



Legislation Details

File #:	16-1463	Version:	1	Name:	Stipulation of Settlement for Tax Appeals
Type:	Resolution	Status:		Adopted:	Adopted
File created:	9/15/2016	In control:		Finance:	Finance
On agenda:	10/19/2016	Final action:		10/19/2016:	10/19/2016
Title:	7R5 FINANCE				

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)

- Rosa Luxury Apartments/316-318 Mt Prospect Avenue/558/4/North/2013/\$600,000/- \$8,873.77
- Rosa Luxury Apartments/316-318 Mt Prospect Avenue/558/4/North/2014/\$600,000/- \$9,318.51
- Rosa Luxury Apartments/316-318 Mt Prospect Avenue/558/4/North/2015/\$600,000/- \$9,943.55
- First King Properties LLC/175-199 First Street/1913/2/Central/2013/\$27,500,000/- \$73,825.00
- First King Properties LLC/175-199 First Street/1913/2/Central/2014/\$26,000,000/- \$124,040.00
- First King Properties LLC/175-199 First Street/1913/2/Central/2015/\$25,000,000/- \$165,450.00
- David Rodriguez and Luis Lipstein /303-313 Mt Prospect Avenue/559/10.01/North/2013/\$3,488,800/- \$66,743.71
- David Rodriguez and Luis Lipstein /303-313 Mt Prospect Avenue/559/10.01/North/2014/\$3,388,800/ \$0.00
- Islamic Society of Essex County/20-24 Branford Place/57/161/Central/2009/\$1,000,000/- \$2,739.00
- Islamic Society of Essex County/20-24 Branford Place/57/161/Central/2010/\$1,000,000/- \$3,180.00
- Islamic Society of Essex County/20-24 Branford Place/57/161/Central/2011 (F)/\$1,000,000/- \$3,328.00
- Islamic Society of Essex County/20-24 Branford Place/57/161/Central/2012 (F)/\$1,000,000/- \$3,452.00
- Centre Market Building LLC /1088-1132 Raymond Boulevard/150/4/East/2009/\$52,006,500/\$0.00
- Centre Market Building LLC /1088-1132 Raymond Boulevard/150/4/East/2010/\$46,410,500/- \$177,952.80
- Centre Market Building LLC /1088-1132 Raymond Boulevard/150/4/East/2011/\$46,410,500/- \$186,234.88
- Centre Market Building LLC /1088-1132 Raymond Boulevard/150/4/East/2012/\$42,000,000/- \$345,424.38
- Centre Market Building LLC /1088-1132 Raymond Boulevard/150/4/East/2013/\$58,005,700/\$0.00
- Centre Market Building LLC /1088-1132 Raymond Boulevard/150/4/East/2014/\$55,300,000/- \$83,903.76
- Jose & Margarita Montenegro/49 Warwick Street/944/33/East/2013/\$375,000/- \$1,742.27
- Jose & Margarita Montenegro/49 Warwick Street/944/33/East/2014(F)/\$375,000/- \$1,829.59
- Jo-Jo Realty Corp/25 Wall Street /2036/27/East/2013/\$413,900/- \$2,953.00
- Jo-Jo Realty Corp/25 Wall Street /2036/27/East/2014/\$413,900/- \$3,101.00
- Jo-Jo Realty Corp/25 Wall Street /2036/27/East/2015/\$413,900/- \$3,309.00
- Jo-Jo Realty Corp/25 Wall Street /2036/27/East/2016(F)/\$413,900/- \$3,309.00
- Harbor Real Estate Management/20-24 Woodside Place /610/41/North/2013/\$260,700/\$0.00
- Harbor Real Estate Management/20-24 Woodside Place /610/41/North/2014/\$220,000/- \$1,262.11
- Harbor Real Estate Management/20-24 Woodside Place /610/41/North/2015/\$220,000/- \$1,346.76
- Harbor Real Estate Management/20-24 Woodside Place /610/41/North/2016(F)/\$220,000/- \$1,346.76
- Jo-Jo Realty Corp/21 Niagara Street/2036/15/East/2013/\$275,000/- \$3,012.06
- Jo-Jo Realty Corp/21 Niagara Street/2036/15/East/2014/\$250,000/- \$3,938.27
- Jo-Jo Realty Corp/21 Niagara Street/2036/15/East/2015/\$250,000/- \$4,202.43
- Jo-Jo Realty Corp/21 Niagara Street/2036/15/East/2016(F)/\$250,000/- \$4,202.43
- Mountain View Lake Investments /796 Mt. Prospect Avenue/813/63/North/2013/\$600,000/- \$2,950.05

Mountain View Lake Investments /796 Mt. Prospect Avenue/813/63/North/2014/\$550,000/- \$4,648.40
Mountain View Lake Investments /796 Mt. Prospect Avenue/813/63/North/2015/\$550,000/- \$4,960.19
Mountain View Lake Investments /796 Mt. Prospect Avenue/813/63/North/2016(F)/\$550,000/- \$4,960.19
Mulberry Capital, LLC/471-481 Mulberry Street/1189/20/East/2013/\$855,000/- \$17,960.15
Mulberry Capital, LLC/471-481 Mulberry Street/1189/20/East/2014/\$855,000/- \$18,860.28
Mulberry Capital, LLC/471-481 Mulberry Street/1189/20/East/2015/\$855,000/- \$20,125.34
Mulberry Capital, LLC/471-481 Mulberry Street/1189/20/East/2016 (F)/\$855,000/- \$20,125.34
805 Management LLC/801-807 Broadway /822/1/North/2013/\$1,350,800/\$0.00
805 Management LLC/801-807 Broadway /822/1/North/2014/\$1,280,000/- \$2,195.51
805 Management LLC/801-807 Broadway /822/1/North/2015/\$1,280,000/- \$2,342.77
805 Management LLC/801-807 Broadway /822/1/North/2016/\$1,280,000/- \$2,342.77
Manuel Abadin & Albert Avenue, LLC/45-63 Euclid Avenue/2406/12/East/2012/\$708,900/\$0.00
Manuel Abadin & Albert Avenue, LLC/45-63 Euclid Avenue/2406/12/East/2013/\$945,000/- \$3,726.69
Manuel Abadin & Albert Avenue, LLC/45-63 Euclid Avenue/2406/12/East/2014/\$945,000/- \$3,913.46
Manuel Abadin & Albert Avenue, LLC/45-63 Euclid Avenue/2406/12/East/2015/\$945,000/- \$4,175.96
Manuel Abadin & Albert Avenue, LLC/45-63 Euclid Avenue/2406/12/East/2016(F)/\$945,000/- \$4,175.96
Newark Stamp and Die Works/35-41 Verona Avenue/831/7/North/2013/\$520,000/- \$2,899.85
Newark Stamp and Die Works/35-41 Verona Avenue/831/7/North/2014/\$520,000/- \$3,045.18
Newark Stamp and Die Works/35-41 Verona Avenue/831/7/North/2015/\$520,000/- \$3,249.44
Newark Stamp and Die Works/35-41 Verona Avenue/831/7/North/2016(F)/\$520,000/- \$3,249.44
Manuel & Maria Abadin & Albert Avenue, LLC/107-121 Albert Avenue/2411/1/East/2012/\$360,000/\$0.00
Manuel & Maria Abadin & Albert Avenue, LLC/107-121 Albert Avenue/2411/1/East/2013/\$685,000/- \$3,413.67
Manuel & Maria Abadin & Albert Avenue, LLC/107-121 Albert Avenue/2411/1/East/2014/\$685,000/- \$3,584.76
Manuel & Maria Abadin & Albert Avenue, LLC/107-121 Albert Avenue/2411/1/East/2015/\$685,000/- \$3,825.20
Manuel & Maria Abadin & Albert Avenue, LLC/107-121 Albert Avenue/2411/1/East/2016(F)/\$685,000/- \$3,825.20
Henrique & Beatriz Silva /152 South Street /927/31/East/2012/\$200,000/- \$1,032.15
Elizabeth Estates, LLC/643-649 Elizabeth Avenue/3676/5/South/2014/\$1,000,000/- \$3,101.00
41-43 Pacific Associates LLC/41-43 Pacific Street/938/24/East/2009/\$400,000/- \$4,689.17
41-43 Pacific Associates LLC/41-43 Pacific Street/938/24/East/2010/\$400,000/- \$5,444.16
41-43 Pacific Associates LLC/41-43 Pacific Street/938/24/East/2011/\$400,000/- \$5,697.54
41-43 Pacific Associates LLC/41-43 Pacific Street/938/24/East/2012(F)/\$400,000/- \$5,909.82
Joseph & Julia Huang/107-111 Malvern Street/954/31/East/2013/\$500,000/- \$2,321.06
Joseph & Julia Huang/107-111 Malvern Street/954/31/East/2014/\$475,000/- \$3,212.64
Joseph & Julia Huang/107-111 Malvern Street/954/31/East/2015 (F)/\$475,000/- \$3,428.12
Joseph & Julia Huang/107-111 Malvern Street/954/31/East/2016 (F)/\$475,000/- \$3,428.12
Wildcat Partners LLC, prior owner to AP Belmont Associate/293 Chestnut Street/955/66/East/2012/\$197,400/- \$1,035.60
Al Nour LLC/249-251 Oliver Street/956/30/East/2013/\$913,700/\$0.00
Al Nour LLC/249-251 Oliver Street/956/30/East/2014/\$850,000/- \$1,975.34
Al Nour LLC/249-251 Oliver Street/956/30/East/2015/\$850,000/- \$2,107.83
Al Nour LLC/249-251 Oliver Street/956/30/East/2016 (F)/\$850,000/- \$2,107.83
Helena Oliveira/82 Nichols Street/958/66/East/2013/\$390,000/- \$1,296.37
Helena Oliveira/82 Nichols Street/958/66/East/2014/\$390,000/- \$1,361.34
Helena Oliveira/82 Nichols Street/958/66/East/2015/\$390,000/- \$1,452.65
Helena Oliveira/82 Nichols Street/958/66/East/2016 (F)/\$390,000/- \$1,452.65
Fernando & Maria DaCruz/70 Napoleon Street/1004/44/East/2012/\$153,100/- \$2,071.20
S Rodrigues & V Santana/497 Mulberry Street/1190/32.02/East/2011/\$350,200/- \$1,597.44
S Rodrigues & V Santana/497 Mulberry Street/1190/32.02/East/2012/\$350,200/- \$1,656.96
Ismeal Gonzalez/142 Emmett Street/1192/30/East/2010/\$215,000/- \$2,098.80
Ismeal Gonzalez/142 Emmett Street/1192/30/East/2011/\$215,000/- \$2,196.48
Ismeal Gonzalez/142 Emmett Street/1192/30/East/2012(F)/\$215,000/- \$2,278.32
3 Gateway Center Properties, LLC/94-110 Mulberry Street/151/122/East/2015/\$60,250,000/-

\$66,180.00
Second Avenue Newark, LLC & 99 101 Second Avenue/99-101 Second Avenue/579.01/35/North/2012/\$448,900/- \$4,418.56
Second Avenue Newark, LLC & 99 101 Second Avenue/99-101 Second Avenue/579.01/35/North/2013/\$600,000/- \$7,435.65
Second Avenue Newark, LLC & 99 101 Second Avenue/99-101 Second Avenue/579.01/35/North/2014/\$600,000/- \$7,808.32
Second Avenue Newark, LLC & 99 101 Second Avenue/99-101 Second Avenue/579.01/35/North/2015/\$600,000/- \$8,332.06
Second Avenue Newark, LLC & 99 101 Second Avenue/99-101 Second Avenue/579.01/35/North/2016 (F)/\$600,000/- \$8,332.06
793 Broadway, Inc /793-799 Broadway /772/28/North/2012/\$939,900/\$0.00
793 Broadway, Inc /793-799 Broadway /772/28/North/2013/\$1,345,600/- \$12,720.00
793 Broadway, Inc /793-799 Broadway /772/28/North/2014/\$1,345,600/- \$13,312.00
793 Broadway, Inc /793-799 Broadway /772/28/North/2015/\$1,345,600/- \$13,808.00
405 No Fifth Street, Inc/405-407 Fifth Street/1950/47/West/2012/\$341,400/\$0.00
405 No Fifth Street, Inc/405-407 Fifth Street/1950/47/West/2013/\$685,000/- \$2,356.49
405 No Fifth Street, Inc/405-407 Fifth Street/1950/47/West/2014/\$685,000/\$0.00
405 No Fifth Street, Inc/405-407 Fifth Street/1950/47/West/2015/\$685,000/\$0.00
405 No Fifth Street, Inc/409 Fifth Street/1950/49/West/2012/\$341,500/\$0.00
405 No Fifth Street, Inc/409 Fifth Street/1950/49/West/2013/\$685,000/- \$2,356.49
405 No Fifth Street, Inc/409 Fifth Street/1950/49/West/2014/\$685,000/\$0.00
405 No Fifth Street, Inc/409 Fifth Street/1950/49/West/2015/\$685,000/\$0.00
405 No Fifth Street, Inc/411-413 Fifth Street/1950/51/West/2012/\$341,600/\$0.00
405 No Fifth Street, Inc/411-413 Fifth Street/1950/51/West/2013/\$685,000/- \$2,356.49
405 No Fifth Street, Inc/411-413 Fifth Street/1950/51/West/2014/\$685,000/\$0.00
405 No Fifth Street, Inc/411-413 Fifth Street/1950/51/West/2015/\$685,000/\$0.00
Plagro Realty, Inc./44-55 Riverside Avenue R/614/57/North/2011/\$600,000/- \$4,709.12
Plagro Realty, Inc./44-55 Riverside Avenue R/614/57/North/2012/\$600,000/- \$4,884.58
Plagro Realty, Inc./44-55 Riverside Avenue R/614/57/North/2013/\$700,000/- \$5,398.08
Plagro Realty, Inc./44-55 Riverside Avenue R/614/57/North/2014/\$650,000/- \$7,219.13
Plagro Realty, Inc./44-55 Riverside Avenue R/614/57/North/2015/\$650,000/- \$7,703.35
Plagro Realty, Inc./44-55 Riverside Avenue R/614/57/North/2016 (F)/\$650,000/- \$7,703.35
NJ Health Care Employers Pension Fund /1-25 Alling Street/153/1/East/2009/\$4,417,600/- \$24,168.94
NJ Health Care Employers Pension Fund /1-25 Alling Street/153/1/East/2010/\$4,417,600/- \$28,060.32
NJ Health Care Employers Pension Fund /1-25 Alling Street/153/1/East/2011/\$4,417,600/- \$29,366.27
NJ Health Care Employers Pension Fund /1-25 Alling Street/153/1/East/2012/\$4,417,600/- \$30,460.45
NJ Health Care Employers Pension Fund /1-25 Alling Street/153/1/East/2013/\$5,742,000 /\$0.00
NJ Health Care Employers Pension Fund /1-25 Alling Street/153/1/East/2014/\$5,742,000 /\$0.00
Randall Rossilli/100-116 Verona Avenue/819/7/North/2012/\$725,000/\$0.00
Randall Rossilli/100-116 Verona Avenue/819/7/North/2013/\$1,000,000/- \$9,452.55
Randall Rossilli/100-116 Verona Avenue/819/7/North/2014/\$1,000,000/- \$9,926.30
Randall Rossilli/100-116 Verona Avenue/819/7/North/2015/\$1,000,000/- \$10,592.11
Sumo Realty Inc/225-231 NJRR Ave/919/5/East/2010/\$173,400/\$0.00
Sumo Realty Inc/225-231 NJRR Ave/919/5/East/2011/\$173,400/\$0.00
Sumo Realty Inc/225-231 NJRR Ave/919/5/East/2012/\$173,400/\$0.00
Sumo Realty Inc/233-239 NJRR Ave /919/1/East/2010/\$375,000/- \$5,622.24
Sumo Realty Inc/233-239 NJRR Ave /919/1/East/2011/\$375,000/- \$5,883.90
Sumo Realty Inc/233-239 NJRR Ave /919/1/East/2012/\$350,000/- \$6,966.14
Sumo Property Management LLC/32-38 Fenwick Street/3511/26/South/2012/\$691,300/\$0.00
Sumo Property Management LLC/40-58 Fenwick Street/3511/30/South/2012/\$540,200/\$0.00
Sumo Property Management LLC/37-47 Legal Street/3511/36/South/2012/\$2,595,200/- \$6,904.00
BB 254 MP LLC /252-258 Mt Prospect Avenue/532/1/North/2013/\$1,855,000/- \$8,401.29
BB 254 MP LLC /252-258 Mt Prospect Avenue/532/1/North/2014/\$1,855,000/- \$2,697.87
Sumo Prime Corp. /101-103 Van Buren Street/1991/24/East/2008/\$307,700/- \$592.57
Sumo Prime Corp. /101-103 Van Buren Street/1991/24/East/2009(F)/\$307,700/- \$624.49
Sumo Prime Corp. /101-103 Van Buren Street/1991/24/East/2010(F)/\$307,700/- \$725.04
Sumo Prime Corp. /41 Van Buren Street/1999/12/East/2008/\$187,100/- \$1,689.35
Sumo Prime Corp. /41 Van Buren Street/1999/12/East/2009(F)/\$187,100/- \$1,780.35

Sumo Prime Corp. /41 Van Buren Street/1999/12/East/2010(F)/\$187,100/-2,067.00
BB 260 MP, LLC/260-262 Mt Prospect Avenue/558/30/North/2013/\$955,700/-17,658.94
BB 260 MP, LLC/260-262 Mt Prospect Avenue/558/30/North/2014/\$955,700/-7,352.47
AC Prime Assets, LLC/526-530 South Fourteenth/331/33/West/2013/\$360,000/-2,610.45
AC Prime Assets, LLC/526-530 South Fourteenth/331/33/West/2014/\$360,000/-2,741.28
AC Prime Assets, LLC/526-530 South Fourteenth/331/33/West/2015(F)/\$360,000/-2,925.16
AC Prime Assets, LLC/526-530 South Fourteenth/331/33/West/2016(F)/\$360,000/-2,925.16
Tae Soo Kim/14 Park Street/125/101/Central/2011/\$380,000/-2,196.48
Tae Soo Kim/14 Park Street/125/101/Central/2012/\$380,000/-2,278.32
Tae Soo Kim/14 Park Street/125/101/Central/2013/\$425,000/-800.26
Tae Soo Kim/14 Park Street/125/101/Central/2014/\$425,000/-840.37
W T Apartments LLC/85-147 Prince Street/2501/37/Central/2012/\$2,379,600/-19,345.01
Verizon New Jersey, Inc. d/b/a NJBT Co. /59-69 Bloomfield Avenue/515.01/44/Central/2012/
\$1,400,000/-13,808.00
Sasson Realty Co/835 Broad Street/57.04/111/Central/2012/\$500,000/-9,962.47
Albarracin Realty LLC/78-84 Frelinghuysen Avenue/2790/21/South/2013/\$750,000/-10,769.59
Albarracin Realty LLC/78-84 Frelinghuysen Avenue/2790/21/South/2014/\$750,000/-11,309.35
Villa Beradino, Inc. /828-830 Raymond Boulevard/2003.01/15/East/2013/\$320,400/-2,885.08
Villa Beradino, Inc. /828-830 Raymond Boulevard/2003.01/15/East/2014/\$320,400/-3,029.68
Villa Beradino, Inc. /828-830 Raymond Boulevard/2003.01/15/East/2015/\$320,400/-3,232.89
16 Irving Street, LLC/16-20 Irving Street/821/14/North/2013/\$1,400,000/-8,959.40
16 Irving Street, LLC/16-20 Irving Street/821/14/North/2014/\$1,000,000/-21,812.43
Seickel Realty Associates, LLC/348-362 Elizabeth Avenue/3546/43/South/2014/\$1,450,600/-
\$12,242.75
Seickel Realty Associates, LLC/348-362 Elizabeth Avenue/3546/43/South/2015/\$1,450,600/-
\$13,063.93
Lehigh Liberty Associates LLC/94-108 Frelinghuysen Avenue/2780/1/South/2008/\$1,435,000/-
\$6,887.35
Lehigh Liberty Associates LLC/94-108 Frelinghuysen Avenue/2780/1/South/2009/\$1,435,000/-
\$7,258.35
Lehigh Liberty Associates LLC/94-108 Frelinghuysen Avenue/2780/1/South/2010/\$1,435,000/-
\$8,427.00
Lehigh Liberty Associates LLC/94-108 Frelinghuysen Avenue/2780/1/South/2011/\$1,435,000/-
\$8,819.20
Lehigh Liberty Associates LLC/94-108 Frelinghuysen Avenue/2780/1/South/2012/\$1,788,300/-
\$9,147.80
Lehigh Liberty Associates LLC/110-120 Frelinghuysen Avenue/2780/5/South/2008/\$324,500/\$0.00
Lehigh Liberty Associates LLC/110-120 Frelinghuysen Avenue/2780/5/South/2009/\$324,500/\$0.00
Lehigh Liberty Associates LLC/110-120 Frelinghuysen Avenue/2780/5/South/2010/\$324,500/\$0.00
Lehigh Liberty Associates LLC/110-120 Frelinghuysen Avenue/2780/5/South/2011/\$324,500/\$0.00
*Block 2780 Lot 1 & 5, Merged into Lot 1 in 2011.
104 Market Street RE/104 Market Street/60/23/Central/2011/\$300,000/-3,008.51
104 Market Street RE/104 Market Street/60/23/Central/2012/\$300,000/-3,120.61
104 Market Street RE/104 Market Street/60/23/Central/2013/\$456,000/-8,156.19
104 Market Street RE/104 Market Street/60/23/Central/2014/\$456,000/-8,564.96
104 Market Street RE/104 Market Street/60/23/Central/2015/\$456,000/-9,139.46
Hartz Raymond Boulevard, LP a/k/a Raymond Plaza East Inc. /975-997 Raymond
Boulevard/169/39/Unit C6/East/2013/\$4,839,200/-4,394.06
Hartz Raymond Boulevard, LP a/k/a Raymond Plaza East Inc. /975-997 Raymond
Boulevard/169/39/Unit C6/East/2014 (F)/\$4,839,200/-4,614.29
Hartz Raymond Boulevard, LP a/k/a Raymond Plaza East Inc. /975-997 Raymond
Boulevard/169/39/Unit C6/East/2015 (F)/\$4,839,200/-4,923.79
Bella Realty Co., LLC/439-451 Frelinghuysen Avenue/3542/12/South/2013/\$1,262,200/\$0.00
Bella Realty Co., LLC/439-451 Frelinghuysen Avenue/3542/12/South/2014/\$1,155,000/-3,324.27
Bella Realty Co., LLC/439-451 Frelinghuysen Avenue/3542/12/South/2015/\$1,100,000/-5,367.20
Bella Realty Co., LLC/429-433 Frelinghuysen Avenue/3542/8/South/2014/\$600,000/-22,525.66
Bella Realty Co., LLC/429-433 Frelinghuysen Avenue/3542/8/South/2015/\$600,000/-24,036.58
Additional Information:
Total Tax Difference: -\$2,194,952.09

Invitation: Corporation Counsel, October 18, 2016

Sponsors: Council of the Whole

Indexes:

Code sections:

Date	Ver.	Action By	Action	Result
10/19/2016	1	Municipal Council	Adopt	Pass