



## Legislation Text

File #: 24-0144, Version: 1

**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)**

McGregor, James/874/16/7 Federal Square/Central/2013/\$335,600/-0.00  
McGregor, James/874/16/7 Federal Square/Central/2014/\$285,000/-1,569.11  
McGregor, James/874/16/7 Federal Square/Central/2015/\$285,000/-1,674.35  
McGregor, James/874/16/7 Federal Square/Central/2016/\$285,000/-1,740.64  
McGregor, James/874/16/7 Federal Square/Central/2017/\$310,000/-911.36  
McGregor, James/874/16/7 Federal Square/Central/2018/\$310,000/-945.41  
Ace Metal Works/2047/48/37-41 Street Francis Street/East/2013/\$319,600/-0.00  
Ace Metal Works/2047/48/37-41 Street Francis Street/East/2014/\$250,000/-2,158.30  
Ace Metal Works/2047/48/37-41 Street Francis Street/East/2015/\$250,000/-2,303.06  
Ace Metal Works/2047/48/37-41 Street Francis Street/East/2016/\$250,000/-2,394.24  
Ace Metal Works/2047/48/37-41 Street Francis Street/East/2017/\$250,000/-2,477.76  
Ace Metal Works/2047/48/37-41 Street Francis Street/East/2018/\$225,000/-3,493.58  
Fernando Rui Pimenta/1127/11/193 Malvern Street/East/2013/\$314,100/-0.00  
Fernando Rui Pimenta/1127/11/193 Malvern Street/East/2016/\$314,100/-0.00  
Fernando Rui Pimenta/1127/11/193 Malvern Street/East/2017/\$314,100/-0.00  
Fernando Rui Pimenta/1127/11/193 Malvern Street/East/2018/\$314,100/-0.00  
Fernando Rui Pimenta/1127/11/193 Malvern Street/East/2019/\$300,000/-530.30  
Fernando Rui Pimenta/1127/12/195 Malvern Street/East/2013/\$178,600/-0.00  
Fernando Rui Pimenta/1127/12/195 Malvern Street/East/2016/\$150,000/-983.84  
Fernando Rui Pimenta/1127/12/195 Malvern Street/East/2017/\$150,000/-1,018.16  
Fernando Rui Pimenta/1127/12/195 Malvern Street/East/2018/\$150,000/-1,056.20  
Fernando Rui Pimenta/1127/12/195 Malvern Street/East/2019/\$178,600/-0.00  
Crown Real Estate Ho/956/17.08/280-282 Chestnut Street/East/2013/\$1,716,100/-0.00  
Crown Real Estate Ho/956/17.08/280-282 Chestnut Street/East/2014/\$975,000/-22,981.51  
Crown Real Estate Ho/956/17.08/280-282 Chestnut Street/East/2015/\$975,000/-3,325.55  
Ventura, Armindo/972/1/348 Adams Street/East/2015/\$183,700/-0.00  
Ventura, Armindo/972/1/348 Adams Street/East/2016/\$183,700/-0.00  
Ventura, Armindo/972/1/348 Adams Street/East/2017/\$165,000/-665.72  
Ventura, Armindo/972/1/348 Adams Street/East/2018/\$165,000/-690.59  
Ventura, Armindo/972/1/348 Adams Street/East/2019/\$165,000/-703.31  
Ventura, Armindo/972/1/348 Adams Street/East/2020/\$165,000/-710.60  
373 North 5th Street LLC/1949/30/382-388 5th Street/West/2012/\$168,400/-0.00  
373 North 5th Street LLC/1949/30/382-388 5th Street/West/2013/\$200,000/-1,715.69  
373 North 5th Street LLC/1949/30/382-388 5th Street/West/2014/\$200,000/-1,801.68  
Joaquim Da Silva; Crown Real Estate Ho/2031/15/13-61 Wilson Avenue/East/2011/\$564,000/-4,992.00  
Joaquim Da Silva; Crown Real Estate Ho/2031/15/59-61 Wilson Avenue/East/2012/\$564,000/-5,178.00  
Joaquim Da Silva; Crown Real Estate Ho/2031/15/59-61 Wilson Avenue/East/2013/\$775,500/-0.00  
Joaquim Da Silva; Crown Real Estate Ho/2031/15/59-61 Wilson Avenue/East/2014/\$601,500/-0.00  
Laine Teklit/4173/7(8)/1124-1126 South Orange Avenue/West/2011/\$168,900/-642.30  
Laine Teklit/4173/7(8)/1124-1126 South Orange Avenue/West/2012/\$168,900/-666.24  
North Pacific LLC/1179/1.01/185-187 Wright Street/East/2011/\$350,000/-4,452.86  
North Pacific LLC/1179/1.01/185-187 Wright Street/East/2012/\$350,000/-4,618.78  
North Pacific LLC/1179/1.01/185-187 Wright Street/East/2013/\$344,200/-0.00

North Pacific LLC/1179/1.01/185-187 Wright Street/East/2014/\$209,600/-\$.00  
Winters, Roy & Sherri; 40 Commerce Realty L/145/34/40 Commerce Street/Central/2013/\$650,000/-\$.2,191.13  
Winters, Roy & Sherri; 40 Commerce Realty L/145/34/40 Commerce Street/Central/2014/\$616,000/-\$.3,355.28  
Winters, Roy & Sherri; 40 Commerce Realty L/145/34/40 Commerce Street/Central/2015/\$724,200/-\$.00  
Winters, Roy & Sherri; 40 Commerce Realty L/145/34/40 Commerce Street/Central/2016/\$625,000/-\$.3,412.48  
Winters, Roy & Sherri; 40 Commerce Realty L/145/34/40 Commerce Street/Central/2018/\$625,000/-\$.3,663.46  
Winters, Roy & Sherri; 40 Commerce Realty L/145/34/40 Commerce Street/Central/2019/\$625,000/-\$.3,730.91  
Winters, Roy & Sherri; 40 Commerce Realty L/145/34/40 Commerce Street/Central/2020/\$625,000/-\$.00  
Yonkers Realty LLC/306/51/472 Springfield Avenue/Central/2013/\$159,000/-\$.00  
Yonkers Realty LLC/306/51/472 Springfield Avenue/Central/2014/\$159,000/-\$.00  
Yonkers Realty LLC/306/51/472 Springfield Avenue/Central/2015/\$159,000/-\$.00  
Yonkers Realty LLC/306/51/472 Springfield Avenue/Central/2016/\$159,000/-\$.00  
Yonkers Realty LLC/306/51/472 Springfield Avenue/Central/2017/\$159,000/-\$.00  
Yonkers Realty LLC/306/51/472 Springfield Avenue/Central/2018/\$159,000/-\$.00  
Yonkers Realty LLC/306/51/472 Springfield Avenue/Central/2019/\$140,000/-\$.714.59  
Yonkers Realty LLC/306/51/472 Springfield Avenue/Central/2020/\$140,000/-\$.722.00  
Yonkers Realty LLC/4065/2/944 South Orange Avenue/West/2019/\$174,000/-\$.1,177.19  
Yonkers Realty LLC/4065/2/944 South Orange Avenue/West/2020/\$174,000/-\$.00  
Yonkers Realty LLC/4065/2/944 South Orange Avenue/West/2021/\$174,000/-\$.00  
Yonkers Realty LLC/4065/3/946 South Orange Avenue/West/2019/\$351,000/-\$.3,486.45  
Yonkers Realty LLC/4065/3/946 South Orange Avenue/West/2020/\$351,000/-\$.00  
Yonkers Realty LLC/4065/3/946 South Orange Avenue/West/2021/\$351,000/-\$.00  
585 Partners Inc/18/16/583-587 Broad Street/Central/2013/\$899,800/-\$.00  
585 Partners Inc/18/16/583-587 Broad Street/Central/2014/\$800,000/-\$.3,094.80  
585 Partners Inc/18/16/583-587 Broad Street/Central/2015/\$800,000/-\$.3,302.38  
585 Partners Inc/18/16/583-587 Broad Street/Central/2016/\$800,000/-\$.3,433.12  
585 Partners Inc/18/16/583-587 Broad Street/Central/2017/\$800,000/-\$.3,552.88  
585 Partners Inc/18/16/583-587 Broad Street/Central/2018/\$750,000/-\$.5,532.11  
585 Partners Inc/18/16/583-587 Broad Street/Central/2019/\$750,000/-\$.5,633.98  
United Auto Body Works, LLC/441/24(MERGED WITH LOT 25 IN 2016)/209 Broad Street/Central/2013/\$18,200/-\$.00  
United Auto Body Works, LLC/441/24(MERGED WITH LOT 25 IN 2016)/209 Broad Street/Central/2014/\$18,200/-\$.00  
United Auto Body Works, LLC/441/25/211 Broad Street/Central/2013/\$73,000/-\$.00  
United Auto Body Works, LLC/441/25/211 Broad Street/Central/2014/\$73,000/-\$.00  
United Auto Body Works, LLC/441/30/10-12 Gouverneur Street/Central/2013/\$802,600/-\$.00  
United Auto Body Works, LLC/441/30/10-12 Gouverneur Street/Central/2014/\$506,900/-\$.9,169.66  
United Auto Body Works, LLC/441/33/8 Gouverneur Street/Central/2013/\$45,900/-\$.00  
United Auto Body Works, LLC/441/33/8 Gouverneur Street/Central/2014/\$45,900/-\$.00  
United Auto Body Works, LLC/441/34/6- Gouverneur Street/Central/2013/\$43,200/-\$.00  
United Auto Body Works, LLC/441/34/6- Gouverneur Street/Central/2014/\$43,200/-\$.00  
United Auto Body Works, LLC/441/35/2-4 Gouverneur Street/Central/2013/\$102,600/-\$.00  
United Auto Body Works, LLC/441/35/2-4 Gouverneur Street/Central/2014/\$102,600/-\$.00  
United Auto Body Works, LLC/441/68/6 Gouverneur Street/Central/2013/\$48,600/-\$.00  
United Auto Body Works, LLC/441/68/6 Gouverneur Street/Central/2014/\$48,600/-\$.00  
231 Washington St. Urban Renewal, LLC/Prudential Insurance Co. (Tenant)/71/1/227-231 Washington Street/Central/2014/\$1,850,000/-\$.65,055.88  
WT Apartments, LLC/2501/37/85-147 Prince Street/Central/2023/\$4,950,500/-\$.113,577.25  
IHC RLTY Part/150.02/162/C1101/11-43 Raymond Plaza, W/East/2018/\$13,530,300/-\$.116,329.50  
Sky the Limit Urban/355/21/699 S. 19th Street/South/2015/\$300,000/-\$.727.98  
Oceanvill Associates LLC/2004/5/794-802 Raymond Boulevard/East/2016/\$467,500/-\$.00  
Oceanvill Associates LLC/2004/5/794-802 Raymond Boulevard/East/2017/\$467,500/-\$.00  
Oceanvill Associates LLC/2004/5/794-802 Raymond Boulevard/East/2018/\$467,500/-\$.00  
Oceanvill Associates LLC/2004/5/794-802 Raymond Boulevard/East/2019/\$450,000/-\$.658.18  
Oceanvill Associates LLC/2004/5/794-802 Raymond Boulevard/East/2020/\$450,000/-\$.665.00  
Oceanvill Associates LLC/2004/5/794-802 Raymond Boulevard/East/2021/\$450,000/-\$.257.65  
Oceanvill Associates LLC/2004/21/549 Market Street/East/2018/\$51,300/-\$.00  
Oceanvill Associates LLC/2004/21/549 Market Street/East/2019/\$51,300/-\$.00  
Oceanvill Associates LLC/2004/21/549 Market Street/East/2020/\$51,300/-\$.00

Oceanvill Associates LLC/2004/21/549 Market Street/East/2021/\$51,300/-\$.00  
Oceanvill Associates LLC/2004/22/547 Market Street/East/2018/\$56,400/-\$.00  
Oceanvill Associates LLC/2004/22/547 Market Street/East/2019/\$56,400/-\$.00  
Oceanvill Associates LLC/2004/22/547 Market Street/East/2020/\$56,400/-\$.00  
Oceanvill Associates LLC/2004/22/547 Market Street/East/2021/\$56,400/-\$.00  
Oceanvill Associates LLC/2004/27/537-545 Market Street/East/2018/\$1,580,000/-\$.00  
Oceanvill Associates LLC/2004/27/537-545 Market Street/East/2019/\$1,210,000/-\$.13,915.70  
Oceanvill Associates LLC/2004/27/537-545 Market Street/East/2020/\$1,210,000/-\$.14,060.00  
Oceanvill Associates LLC/2004/27/537-545 Market Street/East/2021/\$1,210,000/-\$.13,815.80  
Oceanvill Associates LLC/2004/35/13 Van Buren Street Rear/East/2018/\$44,800/-\$.00  
Oceanvill Associates LLC/2004/35/13 Van Buren Street Rear/East/2019/\$44,800/-\$.00  
Oceanvill Associates LLC/2004/35/13 Van Buren Street Rear/East/2020/\$44,800/-\$.00  
Oceanvill Associates LLC/2004/35/13 Van Buren Street Rear/East/2021/\$44,800/-\$.00

**Additional Information:**

Total refunds: \$471,636.50

**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, January 2024 Refunds; 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, or his designee (“Outside 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, January 2024 Refunds, 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 Director of Finance.

**STATEMENT**

This Resolution authorizes the Corporation Counsel, or his designee, to the execution of a Stipulation of Settlement with regard to Tax Appeals on certain properties set forth in Schedule A, January 2024 Refunds.