



**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

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

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-ll) 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 pursing 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 pursing 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***

2025 (Next Year)

Parcel Modify

Land: \$1,800

Tot: \$8,000

Swis Code	Sec	Sbs	Block	Lot	Subl	Sfx	CkDig	Status	Create Date	School Cd	
550800	169	046	3061	003	000	0000	UK	A	12/11/1993	550800 ▾ MT VERNONCENTRAL	
MT VERNON	Res Sites		0	Com Sites		0	Last Change		3/31/2025	By JENNIFER	
Name 1	ASBURY METHODIST CHURCH							Prop Desc 1	3		
Name 2								Prop Desc 2			
Addr 1								Prop Desc 3			
Addr 2								Bank Code	Roll Sect	8 ▾	Sub Sect
Street	58 W 7TH ST							Prop Class	210 ▾	1 Family Res	Own Cd
City	MT. VERNON							Hstd Code			Res %
State	NY	Zip	10550	-			Legal Addr #	58	Street	SEVENTH ST .W	
Prior Year '23		This Year '24		Next Year '25		Front	Depth	Acres	0.09		
Assessed		\$8,000		\$8,000		\$8,000					
Taxable		\$0		\$0		\$0					
<input checked="" type="checkbox"/> <u>Save</u> <input type="checkbox"/> <u>Cancel</u> <input type="checkbox"/> <u>Close</u>											

Printed on: 9/12/2025

STATE OF NEW YORK
COUNTY: WESTCHESTER
CITY OF MT. VERNON
SWIS: 550800 (MT. VERNON)
TAX MAP PARCEL ID CD
CURRENT OWNERS NAME
CURRENT OWNERS ADDRESS

169-46-3060-17 XM
SHAW, CHARLES J.
112 W. 7TH ST
MOUNT VERNON NY 10550

169-46-3060-18 XM
LETTSCHE, JULIAN & YOLAN
110 W. SEVENTH ST
MOUNT VERNON NY 10550

169-46-3061-1 XM
NORTHEEN, HAROLD E
64 W. SEVENTH ST
MOUNT VERNON NY 10550

169-46-3061-2 XM
GORDON, ALFRED & BETTY
62 WEST SEVENTH STREET
MOUNT VERNON NY 10550

169-46-3061-3 UK
ASBURY METHODIST CHURCH
58 W 7TH ST
MT. VERNON NY 10550

2018 CITY FINAL ROLL - 1
TAXABLE SECTION OF THE ROLL - 1
PARCEL ID ORDER - 7 79

ROLL PRINT DATE: 5/1/2018
VALUATION DATE: 5/1/2018
TAXABLE STATUS DATE:

CITY OF MT VERNON (MT VERNON) SWIS: 550800		UNIFORM LAND TAXES		CITY ---CITY---SCHOOL TAXABLE VALUE	
TAX MAP PARCEL ID CURRENT OWNERS NAME ADDRESS	CT XK	PROPERTY LOCATION & CLASS SCHOOL DISTRICT PARCEL SIZE/GRID COORD	ASSESSMENT EXEMPTION CODE--- ---LAND--- TAX DESCRIPTION ---TOTAL--- SPECIAL DISTRICTS	ACCT: 069560 169.46-3060-17 *****	
169.46-3060-17 SHAW, CHARLES J. 112 W 7TH ST MOUNT VERNON NY 10550	17	112 SEVENTH ST , W 230 THREE FAMILY RES MT VERNONCENTRAL	41132 COMBAT VET 1,700 41802 AGED-C 41804 AGED-S 41834 STAR-ENHC COUNTY TAXABLE CITY TAXABLE SCHOOL TAXABLE CS001 HUTCHINSON SEWE RF001 COUNTY REFUSE	2,511 919 1,170 6,550 8,270 11,700 3,980 11,700 TO C 11,700 TO 169.46-3060-18 *****	
169.46-3060-18 LETTSOME, JULIAN &YOLANDA 110 W SEVENTH ST MOUNT VERNON NY 10550	18	110 SEVENTH ST , W 230 THREE FAMILY RES MT VERNONCENTRAL	41854 STAR-RES 1,700 COUNTY TAXABLE 11,700 CITY TAXABLE 11,700 TO C 11,700 TO 169.46-3061-1 *****	2,940 ACCT: 069570 11,700 11,700 8,760 11,700 TO 11,700 TO 169.46-3061-1 *****	
169.46-3061-1 NORTHERN, HAROLD E 64 W SEVENTH ST MOUNT VERNON NY 10550	1	64 SEVENTH ST , W 220 TWO FAMILY RES MT VERNONCENTRAL	COUNTY TAXABLE 1,600 CITY TAXABLE 1,600 SCHOOL TAXABLE 10,100 CS001 HUTCHINSON SEWE RF001 COUNTY REFUSE	10,100 10,100 10,100 10,100 TO C 10,100 TO 169.46-3061-2 *****	
169.46-3061-2 GORDON, ALFRED & BETTY 62 WEST SEVENTH STREET MOUNT VERNON NY 10550	2	62 SEVENTH ST , W 210 1 FAMILY RES MT VERNONCENTRAL	41854 STAR-RES 1,800 COUNTY TAXABLE 1,800 CITY TAXABLE 7,500 SCHOOL TAXABLE 7,500 CS001 HUTCHINSON SEWE RF001 COUNTY REFUSE	2,940 ACCT: 069610 7,500 7,500 4,560 7,500 TO C 7,500 TO 169.46-3061-3 *****	
169.46-3061-3 ASBURY METHODIST CHURCH 58 SEVENTH ST , W 210 1 FAMILY RES MT VERNONCENTRAL	3	COUNTY TAXABLE SCHOOL TAXABLE CS001 HUTCHINSON SEWE RF001 COUNTY REFUSE	5,500 5,500 5,500 5,500 TO C 5,500 TO		

Parcel History for 169.46-3061-3

- □ X

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

Parcel Address: 58 SEVENTH ST ,W

58 W 7TH ST
 MT. VERNON
 Bank Code 0 NY 10550

Lots: 3

Acct: 069620

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
Grand total owed	26,298.09

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

John W. Buckley, Esq.
jbuckley@oxmanlaw.com



120 Bloomingdale Road
White Plains, NY 10605

Telephone: 914.422.3900
Fax: 914.422.3636
www.oxmanlaw.com

August 11, 2025

**ASBURY METHODIST CHURCH,
58 W 7TH ST
MT. VERNON, NY10550**

**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.

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

Mailing Address

ASBURY METHODIST CHURCH

Lots: 3

Acct: 069620

58 W 7TH ST
 MT. VERNON
 Bank Code 0 NY 10550

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	25,742.01	

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



**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 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.**



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: 

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



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 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

DEPARTMENT ASSESSMENT & TAXATION

PROPERTY RECORD

MOUNT VERNON, N.Y.

RECORD OF CONVEYANCES

RECORD OF MORTGAGES

RECORD OF LEASES

NOTES AND SUPPORTING DATA