.

Account Number: 08-1224-00

2002 REAL ESTATE HOLDINGS LLC ['15]

Description	Billed	Amount Due	Penalty Due	Total Due
2016 RP Tax Roll				
Real: 1-154 at 12 GEORGE ST	3179.02	2259.47	440.76	2700.23
2017 RP Tax Roll				
Real: 1-154 at 12 GEORGE ST	3225.61	3225.61	207.98	3433.59
2017 Title Search				
User: MARCH 2018 TS	250.00	250.00	0.00	250.00



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Page: 1

Tax Taking Plan

Property:

Address: 24 Hood Street
A/P 4/256

Existing Conditions:

This deteriorating two-family property abuts Redevelopment Agency owned properties at 12 Hood Street and 229 Washington Street.

Taxes due to City: \$5,981.25

Purpose of Acquisition:

Sell for revitalization as a 2 family homeownership unit.

Required Action:

Remove from Tax Sale
Redevelopment Agency makes finding that property is necessary for redevelopment
Tax Collector issues 14 day demand notice for taxes
See RIGL 44-9-8.1

Cost to City:

Acquisition: Taxes due to City plus legal fees
Development: Property to be sold at fair market value which should cover all of the city's costs.

Future Tax Implication:

Property will be placed back on tax roll.

Source of funds:

No funds required.

Time Line:

February 21st - CF Redevelopment Agency votes need to take Property
February 22nd – tax collector issues demand letter
March 9th – tax collector issues taking deed
March 12th – begin holding period:
start foreclosure on March 12th, 2019



Central Falls

(Summary Data - may not be Complete Representation of Property)



Parcel: 4-256 Location: 24 HOOD ST Owner: TREMONT ASSOCIATES II INC
 Account: 924 User Acct: 20-2132-01 LUC: 02

Parcel Values
 Total: \$95,800 Land: \$24,700 Land Area: 0.084 AC Building: \$71,100 Assessed: \$95,800

Sales Information

Book and Page	Instrument Type	Date	Price	Grantor
697-203		02/21/2007	\$0	TREMONT BEEF CO INC
222-239		05/01/1984	\$0	

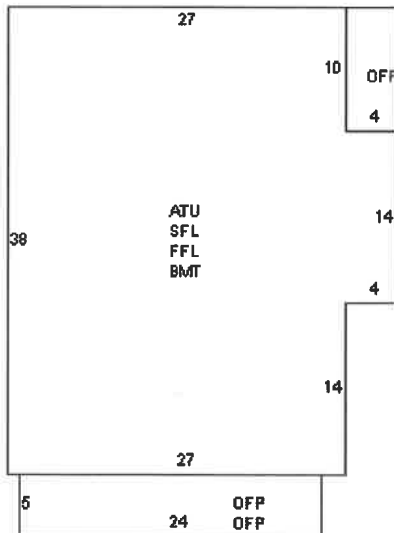
Building Type: 2 Family **Year Built:** 1900 **Grade:** Q4 **Condition:** FR
Heat Fuel: **Heat Type:** Steam w/Boil **% Air Conditioned:** 0 **Fireplaces:**
Exterior Wall: Asphalt **Bsmnt Garage:** **Roof Cover:** Asphalt **# of Units:** 2
of Rooms: 0 **# of Bedrooms:** 5 **Full Bath:** 2 **1/2 Baths:** 0



Yard Item(s)

Description	Quantity	Size	Year	Condition	Quality	Value
Building Areas						
Area		Net Area		Finished Area		
1ST FLOOR		1,082 SF		1,082 SF		
2ND FLOOR		1,082 SF		1,082 SF		
BASEMENT		1,082 SF		0 SF		
OPEN PORCH		280 SF		0 SF		
UNFINISHED ATTIC		541 SF		0 SF		

Disclaimer: This information is for tax assessing purposes and is not warranted



Central Falls, RI

Account Number: 20-2132-01

Total Amount Due:	\$5,981.25
Date Due:	01/19/2018
Amount Enclosed:	

TREMONT ASSOCIATES II INC
26 HOOD STREET
CENTRAL FALLS RI 02863-2011

Please Remit Payment To:
City of Central Falls
Tax Collector
580 Broad Street
Central Falls, RI 02863
Phone: 401-727-7470

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Central Falls, RI -

Account Number: 20-2132-01

Penalty computed as of: 01/19/2018

TREMONT ASSOCIATES II INC

Penalty accrues at \$ 2.06 per day.

Description	Billed	Amount Due	Penalty Due	Total Due
2016 RP Tax Roll				
Real: 4-256 at 24 HOOD ST	2484.09	2484.09	564.15	3048.24
2017 RP Tax Roll				
Real: 4-256 at 24 HOOD ST	2520.50	2520.50	162.51	2683.01
2017 Title Search				
User: MARCH 2018 TS	250.00	250.00	0.00	250.00



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Tax Taking Plan

Property:

Address: 14 Sylvian Street

A/P 4/6

Existing Conditions:

Multifamily property in deteriorating condition

Taxes due to City: \$7,915.25

Purpose of Acquisition:

If suitable, sell for redevelopment as a multifamily homeownership property. If not suitable, demolish and sell for development of new homeownership.

Required Action:

Remove from Tax Sale

Redevelopment Agency makes finding that property is necessary for redevelopment

Tax Collector issues 14 day demand notice for taxes

See RIGL 44-9-8.1

Cost to City:

Acquisition: Taxes due to City plus legal fees

Development: Property to be sold at fair market value. If no demolition, city should break even. If structure demolished, city cost will exceed sale price.

Future Tax Implication:

Property will be placed back on tax roll.

Source of funds:

If sold for redevelopment, no funds required. If demolished will need capital dollars or Rhode Island Housing Blight Program

Timeline:

February 21st - CF Redevelopment Agency votes need to take Property

February 22nd – tax collector issues demand letter

March 9th – tax collector issues taking deed

March 12th – begin holding period:
start foreclosure on March 12th, 2019



Central Falls

(Summary Data - may not be Complete Representation of Property)



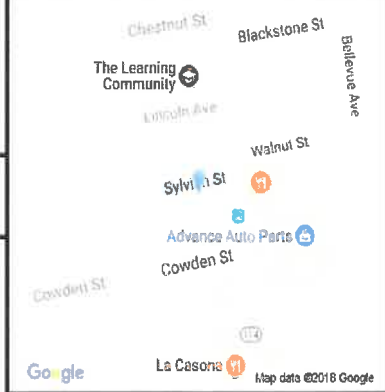
Parcel: 4-6 **Location:** 14 SYLVIAN ST **Owner:** GAGNON HOLLAND PROPERTIES LLC
Account: 1173 **User Acct:** 07-0207-12 **LUC:** 03

Parcel Values
Total: \$217,400 **Land:** \$27,600 **Land Area:** 0.133 AC **Building:** \$189,800 **Assessed:** \$217,400

Sales Information

Book and Page	Instrument Type	Date	Price	Grantor
803-0040	Quit Claim	08/31/2011	\$1	2 TO 10 PROPERTIES LLP,
727-115		01/31/2008	\$0	GAGNON BRUCE A

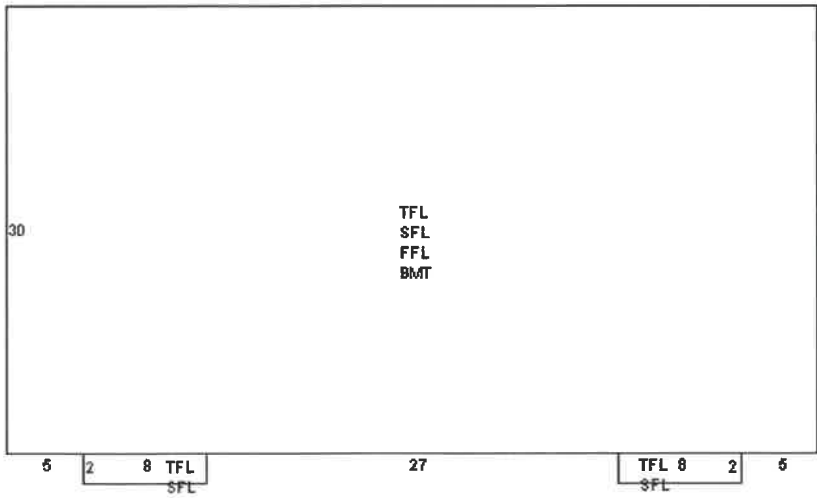
Building Type: Apt **Year Built:** 1900 **Grade:** Q4 **Condition:** AV
Heat Fuel: **Heat Type:** BB Hot Wtr **% Air Conditioned:** 0 **Fireplaces:**
Exterior Wall: Vinyl Siding **Bsmnt Garage:** **Roof Cover:** Asphalt **# of Units:** 6
of Rooms: 27 **# of Bedrooms:** 15 **Full Bath:** 6 **1/2 Baths:** 0



Yard Item(s)

Description	Quantity	Size	Year	Condition	Quality	Value
Building Areas						
Area		Net Area		Finished Area		
1ST FLOOR		1,590 SF		1,590 SF		
2ND FLOOR		1,622 SF		1,622 SF		
3RD FLOOR		1,622 SF		1,622 SF		
BASEMENT		1,590 SF		0 SF		

Disclaimer: This information is for tax assessing purposes and is not warranted



Central Falls, RI

Account Number: 07-0207-12

Total Amount Due:	\$7,915.25
Date Due:	01/19/2018
Amount Enclosed:	

GAGNON HOLLAND PROPERTIES LLC
C/O 496 WOODWARD AVENUE
SEEKONK MA 02771

Please Remit Payment To:
City of Central Falls
Tax Collector
580 Broad Street
Central Falls, RI 02863
Phone: 401-727-7470

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Central Falls, RI -

Penalty computed as of: 01/19/2018
Penalty accrues at \$ 2.93 per day.

Account Number: 07-0207-12

GAGNON HOLLAND PROPERTIES LLC

Description	Billed	Amount Due	Penalty Due	Total Due
2016 RP Tax Roll				
Real: 4-6 at 14 SYLVIAN ST	5637.18	1407.33	169.34	1576.67
2017 RP Tax Roll				
Real: 4-6 at 14 SYLVIAN ST	5719.79	5719.79	368.79	6088.58
2017 Title Search				
User: MARCH 2018 TS	250.00	250.00	0.00	250.00



Tax Taking Plan

Property:

Address: 143 Sylvian Street

A/P 4/48

Existing Conditions:

This two-structure multifamily property is in deteriorating condition

Taxes due to City: \$8,045.21

Purpose of Acquisition:

If suitable, sell for redevelopment as a multifamily homeownership property. If not suitable, demolish and sell for development of new homeownership.

Required Action:

Remove from Tax Sale

Redevelopment Agency makes finding that property is necessary for redevelopment

Tax Collector issues 14 day demand notice for taxes

See RIGL 44-9-8.1

Cost to City:

Acquisition: Taxes due to City plus legal fees

Development: Property to be sold at fair market value. If no demolition, city should break even. If structure demolished, city cost will exceed sale price.

Future Tax Implication:

Property will be placed back on tax roll.

Source of funds:

If sold for redevelopment, no funds required. If demolished will need capital dollars or Rhode Island Housing Blight Program

Timeline:

February 21st - CF Redevelopment Agency votes need to take Property

February 22nd – tax collector issues demand letter

March 9th – tax collector issues taking deed

March 12th – begin holding period:
start foreclosure on March 12th, 2019



Central Falls

(Summary Data - may not be Complete Representation of Property)



Parcel: 4-48 **Location:** 143 SYLVIAN ST **Owner:** TWENTY TWELVE LLC
Account: 1144 **User Acct:** 08-1233-65 **LUC:** 02

Parcel Values
Total: \$130,300 **Land:** \$24,300 **Land Area:** 0.077 AC **Building:** \$106,000 **Assessed:** \$130,300

Sales Information

Book and Page	Instrument Type	Date	Price	Grantor
887-0304	Foreclosure	04/04/2016	\$81,000	Hincapie, Ruben D et ux Hilda C (by foreclosure)
241-836		05/05/1989	\$110,000	HINCAPIE, EMILIO A ETUX

Building Type: 3 Family **Year Built:** 1920 **Grade:** Q4 **Condition:** AV
Heat Fuel: **Heat Type:** Forced Air **% Air Conditioned:** 0 **Fireplaces:**
Exterior Wall: Vinyl Siding **Bsmnt Garage:** **Roof Cover:** Asphalt **# of Units:** 4
of Rooms: 15 **# of Bedrooms:** 5 **Full Bath:** 3 **1/2 Baths:** 0



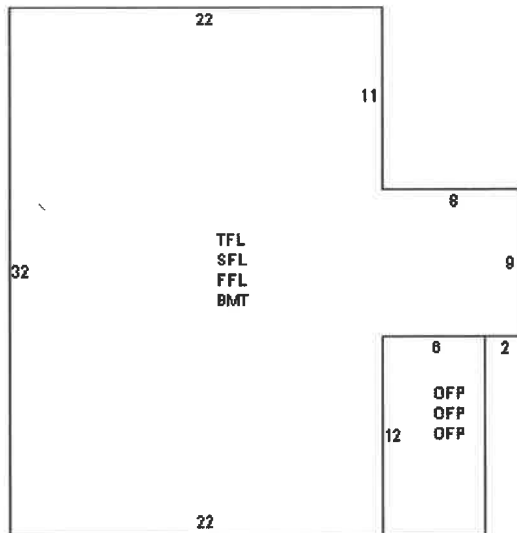
Yard Item(s)

Description	Quantity	Size	Year	Condition	Quality	Value
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Building Areas

Area	Net Area	Finished Area
1ST FLOOR	776 SF	776 SF
2ND FLOOR	776 SF	776 SF
3RD FLOOR	776 SF	776 SF
BASEMENT	776 SF	0 SF
OPEN PORCH	216 SF	0 SF

Disclaimer: This information is for tax assessing purposes and is not warranted



Central Falls, RI

Account Number: 08-1233-65

Total Amount Due: \$8,045.21

Date Due: 01/19/2018

Amount Enclosed:

TWENTY TWELVE LLC ['16]
6 MAIN STREET EXTENSION UNIT 3608
PLYMOUTH MA 02361-7030

Please Remit Payment To:

City of Central Falls
Tax Collector
580 Broad Street
Central Falls, RI 02863

Phone: 401-727-7470

RETURN THIS PORTION WITH YOUR...

Printed: 01/19/2018 at 09:11:04

Central Falls, RI -

Penalty computed as of: 01/19/2018

Penalty accrues at \$ 2.80 per day.

Account Number: 08-1233-65

TWENTY TWELVE LLC ['16]

Description	Billed	Amount Due	Penalty Due	Total Due

2016 RP Tax Roll				
Real: 4-48 at 143 SYLVIAN ST	2543.73	2543.73	577.69	3121.42
Real: 4-48-2 at SYLVIAN ST	834.95	834.95	189.62	1024.57

2017 RP Tax Roll				
Real: 4-48 at 143 SYLVIAN ST	2581.01	2581.01	166.41	2747.42
Real: 4-48-2 at SYLVIAN ST	847.18	847.18	54.62	901.80

2017 Title Search				
User: MARCH 2018 TS	250.00	250.00	0.00	250.00



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Tax Taking Plan

Property:

Address: 14 Washington Street
A/P 5/106

Existing Conditions:

Two structure multifamily property in deteriorating condition

Taxes due to City: \$6,005.32

Purpose of Acquisition:

If suitable, sell for redevelopment as a multifamily homeownership property. If not suitable, demolish and sell for development of new homeownership.

Required Action:

Remove from Tax Sale
Redevelopment Agency makes finding that property is necessary for redevelopment
Tax Collector issues 14 day demand notice for taxes
See RIGL 44-9-8.1

Cost to City:

Acquisition: Taxes due to City plus legal fees
Development: Property probably donated to Blackstone Valley Advocacy Center as part of total development cost.

Future Tax Implication:

Organization is tax exempt and property they own at 259 Central Ave is does not pay taxes. Assume this property would be tax exempt.

Source of funds:

If sold for redevelopment, no funds required. If demolished will need capital dollars or Rhode Island Housing Blight Program

Timeline:

February 21st - CF Redevelopment Agency votes need to take Property
February 22nd – tax collector issues demand letter
March 9th – tax collector issues taking deed
March 12th – begin holding period:
start foreclosure on March 12th, 2019



Central Falls

(Summary Data - may not be Complete Representation of Property)



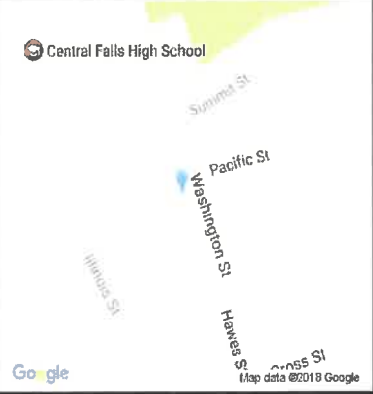
Parcel: 5-106 **Location:** 14 WASHINGTON ST **Owner:** TREJO, ALFREDO (sole owner)
Account: 1224 **User Acct:** 06-0931-80 **LUC:** 02

Parcel Values
Total: \$205,500 **Land:** \$35,000 **Land Area:** 0.262 AC **Building:** \$170,500 **Assessed:** \$205,500

Sales Information

Book and Page	Instrument Type	Date	Price	Grantor
836-0084	Quit Claim	09/09/2013	\$160,000	Chabot, Richard G et ux & Fitzgerald, Denise
737-0337	Quit Claim	06/27/2008	\$99	Chabot, Richard et ux & Denise J Fitzgerald et

Building Type: 5 Family **Year Built:** 1875 **Grade:** Q4 **Condition:** AV
Heat Fuel: **Heat Type:** BB Hot Wtr **% Air Conditioned:** 0 **Fireplaces:**
Exterior Wall: Asbestos **Bsmnt Garage:** **Roof Cover:** Asphalt **# of Units:** 6
of Rooms: 0 **# of Bedrooms:** 5 **Full Bath:** 5 **1/2 Baths:** 0



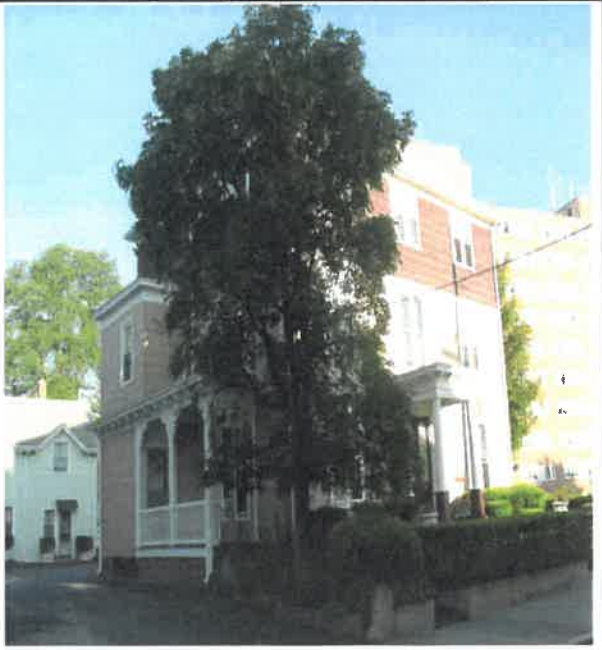
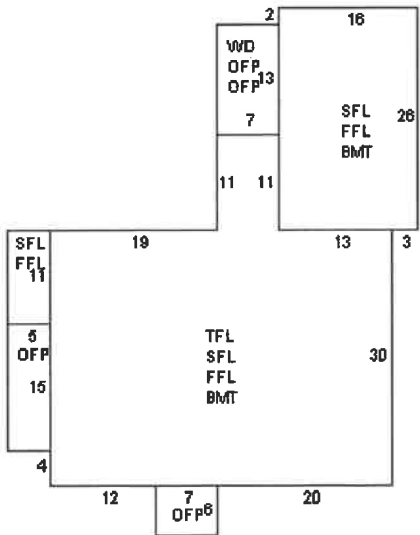
Yard Item(s)

Description	Quantity	Size	Year	Condition	Quality	Value
Garage	1	600	1983	AV	Average	\$10,200.00

Building Areas

Area	Net Area	Finished Area
1ST FLOOR	1,718 SF	1,718 SF
2ND FLOOR	1,718 SF	1,718 SF
3RD FLOOR	1,247 SF	1,247 SF
BASEMENT	1,663 SF	0 SF
OPEN PORCH	299 SF	0 SF
WOOD DECK	91 SF	0 SF

Disclaimer: This information is for tax assessing purposes and is not warranted



Central Falls, RI

Account Number: 06-0931-80

Total Amount Due: \$6,005.32

Date Due: 01/19/2018

Amount Enclosed:

TREJO ALFREDO
2 BALTIMORE STREET
PROVIDENCE RI 02909-5604

Please Remit Payment To:

City of Central Falls
Tax Collector
580 Broad Street
Central Falls, RI 02863

Phone: 401-727-7470

RETURN THIS PORTION WITH YOUR...

Printed: 01/19/2018 at 09:15:11

Central Falls, RI -

Account Number: 06-0931-80

Penalty computed as of: 01/19/2018

TREJO ALFREDO

Penalty accrues at \$ 2.22 per day.

Description	Billed	Amount Due	Penalty Due	Total Due

2017 RP Tax Roll				
Real: 5-106 at 14 WASHINGTON ST	4096.47	4096.47	264.13	4360.60
Real: 5-106-2 at 14 WASHINGTON ST	1310.24	1310.24	84.48	1394.72

2017 Title Search				
User: MARCH 2018 TS	250.00	250.00	0.00	250.00



Tax Taking Plan

Property:

Address: 155 Washington Street
A/P 4/123

Existing Conditions:

This facility has been vacant for several years and is currently in receivership. The improvements are in poor condition.

Taxes due to City: \$13,490.18

Purpose of Acquisition:

Municipal purposes

Required Action:

FOR Tax Taking
Remove from Tax Sale
Redevelopment Agency makes finding that property is necessary for redevelopment
Tax Collector issues 14 day demand notice for taxes
See RIGL 44-9-8.1
Receivership – Solicitor to handle

Cost to City:

Acquisition: Taxes due to City plus legal fees
Development: Cost of demolition and road re-alignment.

Future Tax Implication:

No future tax revenue.

Source of funds:

For demolition and road costs: Capital Dollars

Time Line:

February 21st - CF Redevelopment Agency votes need to take Property
February 22nd – tax collector issues demand letter
March 9th – tax collector issues taking deed
March 12th – begin holding period:
expedite foreclosure in accordance with RIGL 44-9-25.2



Central Falls

(Summary Data - may not be Complete Representation of Property)



Parcel: 4-23 Location: 155 WASHINGTON ST Owner: ELBROL, AHLAM
 Account: 903 User Acct: 19-0625-12 LUC: 04

Parcel Values

Total: \$88,200 Land: \$23,300 Land Area: 0.06 AC Building: \$64,900 Assessed: \$88,200

Sales Information

Book and Page	Instrument Type	Date	Price	Grantor
852-89	Warranty	07/02/2014	\$80,000	GOMES, MARIO B,
758-0271	Quit Claim	04/16/2009	\$54,000	IB PROPERTY HOLDINGS LLC,

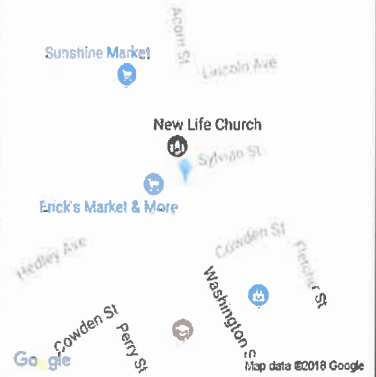
Building Type: MU-Retail Year Built: 1900 Grade: Q4 Condition: PR
 Heat Fuel: Heat Type: No Heat % Air Conditioned: 0 Fireplaces:
 Exterior Wall: Stucco M Bsmnt Garage: Roof Cover: Comp T/G # of Units: 2
 # of Rooms: 4 # of Bedrooms: 2 Full Bath: 1 1/2 Baths: 0

Yard Item(s)

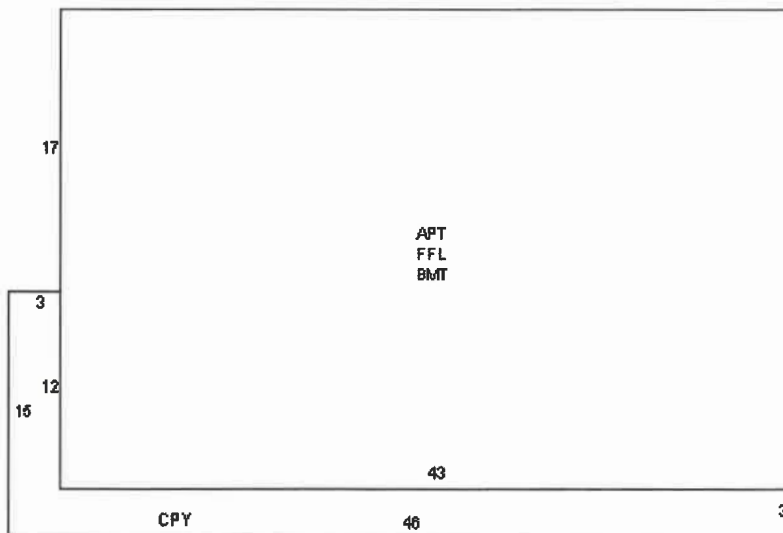
Description	Quantity	Size	Year	Condition	Quality	Value
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Building Areas

Area	Net Area	Finished Area
1ST FLOOR	1,247 SF	1,247 SF
APARTMENT	1,247 SF	1,247 SF
BASEMENT	1,247 SF	0 SF
CANOPY	174 SF	0 SF



Disclaimer: This information is for tax assessing purposes and is not warranted



Central Falls, RI

Account Number: 19-0625-12

Total Amount Due:	\$13,490.18
Date Due:	01/19/2018
Amount Enclosed:	

ELBROL AHLAM ['14]
 168 CHASE AVENUE*****BAD...
 WEBSTER MA 01570-...

Please Remit Payment To:
 City of Central Falls
 Tax Collector
 580 Broad Street
 Central Falls, RI 02863
 Phone: 401-727-7470

RETURN THIS PORTION WITH YOUR...

Printed: 01/19/2018 at 09:08:50

Central Falls, RI -

Account Number: 19-0625-12

Penalty computed as of: 01/19/2018

ELBROL AHLAM ['14]

Penalty accrues at \$ 4.94 per day.

Description	Billed	Amount Due	Penalty Due	Total Due
2016 RP Tax Roll				
Real: 4-23 at 155 WASHINGTON ST	4629.82	3602.36	406.84	4009.20
Real: 4:23CR at 155 WASHINGTON ST.	7083.14	5511.23	622.42	6133.65
2017 RP Tax Roll				
Real: 4-23 at 155 WASHINGTON ST	1160.27	1160.27	74.81	1235.08
Real: 4-23CR at 155 WASHINGTON ST	1749.45	1749.45	112.80	1862.25
2017 Title Search				
User: MARCH 2018 TS	250.00	250.00	0.00	250.00

non-ut

