



City of Newark

City Hall
920 Broad Street
Newark, New Jersey 07102

Legislation Text

File #: 12-1964, 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)

17th Street Fidelco, LLC/571-585 18th Avenue/358/1/South/\$665,800/2009/- \$7,567.86
155 Sherman Avenue, LLC/306-324 Sherman Avenue/2746/3/South/\$2,489,100/2009/\$0.00
155 Sherman Avenue, LLC/306-324 Sherman Avenue/2746/3/South/\$2,489,100/2010/\$0.00
155 Sherman Avenue, LLC/306-324 Sherman Avenue/2746/3/South/\$2,489,100/2011/- \$6,656.00
155 Sherman Avenue, LLC/326-332 Sherman Avenue/2746/28/South/\$158,400/2009/\$0.00
155 Sherman Avenue, LLC/326-332 Sherman Avenue/2746/28/South/\$158,400/2010/\$0.00
155 Sherman Avenue, LLC/326-332 Sherman Avenue/2746/28/South/\$158,400/2011/\$0.00
201-209 Thomas Street, LLC/201-209 Thomas Street/1163/26/East/\$682,400/2009/- \$3,626.44
201-209 Thomas Street, LLC/201-209 Thomas Street/1163/26/East/\$682,400/2010/- \$4,210.32
201-209 Thomas Street, LLC/201-209 Thomas Street/1163/26/East/\$682,400/2011/- \$4,406.27
257-259 Sherman Avenue, LLC/257-259 Sherman Avenue/2761/28/South/\$400,000/2009/- \$1,561.23
257-259 Sherman Avenue, LLC/257-259 Sherman Avenue/2761/28/South/\$400,000/2010/- \$1,812.60
257-259 Sherman Avenue, LLC/257-259 Sherman Avenue/2761/28/South/\$400,000/2011/- \$1,896.96
526 S. 15th Street, LLC/243-245 Sixteenth Avenue/332/33/Central/\$492,200/2009/- \$2,739.00
526 S. 15th Street, LLC/243-245 Sixteenth Avenue/332/33/Central/\$492,200/2010/- \$3,180.00
526 S. 15th Street, LLC/243-245 Sixteenth Avenue/332/33/Central/\$492,200/2011/- \$3,328.00
636-638 Ferry Street, LLC/636-638 Ferry Street/2400/28/East/\$161,200/2009/- \$717.62
636-638 Ferry Street, LLC/636-638 Ferry Street/2400/28/East/\$161,200/2010/- \$833.16
636-638 Ferry Street, LLC/636-638 Ferry Street/2400/28/East/\$161,200/2011/- \$871.94
2120 Group, LLC/2120-2156 McCarter Highway/827/8/North/\$2,218,200/2010/- \$14,834.70
2120 Group, LLC/2120-2156 McCarter Highway/827/8/North/\$2,218,200/2011/- \$15,525.12
AMB Property, L.P./136-158 Paris Street/2066/29/East/\$818,500/2010/- \$2,973.30
AMB Property, L.P./136-158 Paris Street/2066/29/East/\$818,500/2011/- \$3,111.68
Amerada Hess/Pipeline, Varous/Pipe.Line/4/Public Utility/\$929,000/2009/\$0.00
Amerada Hess/Pipeline, Varous/Pipe.Line/4/Public Utility/\$929,000/2010/\$0.00
Amerada Hess/Pipeline, Varous/Pipe.Line/4/Public Utility/\$929,000/2011/- \$5,957.12
Associates 368, LLC/368-370 Broad Street/450/23/Central/\$1,092,900/2009/- \$14,905.64
Associates 368, LLC/368-370 Broad Street/450/23/Central/\$1,092,900/2010/- \$17,305.56
Associates 368, LLC/368-370 Broad Street/450/23/Central/\$1,092,900/2011/- \$18,110.98
Black, Richard/268-272 Central Avenue/398/1/Central/\$465,900/2008/- \$0.00
Black, Richard/268-272 Central Avenue/398/1/Central/\$465,900/2009/- \$0.00
Black, Richard/268-272 Central Avenue/398/1/Central/\$465,900/2010/- \$0.00
Black, Richard/268-272 Central Avenue/398/1/Central/\$465,900/2011/- \$2,193.15
Black, Richard/91-97 Newark Street/412.01/2/Central/\$112,500/2008/- \$0.00
Black, Richard/91-97 Newark Street/412.01/2/Central/\$112,500/2009/- \$0.00

Black, Richard/91-97 Newark Street/412.01/2/Central/\$112,500/2010/-/\$0.00
Black, Richard/91-97 Newark Street/412.01/2/Central/\$112,500/2011/-/\$0.00
Brantley Brothers Moving/162-176 Elizabeth Avenue/2769/1/South/\$1,700,000/2008/-/\$0.00
Brantley Brothers Moving/162-176 Elizabeth Avenue/2769/1/South/\$1,700,000/2009/-/\$4,108.50
Brantley Brothers Moving/162-176 Elizabeth Avenue/2769/1/South/\$1,700,000/2010/-/\$4,770.00
Buccine, Thomas/191-193 Wilson Avenue/2080/59/East/\$522,900/2010/-/\$1,364.22
Buccine, Thomas/191-193 Wilson Avenue/2080/59/East/\$522,900/2011/-/\$1,427.71
Domingues, Fransisco/20-22 Jefferson Street/173/36/East/\$438,600/2010/-/\$0.00
Domingues, Fransisco/20-22 Jefferson Street/173/36/East/\$438,600/2011/-/\$619.01
Global Protein Foods, Inc./190-212 Magazine Street/2067/1/East/\$3,696,000/2009/-/\$26,294.40
Global Protein Foods, Inc./190-212 Magazine Street/2067/1/East/\$2,736,000/2011/-/\$12,846.08
Jyoti Dham, LLC/677 Broad Street/51/64/Central/\$600,000/2009/\$0.00
Jyoti Dham, LLC/677 Broad Street/51/64/Central/\$600,000/2010/-/\$2,703.00
Jyoti Dham, LLC/677 Broad Street/51/64/Central/\$600,000/2011/-/\$3,660.80
Operating Engineers Local 825/1098-1124 McCarter Highway/5/14/Central/\$1,285,100/2010/-/\$10,179.18
Operating Engineers Local 825/1098-1124 McCarter Highway/5/14/Central/\$1,285,100/2011/-/\$15,312.13
Progressive Management, L.P./116-132 Sussex Avenue/2837/34/Central/\$727,300/2009/-/\$2,739.00
Progressive Management, L.P./116-132 Sussex Avenue/2837/34/Central/\$727,300/2010/-/\$3,180.00
Progressive Management, L.P./116-132 Sussex Avenue/2837/34/Central/\$727,300/2011/-/\$3,328.00
Innes Realty Group/72-74 Roanoke Avenue/5004/2/East/\$1,255,000/2009/-/\$9,449.55
Innes Realty Group/72-74 Roanoke Avenue/5004/2/East/\$1,010,000/2010/-/\$3,180.00
Innes Realty Group/72-74 Roanoke Avenue/5004/2/East/\$1,010,000/2011/-/\$3,328.00
Sanford Avenue Properties, LLC/689-693 Sanford Avenue/4127/10/West/\$563,800/2009/-/\$1,747.48
Sanford Avenue Properties, LLC/689-693 Sanford Avenue/4127/10/West/\$563,800/2009/-/\$2,028.84
Sanford Avenue Properties, LLC/689-693 Sanford Avenue/4127/10/West/\$563,800/2011/-/\$2,123.26
Summer View Estates, LLC/482-488 Summer Avenue/625/40/North/\$1,165,100/2008/\$0.00
Summer View Estates, LLC/482-488 Summer Avenue/625/40/North/\$1,165,100/2009/-/\$1,783.09
Wilson Realty Corporation/480-492 Wilson Avenue/5046/20/East/\$812,700/2008/-/\$1,468.44
Wilson Realty Corporation/480-492 Wilson Avenue/5046/20/East/\$812,700/2009/-/\$2,963.60
Wilson Realty Corporation/494-508 Wilson Avenue/5050.02/1/East/\$163,200/2008/\$0.00

Additional Information:

Invitation: Corporation Counsel, February 5, 2013

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.