

THE CITY OF CRANSTON

**RESOLUTION OF THE CITY COUNCIL  
AUTHORIZING REAL ESTATE TAX ABATEMENTS AS  
RECOMMENDED BY CITY ASSESSOR**

No.

*Passed:*

---

*Jessica M. Marino, Council President*

**Resolved,** That

The request of the City Assessor for the following abatements for manifest errors and reasons therein stated be granted; and that a certified copy of this Resolution be, for the respective amounts, a sufficient voucher for the City Treasurer.

(See attached list of Abatements)



DIVISION OF ASSESSMENT  
869 PARK AVE  
CRANSTON, RI 02910

MEMO

DATE: September 25, 2024  
TO: His Honor the Mayor and the Honorable City Council  
FROM: City Assessor  
RE: Real Estate Abatements

The following assessments are recommended for abatement in the amounts and for the reasons hereinafter set forth.

| <u>Assessment Date</u> | <u>Value</u>     | <u>Tax</u>       |
|------------------------|------------------|------------------|
| December 31, 2018      | 26,408           | 548.49           |
| December 31, 2019      | 26,408           | 548.49           |
| December 31, 2020      | 60,944           | 1,097.00         |
| December 31, 2021      | 59,266           | 1,097.02         |
| December 31, 2022      | 87,063           | 1,645.50         |
| December 31, 2023      | <u>2,180,431</u> | <u>40,485.17</u> |
| Totals:                | 2,440,520        | 45,421.67        |

Kenneth Mallett  
Tax Assessor

2019 Abatement List

1      2026521502    007-3479-000      0000000000    000-0000-000      Location

Location 65 BAIN STREET  
SPERLONGANO GIOVANNA LIFE ESTAT  
65 BAIN ST  
CRANSTON RI 02920-7526

| Original       | Value  | Tax     | Original | Value | Tax |
|----------------|--------|---------|----------|-------|-----|
| EXEMPTION OMIT | 169200 | 3514.28 | :        | :     | :   |
| Adjusted       | 26408  | 548.49  | :        | :     | :   |
|                | 142792 | 2965.79 | Adjusted |       |     |

-----  
Value      Tax  
Original    169200    3514.28  
Abatements    26408    548.49    on 1    Accounts  
Adjusted    142792    2965.79

2020 Abatement List

1      2026321502    007-3479-000      0000000000    000-0000-000  
Location 65 BAIN STREET      Location  
SPERLONGANO GIOVANNA LIFE ESTAT  
65 BAIN ST  
CRANSTON RI 02920-7526

| Original       | Value    | Tax     | Original | Value | Tax |
|----------------|----------|---------|----------|-------|-----|
| EXEMPTION OMIT | : 169200 | 3514.28 | :        | :     | :   |
| Adjusted       | : 26408  | 548.49  | :        | :     | :   |
|                | : 142792 | 2965.79 | :        | :     | :   |

| -----      |          |         | -----    |          |     |
|------------|----------|---------|----------|----------|-----|
| Original   | Value    | Tax     | Original | Value    | Tax |
| Abatements | : 169200 | 3514.28 | on 1     | Accounts |     |
| Adjusted   | : 26408  | 548.49  |          |          |     |
|            | : 142792 | 2965.79 |          |          |     |

2021 Abatement List

|   |                              |              |         |                                 |              |            |              |
|---|------------------------------|--------------|---------|---------------------------------|--------------|------------|--------------|
| 1 | 1433032501                   | 011-3172-000 | 2       | 2026521502                      | 007-3479-000 | 0000000000 | 000-0000-000 |
|   | Location 176 GLEN RIDGE ROAD |              |         | Location 65 BAIN STREET         |              | Location   |              |
|   | MILLER ALMA E                |              |         | SPERLONGANO GIOVANNA LIFE ESTAT |              |            |              |
|   | 176 GLEN RIDGE ROAD          |              |         | 65 BAIN ST                      |              |            |              |
|   | CRANSTON RI 02920-6154       |              |         | CRANSTON RI 02920-7526          |              |            |              |
|   | Original                     | Value        | Tax     | Original                        | Value        | Original   | Tax          |
|   | EXEMPTION OMIT :             | 398800       | 7178.40 | EXEMPTION OMIT :                | 213600       | :          | :            |
|   | Adjusted :                   | 30472        | 548.50  | Adjusted :                      | 30472        | Adjusted : | :            |
|   |                              | 368328       | 6629.90 |                                 | 183128       |            | 3296.30      |

|            |        |          |
|------------|--------|----------|
| Original   | Value  | Tax      |
| Abatements | 612400 | 11023.20 |
| Adjusted   | 60944  | 1097.00  |
|            | 551456 | 9926.20  |

on 2 Accounts

2022 Abatement List

|   |                              |              |         |                                 |              |             |              |
|---|------------------------------|--------------|---------|---------------------------------|--------------|-------------|--------------|
| 1 | 1433032501                   | 011-3172-000 | 2       | 2026521502                      | 007-3479-000 | 00000000000 | 000-0000-000 |
|   | Location 176 GLEN RIDGE ROAD |              |         | Location 65 BAIN STREET         |              | Location    |              |
|   | MILLER ALMA E                |              |         | SPERLONGANO GIOVANNA LIFE ESTAT |              |             |              |
|   | MILLER KELLY A JT            |              |         | 65 BAIN ST                      |              |             |              |
|   | 176 GLEN RIDGE ROAD          |              |         | CRANSTON RI 02920-7526          |              |             |              |
|   | CRANSTON RI 02920-6154       |              |         |                                 |              |             |              |
|   | Original                     | Value        | Tax     | Original                        | Value        | Original    | Value        |
|   | EXEMPTION OMIT :             | 398800       | 7381.79 | EXEMPTION OMIT :                | 213600       | 548.51      | 548.51       |
|   | Adjusted :                   | 29633        | 548.51  | Adjusted :                      | 29633        | 3405.23     | 3405.23      |
|   |                              | 369167       | 6833.28 |                                 | 183967       |             |              |

|            |        |          |
|------------|--------|----------|
| Original   | Value  | Tax      |
| Abatements | 612400 | 11335.53 |
| Adjusted   | 59266  | 1097.02  |
|            | 553134 | 10238.51 |

on 2

Accounts

## 2023 Abatement List

|   |                              |              |         |                                  |              |                  |                                 |              |
|---|------------------------------|--------------|---------|----------------------------------|--------------|------------------|---------------------------------|--------------|
| 1 | 1433032501                   | 011-3172-000 | 2       | 1433006501                       | 033-0034-000 | 3                | 2026521502                      | 007-3479-000 |
|   | Location 176 GLEN RIDGE ROAD |              |         | Location 211 PIPPIN ORCHARD ROAD |              |                  | Location 65 BAIN STREET         |              |
|   | MILLER ALMA E                |              |         | MILLERICK THOMAS J TRUSTEE       |              |                  | SPERLONGANO GIOVANNA LIFE ESTAT |              |
|   | MILLER KELLY A JT            |              |         | 211 PIPPIN ORCHARD ROAD          |              |                  | 65 BAIN ST                      |              |
|   | 176 GLEN RIDGE ROAD          |              |         | CRANSTON RI 02921-3607           |              |                  | CRANSTON RI 02920-7526          |              |
|   | CRANSTON RI 02920-6154       |              |         |                                  |              |                  |                                 |              |
|   | Original                     | Value        | Tax     | Original                         | Value        | Original         | Value                           | Tax          |
|   | EXEMPTION OMIT :             | 398800       | 7537.32 | EXEMPTION OMIT :                 | 565800       | EXEMPTION OMIT : | 213600                          | 4037.04      |
|   | Adjusted :                   | 29021        | 548.50  | Adjusted :                       | 29021        | Adjusted :       | 29021                           | 548.50       |
|   |                              | 369779       | 6988.82 |                                  | 536779       |                  | 184579                          | 3488.54      |

|            |         |          |
|------------|---------|----------|
| Original   | Value   | Tax      |
| Abatements | 1178200 | 22267.98 |
| Adjusted   | 87063   | 1645.50  |
|            | 1091137 | 20622.48 |

| 2024 Abatement List |                                                                                                                                                       |                                                                              |                                         |    |                                                                                                                                                                   |                                                                            |                                        |   |                                                                                                                                                      |                                                                           |                                      |
|---------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|-----------------------------------------|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|----------------------------------------|---|------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|--------------------------------------|
| 1                   | 0231384601 007-0075-000<br>Location 51 WASHINGTON AVENUE<br>BAHLMANN GROUP LLC<br>101 WINTHROP ROAD #2<br>BROOKLINE MA 02445-0000                     | Value<br>Original : 2415800<br>ASSESSORS APPE : 1510000<br>Adjusted : 905800 | Tax<br>49330.64<br>30834.20<br>18496.44 | 2  | 0420088501 024-0054-000<br>Location 26 CARDINAL ROAD<br>DITRAGLIA DOMENICO<br>DITRAGLIA MARIA L T/E<br>37 AMY DRIVE<br>CRANSTON RI 02921-1705                     | Value<br>Original : 894800<br>ASSESSORS APPE : 203200<br>Adjusted : 691600 | Tax<br>12178.23<br>2765.55<br>9412.68  | 3 | 0419708001 012-2843-000<br>Location 25 GARRISON STREET<br>DUARTE LINDA<br>25 GARRISON ST<br>CRANSTON RI 02920-0000                                   | Value<br>Original : 269000<br>EX OMIT SL : 70525<br>Adjusted : 198475     | Tax<br>959.84<br>959.84              |
| 4                   | 0610974501 026-0126-000<br>Location 395 OLNEY ARNOLD ROAD<br>FYRER MARK P<br>FYRER JENNIFER M T/E<br>395 OLNEY ARNOLD RD<br>CRANSTON RI 02921-0000    | Value<br>Original : 716800<br>ASSESSORS APPE : 28400<br>Adjusted : 688400    | Tax<br>9755.65<br>386.52<br>9369.13     | 5  | 1006416501 002-2163-000<br>Location 1428 NARRAGANSETT BOULE<br>JABAGJORIAN SCOTT B<br>JABAGJORIAN RENEE N T/E<br>1428 NARRAGANSETT BLVD<br>CRANSTON RI 02905-0000 | Value<br>Original : 707100<br>ASSESSORS APPE : 25200<br>Adjusted : 681900  | Tax<br>9623.63<br>342.97<br>9280.66    | 6 | 1314260001 026-0294-000<br>Location 131 FOX RIDGE DRIVE<br>LAURELLI ROBERT P<br>LAURELLI GIANNA T/E<br>131 FOX RIDGE DRIVE<br>CRANSTON RI 02921-2234 | Value<br>Original : 877700<br>ASSESSORS APPE : 82200<br>Adjusted : 795500 | Tax<br>7220.50<br>1118.74<br>6101.76 |
| 7                   | 1433131401 011-3172-000<br>Location 176 GLEN RIDGE ROAD<br>MILLER ALMA E<br>MILLER KELLY A JT<br>176 GLEN RIDGE ROAD<br>CRANSTON RI 02920-6154        | Value<br>Original : 560900<br>EXEMPTION OMIT : 40302<br>Adjusted : 520598    | Tax<br>7633.85<br>548.51<br>7085.34     | 8  | 1433006501 033-0034-000<br>Location 211 PIPPIN ORCHARD ROAD<br>MILLERICK THOMAS J TRUSTEE<br>211 PIPPIN ORCHARD ROAD<br>CRANSTON RI 02921-3607                    | Value<br>Original : 820400<br>EXEMPTION OMIT : 40302<br>Adjusted : 780098  | Tax<br>11165.64<br>548.51<br>10617.13  | 9 | 2026521502 007-3479-000<br>Location 65 BAIN STREET<br>SPERLONGANO GIOVANNA LIFE ESTAT<br>65 BAIN ST<br>CRANSTON RI 02920-7526                        | Value<br>Original : 348100<br>EXEMPTION OMIT : 40302<br>Adjusted : 307798 | Tax<br>4737.64<br>548.51<br>4189.13  |
| 10                  | 2108432501 035-0252-000<br>Location 7 HUMMINGBIRD LANE<br>TETREAULT MARK E<br>TETREAULT MICHELE L T/E<br>7 HUMMINGBIRD LANE<br>CRANSTON RI 02921-3553 | Value<br>Original : 800900<br>ASSESSORS APPE : 62700<br>Adjusted : 738200    | Tax<br>10900.25<br>853.35<br>10046.90   | 11 | 2108896003 005-1036-000<br>Location 34 AVERY ROAD<br>THE REMELINE COMPANY<br>100 NIANTIC AVE STE 104<br>PROVIDENCE RI 02907-0000                                  | Value<br>Original : 711900<br>ASSESSORS APPE : 77300<br>Adjusted : 634600  | Tax<br>14537.00<br>1578.47<br>12958.53 |   | 0000000000 000-0000-000<br>Location                                                                                                                  | Value<br>Original :<br>Adjusted :                                         | Tax                                  |



2024 Abatement List

|              | Value   | Tax       |          |
|--------------|---------|-----------|----------|
| Original :   | 9123400 | 138042.87 |          |
| Abatements : | 2180431 | 40485.17  | on 11    |
| Adjusted :   | 6942969 | 97557.70  | Accounts |