



**CITY COUNCIL**  
**CITY OF MOUNT VERNON**  
ONE ROOSEVELT SQUARE  
MOUNT VERNON, NY 10550  
(914) 665-2352 · FAX (914) 668-6044

**CITY COUNCIL MEMBERS**

Danielle Browne, Esq., President  
Jaevon Boxhill  
Cathlin B. Gleason  
Edward Poteat  
Derrick Thompson

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December 4, 2025

Honorable City Council Members  
Mount Vernon City Hall  
1 Roosevelt Square  
Mount Vernon, NY 10550

Dear Honorable City Council Members.

This correspondence is submitted in reference to a letter dated November 3, 2025, from the Commissioner of Assessment, requesting approval for the correction of delinquent taxes and interest for **58 West Seventh Street – 169.46-3061-3**. The request arises from a clerical error in which the subject property was erroneously included in the taxable portion of the 2018 City Final Assessment Roll for City taxes.

Accordingly, this letter respectfully requests that this Honorable Body pass a resolution formally requesting our State Legislators to introduce a State bill authorizing the necessary modification.

Should this meet with the City Council's approval, I further request that the appropriate legislation be enacted to reflect this correction.

Thank you for your attention and consideration of this matter.

Respectfully,

Antoinette Anderson  
Legislative Assistant to City Council



CITY OF MOUNT VERNON, N.Y.  
DEPARTMENT of ASSESSMENT

SHAWYN PATTERSON-HOWARD  
*Mayor*

City Hall, One Roosevelt Square  
Mount Vernon, NY, 10550  
(914) 665-2328 – Fax: (914) 665-3522

Stephanie Vanderpool  
*Commissioner*

Cranson D. Johnson  
*Deputy Commissioner*

November 3, 2025

**Re: Asbury Methodist Church  
58 West Seventh Street  
Mount Vernon, Ny 10550  
169.46-3061-3**

**To: Whom it May Concern:**

It is requested that legislation be enacted approving Delinquent taxes and Interest for Asbury Methodist Church, due to the following reason: As a result of “Clerical Error” the subject property having been included in the “taxable” portion of the 2018 Final City Assessment Roll for the City taxes.

Nonprofit Organizations tax exemption ( RP-420- -a/b- Rnw-II) was removed from the exempt portion of the 2018 Final City Assessment Roll as a result of the Subject property having been included in the “taxable” portion for the 2019-2022 City, County and 2019 -2023 Mount Vernon School district tax levies.

If this meet the approval of your Honorable Body, would you kindly have the necessary legislation enacted.

Respectfully submitted,

Stephanie Vanderpool  
Commissioner of Assessment

**WHEREAS**, Asbury Methodist Church, is the owner of the property located at 58 West Seventh Street Mount Vernon, New York 10550, and identified as Tax Id # **169.46-3061-3** on the Official Tax Map of the City of Mount Vernon (the "Subject Property "); and

**WHEREAS**, delinquent taxes are now due and owing, and the Subject Property is included in the List of Delinquent Taxes, as a result of the Subject Property having been included in the "taxable" portion of the 2018 City Assessment Roll; and

**WHEREAS**, the Subject Property has been listed on the "exempt" portion of the City Assessment Roll for Assessment Years 2019,2020,2021, 2022, 2023 and

**WHEREAS**, Asbury Methodist Church , is pursuing special legislation from the New York State Legislature that will allow it to retroactively apply for an exemption for Assessment Year 2018 and have the Subject Property placed on the exempt portion of the 2018 City Assessment Roll, which would nullify the delinquent taxes on the Subject Property; and

**WHEREAS**, the City fully supports Asbury Methodist Church efforts to pursuing special legislation from the New York State Legislature that will allow Asbury Methodist Church, to retroactively apply for an exemption for Assessment Year 2018 and have the Subject Property placed on the exempt portion of the 2018 City Assessment Roll, ***which would nullify all outstanding taxes payments and any accrued interest on the Subject Property***

**Tot: \$8,000**

Printed on: 9/12/2025



STATE OF NEW YORK  
COUNTY: WESTCHESTER  
CITY OF MT. VERNON  
SWIS: 550800 (MT VERNON)

2018 C I T Y F I N A L R O L L  
T A X A B L E SECTION OF THE ROLL - 1  
PARCEL ID ORDER  
UNIFORM PERCENT OF VALUE = 2.79

PAGE: 1954  
ROLL PRINT DATE: 8/1/2018  
VALUATION DATE: 5/1/2018  
TAXABLE STATUS DATE: 5/1/2018

ASSESSMENT EXEMPTION CODE-----COUNTY-----CITY-----SCHOOL  
TAXABLE VALUE

TAX MAP PARCEL ID CD  
CURRENT OWNERS NAME  
CURRENT OWNERS ADDRESS

PROPERTY LOCATION & CLASS  
SCHOOL DISTRICT  
PARCEL SIZE/GRID COORD

169.46-3060-17  
SHAW, CHARLES J.  
112 N 7TH ST  
MOUNT VERNON NY 10550

112 SEVENTH ST, W  
230 THREE FAMILY RES  
MT VERNONCENTRAL  
ACREAGE 0.08  
EAST 205950 NRTN 229210  
FULL MKT VAL 419,354

41132 COMBAT VET  
41802 AGED-C  
41804 AGED-S  
41834 STAR-ENHC  
COUNTY TAXABLE  
CITY TAXABLE  
CS001 HUTCHINSON SEWE  
RF001 COUNTY REFUSE  
169.46-3060-17  
ACCT: 069560

169.46-3060-18  
LETSOME, JULIAN AYOLANDA  
110 W. SEVENTH ST  
MOUNT VERNON NY 10550

110 SEVENTH ST, W  
230 THREE FAMILY RES  
MT VERNONCENTRAL  
ACREAGE 0.08  
EAST 205960 NRTN 229210  
DEED BK 42091 PG 0872  
FULL MKT VAL 419,354

41854 STAR-RES  
COUNTY TAXABLE  
CITY TAXABLE  
CITY TAXABLE  
CS001 HUTCHINSON SEWE  
RF001 COUNTY REFUSE  
169.46-3061-1  
ACCT: 069600

169.46-3061-1  
NORTHERN, HAROLD E  
64 W. SEVENTH ST  
MOUNT VERNON NY 10550

64 SEVENTH ST, W  
220 TWO FAMILY RES  
MT VERNONCENTRAL  
ACREAGE 0.07  
EAST 206020 NRTN 229230  
FULL MKT VAL 362,007

COUNTY TAXABLE  
CITY TAXABLE  
SCHOOL TAXABLE  
CS001 HUTCHINSON SEWE  
RF001 COUNTY REFUSE  
169.46-3061-2  
ACCT: 069610

169.46-3061-2  
GORDON, ALFRED & BETTY  
62 WEST SEVENTH STREET  
MOUNT VERNON NY 10550

62 SEVENTH ST, W  
210 1 FAMILY RES  
MT VERNONCENTRAL  
ACREAGE 0.09  
EAST 206030 NRTN 229230  
BANK 7  
FULL MKT VAL 268,817

41854 STAR-RES  
COUNTY TAXABLE  
CITY TAXABLE  
CITY TAXABLE  
CS001 HUTCHINSON SEWE  
RF001 COUNTY REFUSE  
169.46-3061-3  
ACCT: 069620

169.46-3061-3  
ASBURY METHODIST CHURCH  
58 W 7TH ST  
MT. VERNON NY 10550

58 SEVENTH ST, W  
210 1 FAMILY RES  
MT VERNONCENTRAL  
ACREAGE 0.09  
EAST 206040 NRTN 229240  
FULL MKT VAL 197,132

COUNTY TAXABLE  
CITY TAXABLE  
SCHOOL TAXABLE  
CS001 HUTCHINSON SEWE  
RF001 COUNTY REFUSE  
169.46-3061-3  
ACCT: 069620



**Summary** | Assessment

Yr	Owner	HC	Assessed	Taxable	RS	Class	Res STAR	Enh STAR	Senior	Alt Vet	Other EX
25	ASBURY METI		8,000	0	8	210					8,000
24	ASBURY METI		8,000	0	8	210					8,000
23	ASBURY METI		8,000	0	8	210					8,000
22	ASBURY METI		5,500	5,500	1	210					
21	ASBURY METI		5,500	5,500	1	210					
20	ASBURY METI		5,500	5,500	1	210					
19	ASBURY METI		5,500	5,500	1	210					
18	ASBURY METI		5,500	5,500	1	210					
17	ASBURY METI		5,500	0	8	210					5,500
16	ASBURY METI		5,500	0	8	210					5,500
15	ASBURY METI		5,500	0	8	210					5,500
14	ASBURY METI		5,500	0	8	620					5,500

School Code: 550800

Parcel Created: 12/11/1993

 Close

City of Mount Vernon, NY  
Office of the Comptroller  
Status of Account

**Interest As Of  
11/30/2025**

Block.Lot.Suffix 3061.3.-0

Owner

Mailing Address

ASBURY METHODIST CHURCH

ASBURY METHODIST CHURCH

Parcel Address: 58 SEVENTH ST ,W

58 W 7TH ST

Lots: 3

Acct: 069620

MT. VERNON

NY 10550

Bank Code 0

Tax	Date	1st Half	Int/Fee	Date Paid	Paid With	2nd Half	Int/Fee	Date Paid	Paid With
County	4/1/17	81.90		4/24/17	Ck				
County	4/1/18	84.04		5/1/18	Ck				
City	1/1/19	1,109.96		3/27/19	Ck	1,109.96		7/31/19	Ck
County	4/1/19	792.67		4/18/19	Ck				
School	7/1/19	2,568.37		7/31/19	Ck	2,568.37		1/27/20	Ck
City	1/1/20	1,129.70		4/16/20	Ck	1,129.70		7/17/20	Ck
County	4/1/20	839.03		5/12/20	Ck				
City	1/1/21	1,173.35		4/20/21	Ck	1,173.35		8/4/21	Ck
County	4/1/21	909.77		5/3/21	Ck				
School	7/1/21	1,249.82	508.68	9/30/24	Ck	2,629.51	1,401.54		
School	7/1/21	1,379.69	822.30						
City	1/1/22	1,211.76	799.76			1,211.76	745.23		
County	4/1/22	954.97	630.28						
School	7/1/22	2,646.55	1,243.88			2,646.55	1,077.15		
School	7/1/23	2,627.49	903.86			2,627.48	738.33		

**TOTAL OWED**

Taxes	17,935.76
Interest	7,374.49
School tax collection fee	987.84
<b>Grand total owed</b>	<b>26,298.09</b>

Please Note: Interest changes  
the first day of every month.



John W. Buckley, Esq.  
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White Plains, NY 10605  
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Fax: 914.422.3636  
[www.oxmanlaw.com](http://www.oxmanlaw.com)

August 11, 2025

**ASBURY METHODIST CHURCH,  
58 W 7TH ST  
MT. VERNON, NY 10550**

**Property Description: 58 W SEVENTH ST, Block/Lot: 3061.003.000  
Serial #: 2024-411**

Dear Property Owner:

The real property described above is subject to delinquent tax liens held by the City of Mount Vernon. According to our records, you own or have an interest in this property.

**You are hereby notified that on or after September 23, 2025, the City will sell your delinquent tax lien at auction to the highest bidder.**

Following the sale, the purchaser of your tax lien will have the right to collect and enforce payment of the delinquent taxes against your property, and if necessary, bring a foreclosure action to secure payment of the lien plus interest and applicable fees.

If you wish to pay the delinquent taxes, enter into an installment repayment agreement prior to the auction or have questions about the upcoming sale, please contact: John Buckley, Esq. of the Oxman Law Group, PLLC, 120 Bloomingdale Road, Suite 100, White Plains, New York 10605. My telephone number is: (914) 422-3900 and my email address is: [jbuckley@oxmanlaw.com](mailto:jbuckley@oxmanlaw.com).

For your reference, I have attached a copy of the Notice of Tax Lien Sale which has been published in the Journal News.

Very truly yours,

*John W. Buckley*

JOHN W. BUCKLEY

JWB;lh  
Enclosure

City of Mount Vernon, NY  
Office of the Comptroller  
Status of Account

Block.Lot.Suffix 3061.3.-0

Owner

ASBURY METHODIST CHURCH

Parcel Address: 58 SEVENTH ST ,W

Lots: 3

Acct: 069620

Mailing Address

ASBURY METHODIST CHURCH

58 W 7TH ST

MT. VERNON NY 10550

Bank Code 0

Tax	Date	1st Half	Int/Fee	Date Paid	Paid With	2nd Half	Int/Fee	Date Paid	Paid With
School	7/1/21					2,629.51	1,318.70		
School	7/1/21	1,379.69	778.84						
City	1/1/22	1,211.76	799.76			1,211.76	690.70		
County	4/1/22	954.97	587.31						
School	7/1/22	2,646.55	1,160.51			2,646.55	993.78		
School	7/1/23	2,627.49	821.09			2,627.48	655.56		

**TOTAL OWED**

Taxes	17,935.76
Interest	6,840.25
School tax collection fee	966.00
Grand total owed	<b>25,742.01</b>

Please Note: Interest changes  
the first day of every month.





The Late Fee Schedule to the right shows the payment and late fee schedule for this property.

Any payments made have been accounted for in the "Balance Due" column. So, if the tax bill has been paid, the Balance Due will show as zero.

[Return to Property Information](#)

**Late Fee Schedule for:**

SWIS: 550800

Tax Map # 169.46-3061-3

Owner: ASBURY METHODIST CHURCH

Location: 58 SEVENTH ST, W

Bill # 210110

Tax Year: 2022 County/Sewer/Refuse Tax

If Paid By	Late Fee Rate	Tax Due	Late Fee	Balance Due
05/06/2022		954.97		954.97
01/31/2025	51.00%	954.97	487.03	1,442.00
02/28/2025	52.50%	954.97	501.36	1,456.33
03/31/2025	54.00%	954.97	515.68	1,470.65
04/30/2025	55.50%	954.97	530.01	1,484.98
05/31/2025	57.00%	954.97	544.33	1,499.30
06/30/2025	58.50%	954.97	558.66	1,513.63
07/31/2025	60.00%	954.97	572.98	1,527.95
08/31/2025	61.50%	954.97	587.31	1,542.28
09/30/2025	63.00%	954.97	601.63	1,556.60
10/31/2025	64.50%	954.97	615.96	1,570.93
11/30/2025	66.00%	954.97	630.28	1,585.25
12/31/2025	67.50%	954.97	644.60	1,599.57

**Tax Collection ended on 08/17/25.**

**Online payments have ended. Please contact the tax office at 914-665-2442 for outstanding tax and payment information.**



# Info-Tax Online

**City Of Mount Vernon, NY  
Westchester County**

**PAY TO:** City of Mt. Vernon, Ny, Po Box 1006, Mt. Vernon, Ny 10551-1006 914-665-2442

The payment schedule to the right shows the total balance due for a "Payment in Full" and the balance remaining on each installment payment.

The calculations are made initially as of today.

However, you can change the date labeled "Calculate Payments Due As Of" and see the Balance Due as of the date that you enter.

[Return to Property Information](#)

**Payment Schedule for:**

SWIS: 550800 Tax Map # 169.46-3061-3  
Owner: ASBURY METHODIST CHURCH  
Location: 58 SEVENTH ST ,W  
Bill # 109889 Tax Year: 2023 City Tax

Calculate Payments Due As Of: **08/22/25**

Pmt #	If Paid By	Late Fee Rate	Tax Due	Installment Fee	Late Fee	Balance Due
Full Pmt	08/31/2025		2,759.65		1,200.45	3,960.10
Pmt 1	08/31/2025	48.00%	1,379.83		662.32	2,042.15
Pmt 2	08/31/2025	39.00%	1,379.82		538.13	1,917.95

**Pay Tax Bill Now**

**Payments made after the last "If Paid By" date shown above are subject to additional Fees**



The Late Fee Schedule to the right shows the payment and late fee schedule for this property.

Any payments made have been accounted for in the "Balance Due" column. So, if the tax bill has been paid, the Balance Due will show as zero.

[Return to Property Information](#)

**Late Fee Schedule for:**

SWIS: 550800

Tax Map # 169.46-3061-3

Owner: ASBURY METHODIST CHURCH

Location: 58 SEVENTH ST ,W

Bill # 210112

Tax Year: 2025 County/Sewer/Refuse Tax

If Paid By	Late Fee Rate	Tax Due	Late Fee	Balance Due
04/30/2025		243.28		243.28
05/31/2025	3.00%	243.28	7.30	250.58
06/30/2025	4.50%	243.28	10.95	254.23
07/31/2025	6.00%	243.28	14.60	257.88
08/31/2025	7.50%	243.28	18.25	261.53
09/30/2025	9.00%	243.28	21.90	265.18
10/31/2025	10.50%	243.28	25.54	268.82
11/30/2025	12.00%	243.28	29.19	272.47
12/31/2025	13.50%	243.28	32.84	276.12
01/31/2026	15.00%	243.28	36.49	279.77
02/28/2026	16.50%	243.28	40.14	283.42
03/31/2026	18.00%	243.28	43.79	287.07

**Pay Tax Balance Now**

Payments made after the last "If Paid By" date shown  
above are subject to additional Fees



**MOUNT VERNON, N.Y.**

BUILDING CLASS	620
ZONING	R-2

ASSESSMENT									
FRONT	REAR	AV. DEPTH.	CORNER OTHER	DEPTH %	ADJ. FRONT FT.	FACTOR	ADV. ALLOW.	SOUND VALUE	ASSESSOR'S VALUE
37.5	37.5	100		100	38	160		5700	
TOTAL LAND									5700
ASSESSMENT									
	Land	Buildings	Exemption	Taxable		BD Rev			
1964	1300	3700	L 1300 B 3700						
1972	1600	3700	L 1800 B 3700	-0-					
			L	-0-					

[illegible][illegible][illegible]



