



City of Newark

City Hall
920 Broad Street
Newark, New Jersey 07102

Legislation Text

File #: 13-1154, **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)

51 Park Avenue, LLC/51 Park Avenue/512/32/Central/\$115,200/2011/- \$339.46
379 S. 19 Realty Group, LLC/133 Brunswick Street/2802/17/South/\$315,100/2011/- \$1,497.60
AFH Newark, LLC/246-250 Mount Prospect Avenue/532/4/North/\$254,600/2010/- \$1,736.28
AFH Newark, LLC/246-250 Mount Prospect Avenue/532/4/North/\$254,600/2011/- \$1,817.09
AFH Newark, LLC/246-250 Mount Prospect Avenue/532/4/North/\$254,600/2012/- \$1,884.79
Alabi, David/55 Crawford Street/121/21.03/Central/\$475,100/2011/- \$2,998.53
Alabi, David/55 Crawford Street/121/21.03/Central/\$475,100/2012/- \$3,110.25
Amaral, Antonio J. & Maria/93 Warwick Street/959/26/East/\$356,700/2011/- \$1,664.00
Chas, Cesar & Renta/108 Pacific Street/947/3/East/\$300,800/2009/- \$2,076.16
Chas, Cesar & Renta/108 Pacific Street/947/3/East/\$300,800/2010/- \$2,410.44
Chas, Cesar & Renta/108 Pacific Street/947/3/East/\$300,800/2011/- \$2,522.62
Chas, Cesar & Renta/108 Pacific Street/947/3/East/\$300,800/2012/- \$2,616.62
Chaves, Marcelo/158-160 Johnson Avenue/2699/47.03/South/\$294,300/2010/- \$2,067.00
Chaves, Marcelo/158-160 Johnson Avenue/2699/47.03/South/\$294,300/2011/- \$2,163.20
Chaves, Marcelo/158-160 Johnson Avenue/2699/47.03/South/\$294,300/2012/- \$2,243.80
Cunas, Ruben/525 North Fifth Street/1969/23/North/\$370,100/2011/- \$2,662.40
Cunas, Ruben/525 North Fifth Street/1969/23/North/\$370,100/2012/- \$2,761.60
Ferrel, Adel & Maria/26 Rome Street/2080/43.02/East/\$407,500/2010/- \$4,684.14
Ferrel, Adel & Maria/26 Rome Street/2080/43.02/East/\$407,500/2011/- \$4,902.14
Ferrel, Adel & Maria/26 Rome Street/2080/43.02/East/\$407,500/2012/- \$5,084.80
Johnson, Ruben/33 Burnet Street/43/26/Central/\$217,700/2011/- \$998.40
Lopez, Benito/24 Johnson Street/923/11.26/East/\$499,900/2011/- \$6,512.90
Lopez, Benito/24 Johnson Street/923/11.26/East/\$499,900/2012/- \$6,755.56
Lopez, Benito/38 Johnson Street/923/11.21/East/\$499,900/2011/- \$6,512.90
Lopez, Benito/38 Johnson Street/923/11.21/East/\$499,900/2012/- \$6,755.56
Lopez, Benito/40-42 Johnson Street/923/11.20/East/\$499,900/2011/- \$6,512.90
Lopez, Benito/40-42 Johnson Street/923/11.20/East/\$499,900/2012/- \$6,755.56
Lopez, Benito/121 Brill Street/2486/31.06/East/\$422,700/2011/- \$4,506.11
Lopez, Benito/121 Brill Street/2486/31.06/East/\$422,700/2012/- \$4,674.01
Lukowiak, Girard/708 North Seventh Street/696/9/North/\$231,300/2011/- \$349.44
Lukowiak, Girard/708 North Seventh Street/696/9/North/\$231,300/2012/- \$362.46
Manata, Maria/303-305 Adams Street/955/1.03/East/\$477,500/2011/- \$5,767.42
Manata, Maria/303-305 Adams Street/955/1.03/East/\$477,500/2012/- \$5,982.32
Onafowora, Olusoga/24 Richelieu Terrace/4118/16/West/\$268,600/2011/- \$1,817.09
Pais, August & Maria/123 Jabez Street/1010/1.04/East/\$429,900/2011/- \$4,745.73

Pais, August & Maria/123 Jabez Street/1010/1.04/East/\$429,900/2012/- \$4,922.55
Saint Barnabas Realty/251 Lyons Avenue/3631/14/South/\$180,000/2011/\$-795.00
Saint Barnabas Realty/251 Lyons Avenue/3631/14/South/\$180,000/2012/\$-832.00

Additional Information:

Total Tax Difference: -\$126,800.83

Invitation: Corporation Counsel, December 3, 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.