

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF WESTCHESTER

-----X
PABLO VALENCIA

Petitioners,

-against-

CONSENT JUDGMENT

46 Sanford Blvd W
Index # 68358/24

THE ASSESSOR OF THE CITY OF MOUNT VERNON,
NEW YORK, THE BOARD OF ASSESSMENT REVIEW
OF THE CITY OF MOUNT VERNON, NEW YORK, AND THE
CITY OF MOUNT VERNON,

Respondent,

For Review of the Assessment of Certain Real Property
in the City of Mt. Vernon, New York
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The above Petitioner, having duly filed and served the Petition and Notice to review property tax assessments fixed by the City of Mt. Vernon the assessment year 2024 for purposes of taxation upon certain real property located at 169.38-3073-33, 46 Sandord Blvd., W, on the official assessment map of the City of Mt. Vernon and

The petitioner having appeared by Brian C. Stroub, Esq. and the Respondent City of Mt. Vernon having appeared by Danielle Browne, Esq. the parties consenting as set forth in this Order, it is

ORDERED, ADJUDGED and DECREED that the assessment of the petitioner's property upon the assessment roll of the City of Mt. Vernon, be and hereby is reduced, corrected and fixed as follows:

2024 Assessed Valuation

<u>Parcel ID</u>	<u>Current AV</u>	<u>Reduced AV</u>	<u>AV Reduction</u>
169.38-3073-33	5,000	3,000	2,000

ORDERED, ADJUDGED and DECREED that the allocations between land and improvements of said assessments, as reduced, shall be left to the sole discretion of the Assessor of the said municipality , and it is further

ORDERED, ADJUDGED and DECREED that the officer or officers having custody of the assessment roll upon with the above-mentioned assessment and any taxes levied thereon is entered shall correct said entry in conformity with this Order and Judgment and shall note upon the margin of said roll, opposite said entry, that the same has been corrected by the authorization of this Order and Judgment, and it is further

ORDERED, ADJUDGED and DECREED that there shall be audited, allowed and paid to the petitioner by the City of Mt. Vernon , the amounts paid by petitioner as Town taxes, and taxes relating to any kind of special taxing district for which the Town collects such taxes, as appropriate, against the original assessment in excess of what the taxes would have been if said assessment made in the aforesaid year had been made as determined by this Order and Judgment, together with the proportionate share of any interest or penalty paid by reason of delinquent payment of said excess taxes, and interest as provided by Section 726 of the Real Property Tax Law; however, if said refund is paid by the City of Mt. Vernon within ninety (90) days of service upon the City of Mt. Vernon of a copy of this Order together with a demand for payment of said refund, said refund shall be paid without interest, and it is further

ORDERED, ADJUDGED and DECREED that there shall be audited, allowed and paid to the petitioner by the City of Mt. Vernon the amounts paid by petitioner as School taxes against the original assessment in excess of what the taxes would have been if said assessment made in the aforesaid year had been made as determined by this Order and Judgment, together with the proportionate share of any interest or penalty paid by reason of delinquent payment of said excess taxes, and interest as provided by Section 726 of the Real Property Tax Law: however, if said refund is paid by the City of Mt. Vernon within ninety (90) days of service upon the City of Mt. Vernon of a copy of this Order together with a demand for payment of said refund, said refund shall be paid without interest, and it is further

ORDERED, ADJUDGED and DECREED that the County Legislators of the County of Westchester, State of New York, be and are hereby directed and authorized to audit, allow and pay to the petitioner amounts, if any, of County, Judiciary, Sewer, and other special district taxes for which the County collects such taxes, which were paid by the petitioner as taxes against the said original assessment in excess of what the taxes would have been if said assessment made in the aforesaid year had been made as determined by this Order and Judgment, together with the proportionate share of any interest or penalty paid by reason of delinquent payment of said excess taxes, and interest as provided by Section 726 of the Real Property Tax Law; however, if said refund is paid by the County of Westchester within ninety (90) days of service upon the County of Westchester of a copy of this Order together with a demand for payment of said refund, said refund shall be paid without interest, and it is further

ORDERED, ADJUDGED and DECREED that the Commissioner of Finance of the County of Westchester be served with a copy of this Order and Judgment with notice of entry, together with proof of payment of state, county, judiciary, sewer and any other Westchester County special district taxes, and it is further

ORDERED, ADJUDGED and DECREED that all tax refunds herein above directed to be made by respondent, the City of Mt. Vernon and/or any of the various taxing authorities, be made by check or draft payable to the order of Brian C. Stroub, Esq., as attorney for petitioners, who is to hold the proceedings as trust funds for appropriate distribution, and who is to remain subject to the further jurisdiction of this Court in regard to their attorney's lien, pursuant to Judiciary Law Section 475 and it is further

ORDERED, ADJUDGED and DECREED that this Order and Judgment hereby constitutes and represents full disposition of the tax review proceedings herein, and that there are no costs or allowances awarded to, by or against any party and that upon compliance with the terms and Order of the Judgment the above entitled proceedings be and the same are disposed and discontinued with prejudice.

ORDERED, ADJUDGED and DECREED if any provision of this Order and Judgment prepared in accordance herewith, shall be determined to be invalid, illegal, null or void, or unenforceable to any extent, the remainder of this Consent Order and Settlement Stipulation and its application shall not be affected and shall be enforceable to the fullest extent permitted by law.

ORDERED, ADJUDGED and DECREED this Order and Judgment is the full and final understanding and agreement of the parties with respect to the resolution of the

above-captioned proceedings, superseding all prior written or verbal agreements regarding these matters. This Stipulation shall be binding upon the successors and assigns of the parties and may not be modified except by a subsequent writing signed by the authorized representative of each of the parties hereto.

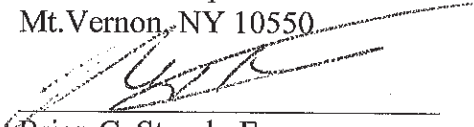
ORDERED, ADJUDGED and DECREED that this Order and Judgment can be executed in any number of counterparts, each of which shall constitute a duplicate original hereof.

Date: White Plains, New York
_____, 2025

Hon., J.S.C.

SIGNING AND ENTRY OF THE WITHIN
ORDER IS HEREBY CONSENTED TO:

Brian G. Johnson Esq.,
Counsel for City of Mt. Vernon
1 Roosevelt Square N
Mt. Vernon, NY 10550



Brian C. Stroub, Esq.
Counsel for Petitioner
2 Madison Ave.
Valhalla, NY 10595