



Legislation Text

File #: 24-0351, 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)

- 71-77 Clinton, LLC/3041/125/71-77 Clinton Place/South/2018/\$450,000/- \$1,192.84
- 71-77 Clinton, LLC/3041/125/71-77 Clinton Place/South/2020/\$450,000/- \$1,227.40
- 71-77 Clinton, LLC/3041/125/71-77 Clinton Place/South/2021/\$450,000/- \$1,206.08
- 71-77 Clinton, LLC/3041/125/71-77 Clinton Place/South/2022/\$450,000/- \$1,206.73
- 77 Apartment, Corp./481/1/54 Broadway/Central/2014/\$715,900/- \$20,937.95
- 77 Apartment, Corp./481/1/54 Broadway/Central/2015/\$715,900/- \$22,342.37
- 77 Apartment, Corp./481/1/54 Broadway/Central/2016/\$715,900/- \$23,226.88
- 77 Apartment, Corp./481/1/54 Broadway/Central/2017/\$1,391,100/- \$0.00
- 77 Apartment, Corp./481/1/T01/54 Broadway/Central/2014/\$235,600/- \$0.00
- 77 Apartment, Corp./481/1/T01/54 Broadway/Central/2015/\$235,600/- \$0.00
- 77 Apartment, Corp./481/1/T01/54 Broadway/Central/2016/\$235,600/- \$0.00
- 77 Apartment, Corp./481/1/T01/54 Broadway/Central/2017/\$235,600/- \$0.00
- 785 Summer Associate, LLC/816/1/785 Summer Avenue/North/2020/\$271,700/- \$1,569.40
- 100-108 Grace Street, LLC/3654/17/126 Custer Avenue/South/2018/\$350,000/- \$2,562.94
- 1009 1011 Bergen Street, LLC/3664/1(2)/1009-1011 Bergen Street/South/2017/\$600,000/- \$3,495.92
- 1009 1011 Bergen Street, LLC/3664/1(2)/1009-1011 Bergen Street/South/2018/\$600,000/- \$3,626.53
- 1009 1011 Bergen Street, LLC/3664/1(2)/1009-1011 Bergen Street/South/2019/\$600,000/- \$3,693.30
- 1009 1011 Bergen Street, LLC/3664/1(2)/1009-1011 Bergen Street/South/2020/\$600,000/- \$3,731.60
- 1023 South Orange Avenue, LLC/4200/45/1023 South Orange Avenue/West/2014/\$350,000/- \$2,009.45
- 1023 South Orange Avenue, LLC/4200/45/1023 South Orange Avenue/West/2015/\$350,000/- \$2,144.23
- 1023 South Orange Avenue, LLC/4200/45/1023 South Orange Avenue/West/2016/\$350,000/- \$2,229.12
- 1023 South Orange Avenue, LLC/4200/45/1023 South Orange Avenue/West/2017/\$300,000/- \$4,086.88
- 1023 South Orange Avenue, LLC/4200/45/1023 South Orange Avenue/West/2018/\$300,000/- \$4,239.56
- 1023 South Orange Avenue, LLC/4200/45/1023 South Orange Avenue/West/2019/\$300,000/- \$4,317.63
- 1023 South Orange Avenue, LLC/4200/45/1023 South Orange Avenue/West/2020/\$300,000/- \$4,362.40
- 1023 South Orange Avenue, LLC/4200/45/1023 South Orange Avenue/West/2021/\$300,000/- \$4,286.63
- 1023 South Orange Avenue, LLC/4200/45/1023 South Orange Avenue/West/2022/\$300,000/- \$4,288.93
- 1100 McCarter, LLC/5/14/1098-1124 McCarter Highway/Central/2016/\$905,000/- \$3,880.32
- 1100 McCarter, LLC/5/14/1098-1124 McCarter Highway/Central/2017/\$905,000/- \$4,015.68
- 1100 McCarter, LLC/5/14/1098-1124 McCarter Highway/Central/2018/\$950,000/- \$2,503.85
- 1100 McCarter, LLC/5/14/1098-1124 McCarter Highway/Central/2019/\$950,000/- \$2,549.96
- 1100 McCarter, LLC/5/14/1098-1124 McCarter Highway/Central/2020/\$1,017,800/- \$0.00
- 1100 McCarter, LLC/5/14/1098-1124 McCarter Highway/Central/2021/\$966,500/- \$0.00
- 114 Badget Ave., LLC/2664/42(43)/114-116 Badger Avenue/South/2017/\$248,900/- \$7,120.00
- 114 Badget Ave., LLC/2664/42(43)/114-116 Badger Avenue/South/2018/\$248,900/- \$7,386.00
- 114 Badget Ave., LLC/2664/42(43)/114-116 Badger Avenue/South/2019/\$248,900/- \$7,522.00
- 116 Elm St., LLC/940/15/116 Elm Street/East/2016/\$480,000/- \$1,341.60
- 116 Elm St., LLC/940/15/116 Elm Street/East/2017/\$480,000/- \$1,388.40
- 116 Elm St., LLC/940/15/116 Elm Street/East/2018/\$480,000/- \$1,440.27
- 117 Chadwick, LLC/3000/18/117 Chadwick Avenue/South/2018/\$200,000/- \$1,022.96
- 117 Chadwick, LLC/3000/18/117 Chadwick Avenue/South/2019/\$200,000/- \$1,041.80
- 1188 Raymond, LLC/144/1/726 Broad Street/Central/2017/\$1,200,000/- \$9,213.28
- 27 Cong, Inc./176/10/9-27 Congress Street/East/2015/\$1,150,000/- \$7,180.53

27 Cong, Inc./176/10/9-27 Congress Street/East/2016/\$1,150,000/-7,464.80
27 Cong, Inc./176/10/9-27 Congress Street/East/2017/\$1,150,000/-7,725.20
27 Cong, Inc./176/10/9-27 Congress Street/East/2018/\$1,367,000/-0.00
27 Cong, Inc./176/10/9-27 Congress Street/East/2019/\$1,367,000/-0.00
27 Cong, Inc./176/10/9-27 Congress Street/East/2020/\$1,367,000/-0.00
27 Cong, Inc./176/10/9-27 Congress Street/East/2021/\$1,367,000/-0.00
27 Cong, Inc./176/22/29 Congress Street/East/2015/\$283,000/-0.00
27 Cong, Inc./176/22/29 Congress Street/East/2016/\$283,000/-0.00
27 Cong, Inc./176/22/29 Congress Street/East/2017/\$283,000/-0.00
27 Cong, Inc./176/22/29 Congress Street/East/2018/\$283,000/-0.00
27 Cong, Inc./176/22/29 Congress Street/East/2019/\$283,000/-0.00
27 Cong, Inc./176/22/29 Congress Street/East/2020/\$283,000/-0.00
27 Cong, Inc./176/22/29 Congress Street/East/2021/\$283,000/-0.00
27 Cong, Inc./176/50/22-24 Prospect Street/East/2015/\$302,600/-0.00
27 Cong, Inc./176/50/22-24 Prospect Street/East/2016/\$302,600/-0.00
27 Cong, Inc./176/50/22-24 Prospect Street/East/2017/\$302,600/-0.00
27 Cong, Inc./176/50/22-24 Prospect Street/East/2018/\$302,600/-0.00
27 Cong, Inc./176/50/22-24 Prospect Street/East/2019/\$302,600/-0.00
27 Cong, Inc./176/50/22-24 Prospect Street/East/2020/\$302,600/-0.00
27 Cong, Inc./176/50/22-24 Prospect Street/East/2021/\$302,600/-0.00
27 Cong, Inc./176/52/26-28 Prospect Street/East/2015/\$650,000/-2,481.75
27 Cong, Inc./176/52/26-28 Prospect Street/East/2016/\$650,000/-2,580.00
27 Cong, Inc./176/52/26-28 Prospect Street/East/2017/\$650,000/-2,670.00
27 Cong, Inc./176/52/26-28 Prospect Street/East/2018/\$725,000/-0.00
27 Cong, Inc./176/52/26-28 Prospect Street/East/2019/\$725,000/-0.00
27 Cong, Inc./176/52/26-28 Prospect Street/East/2020/\$725,000/-0.00
27 Cong, Inc./176/52/26-28 Prospect Street/East/2021/\$725,000/-0.00
27 Cong, Inc./176/56/30-32 Prospect Street/East/2015/\$110,300/-0.00
27 Cong, Inc./176/56/30-32 Prospect Street/East/2016/\$110,300/-0.00
27 Cong, Inc./176/56/30-32 Prospect Street/East/2017/\$110,300/-0.00
27 Cong, Inc./176/56/30-32 Prospect Street/East/2018/\$110,300/-0.00
27 Cong, Inc./176/56/30-32 Prospect Street/East/2019/\$110,300/-0.00
27 Cong, Inc./176/56/30-32 Prospect Street/East/2020/\$110,300/-0.00
27 Cong, Inc./176/56/30-32 Prospect Street/East/2021/\$110,300/-0.00
27 Cong, Inc./176/6/438-448 Market Street/East/2015/\$479,700/-0.00
27 Cong, Inc./176/6/438-448 Market Street/East/2016/\$479,700/-0.00
27 Cong, Inc./176/6/438-448 Market Street/East/2017/\$479,700/-0.00
27 Cong, Inc./176/6/438-448 Market Street/East/2018/\$479,700/-0.00
27 Cong, Inc./176/6/438-448 Market Street/East/2019/\$479,700/-0.00
27 Cong, Inc./176/6/438-448 Market Street/East/2020/\$479,700/-0.00
27 Cong, Inc./176/6/438-448 Market Street/East/2021/\$479,700/-0.00
Chaudry, Shahid/4073.01/4(5)/1015-1017 18th Avenue/West/2012/\$100,000/-894.07
Chaudry, Shahid/4073.01/4(5)/1015-1017 18th Avenue/West/2013/\$141,600/-0.00
Chaudry, Shahid/4073.01/4(5)/1015-1017 18th Avenue/West/2014/\$141,600/-0.00
Chaudry, Shahid/4073.01/4(5)/1015-1017 18th Avenue/West/2015/\$141,600/-0.00
Chaudry, Shahid/4073.01/4(5)/1015-1017 18th Avenue/West/2016/\$141,600/-0.00
Chaudry, Shahid/4073.01/4(5)/1015-1017 18th Avenue/West/2017/\$141,600/-0.00
Chunedu Peter Ezike/3077/58/33 Beverly Street/South/2017/\$167,000/-1,164.12
Chunedu Peter Ezike/3077/58/33 Beverly Street/South/2018/\$167,000/-1,207.61
Chunedu Peter Ezike/3077/58/33 Beverly Street/South/2019/\$167,000/-1,229.85
Chunedu Peter Ezike/3077/58/33 Beverly Street/South/2020/\$167,000/-1,242.60
Chung Seudy & Susie T/A United/57.01/52/142 Market Street/Central/2018/\$600,000/-4,372.51
Circle P.W., LLC/5050/12/34-60 Rutherford Street/East/2019/\$1,750,000/-26,327.00
Claremont Clinton, LLC/251/1/252-274 Springfield Avenue/Central/2014/\$3,048,200/-0.00
Claremont Clinton, LLC/251/1/252-274 Springfield Avenue/Central/2015/\$2,850,000/-6,558.44
Claremont Clinton, LLC/251/1/252-274 Springfield Avenue/Central/2016/\$2,850,000/-6,818.08
Claremont Clinton, LLC/251/1/252-274 Springfield Avenue/Central/2017/\$2,750,000/-10,615.92

Claremont Clinton, LLC/251/1/252-274 Springfield Avenue/Central/2018/\$2,500,000/-20,245.03
Claremont Clinton, LLC/251/1/252-274 Springfield Avenue/Central/2019/\$2,500,000/-20,617.80
Claremont Clinton, LLC/251/1/252-274 Springfield Avenue/Central/2020/\$2,500,000/-20,831.60
Claremont Clinton, LLC/251/1/252-274 Springfield Avenue/Central/2021/\$2,250,000/-17,807.45
Clinton Avenue Facility, LLC/3024/5/534-544 Clinton Avenue/South/2017/\$1,002,000/-116,251.80
Crown Real Estate Holdings, Inc./2802/34/202-204 Clinton Avenue/South/2016/\$651,500/-2,218.80

Additional Information:

Total refunds: \$460,915.85

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, April 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, April 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, April 2024 Refunds.