



City of Newark

City Hall
920 Mayor Kenneth A.
Gibson Boulevard
Newark, New Jersey 07102

Legislation Details (With Text)

File #: 12-1813 **Version:** 1 **Name:** Tax Appeal Stipulation of Settlements
Type: Resolution **Status:** Filed
File created: 8/23/2012 **In control:** Finance
On agenda: 3/6/2013 **Final action:** 3/6/2013

Title: Dept/ Agency: Finance
Action: () Ratifying (X) Authorizing () Amending
Purpose: Stipulation of Settlements for Tax Appeals
List of Property:
(Tax Payer/Address/Block/Lot/Ward/Assmnt./Year/Refund Amount)

301 Mt. Pleasant Avenue, LLC/301-309 Mt. Pleasant Avenue/448/23/Central/\$1,013,500/2010/-
\$11,559.30
301 Mt. Pleasant Avenue, LLC/301-309 Mt. Pleasant Avenue/448/23/Central/\$1,013,500/2011/-
\$12,097.28
301 Mt. Pleasant Avenue, LLC/301-309 Mt. Pleasant Avenue/448/23/Central/\$1,013,500/2012/-
\$12,548.02
360-394 Springfield Avenue /360-394 Springfield Avenue/297/19/Central/\$1,771,350/2009/-
\$21,812.03
419 Park, LLC # 1117/770-774 Broad Street/146/6/East/\$2,240,000/2010/- \$5,460.06
419 Park, LLC # 1117/770-774 Broad Street/146/6/East/\$2,240,000/2011/- \$5,714.18
419 Park, LLC # 1117/770-774 Broad Street/146/6/East/\$2,240,000/2012/- \$5,927.08
Ark Improvement Corp./946 Broad Street/874/8/East/\$1,039,100/2010/- \$6,172.38
Ark Improvement Corp./946 Broad Street/874/8/East/\$1,039,100/2011/- \$6,459.65
Ark Improvement Corp./946 Broad Street/874/8/East/\$1,039,100/2012/- \$6,700.33
Casa De Tras Os Montes E Alto-Douro/189 Malvern Street/1127/10/East/\$391,300/2011/- \$4,036.86
Fleet 222 Market St., LLC/222 Market Street/164/35/East/\$797,400/2009/- \$4,037.29
Fleet 222 Market St., LLC/222 Market Street/164/35/East/\$797,400/2010/- \$4,687.32
Fleet 222 Market St., LLC/222 Market Street/164/35/East/\$797,400/2011/- \$4,905.47
Fleet 222 Market St., LLC/222 Market Street/164/35/East/\$797,400/2012/- \$5,088.25
Ganota, Daniel/562-564 Broad Street/14/4/Central/\$1,394,300/2009/- \$0.00
Ganota, Daniel/562-564 Broad Street/14/4/Central/\$1,394,300/2010/- \$8,878.56
Ganota, Daniel/562-564 Broad Street/14/4/Central/\$1,394,300/2011/- \$9,291.78
Ganota, Daniel/562-564 Broad Street/14/4/Central/\$1,394,300/2012/- \$9,637.98
Group Realty Corporation./32 Branford Place/59/34/Central/\$444,800/2010/- \$4,604.64
Group Realty Corporation./32 Branford Place/59/34/Central/\$444,800/2011/- \$4,818.94
Group Realty Corporation./32 Branford Place/59/34/Central/\$444,800/2012/- \$4,998.50
Group Realty Corporation./34-38 Branford Place/59/30/Central/\$543,300/2010/- \$2,966.94
Group Realty Corporation./34-38 Branford Place/59/30/Central/\$543,300/2011/- \$3,105.02
Group Realty Corporation./34-38 Branford Place/59/30/Central/\$543,300/2012/- \$3,220.72
Vieira, Vidal & Maria/72-74 Elm Road/997/35/East/\$612,000/2010/- \$3,180.00
Vieira, Vidal & Maria/72-74 Elm Road/997/35/East/\$612,000/2011/- \$3,328.00
Vieira, Vidal & Maria/72-74 Elm Road/997/35/East/\$612,000/2012/- \$3,452.00
Vieira, Vidal & Maria/79-83 Elm Road/993/19/East/\$369,400/2010/- \$0.00
Vieira, Vidal & Maria/79-83 Elm Road/993/19/East/\$369,400/2011/- \$0.00
Additional Information:
Total Tax Difference \$178,688.58
Thirty (30) Properties
Invitation: Corporation Counsel, March 5, 2013

Sponsors:

Indexes:

Code sections:

Date	Ver.	Action By	Action	Result
3/6/2013	1	Municipal Council	Adopt	Pass

Dept/ Agency: Finance

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WHEREAS, there are now pending before the Tax Court of New Jersey

direct appeals challenging real property assessments and actions to review judgments of the Essex County Board of Taxation with regard to properties listed on the attached Schedule A; and

WHEREAS, after a review of the appraisals of both the City and the taxpayer and an analysis of prior County Board and Tax Court actions as they affect these properties, and after careful consideration of these facts, it is the opinion of the Tax Assessor and the Corporation Counsel that these settlements are in the best interests of the City of Newark.

NOW, THEREFORE, BE IT RESOLVED BY THE MUNICIPAL COUNCIL OF THE CITY OF NEWARK, NEW JERSEY, THAT:

1. The Corporation Counsel of the City of Newark be and is hereby authorized to execute a Stipulation of Settlement with regard to certain properties as set forth in Schedule A, after receipt of all documents deemed appropriate.

2. The City Clerk shall serve a copy of this resolution upon the Tax Assessor, Corporation Counsel and the Department of Finance.

STATEMENT

This resolution authorizes the execution of a Stipulation of Settlement with regard to Tax Appeals on properties set forth in Schedule A.