



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 **17 East Grand Street 165.30-1018-16**. The request arises from a clerical error in which the subject property was erroneously included in the taxable portion of the 2010 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: Immanuel Evangelical Lutheran Church
17 East Grand Street
Mount Vernon, Ny 10552
165.30-1018-16

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 2010 Final City Final Assessment Roll for the City taxes.

Nonprofit Organizations tax exemption (RP-420- -a/b- Rnw-11) was removed from the exempt portion of the 2010 Final City Assessment Roll as a result of the Subject property having been included in the "taxable" portion for the 2010-2011 City, County and 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, Immanuel Evangelical Lutheran Church (“ Immanuel”) is the owner of the property located at 17 East Grand Street, Mount Vernon, New York 10550, and identified as Tax Id# **165.30-1018-16** 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 2010 Final City Assessment Roll; and

WHEREAS, the Subject Property has been listed on the “exempt” portion of the City Assessment Roll for Assessment Years 2010 -2011 and

WHEREAS, Immanuel is pursuing special legislation from the New York State Legislature that will allow it to retroactively apply for an exemption for Assessment Year 2010 and have the Subject Property placed on the exempt portion of the 2010 Final City Assessment Roll, which would nullify the delinquent taxes on the Subject Property; and

WHEREAS, the City fully supports Immanuel’s efforts to pursuing special legislation from the New York State Legislature that will allow Immanuel to retroactively apply for an exemption for Assessment Year 2010 and have the Subject Property placed on the exempt portion of the 2010 Final City Assessment Roll, ***which would nullify all outstanding and delinquent taxes and any accrued interest on the Subject Property.***

2025 (Next Year)

Parcel Modify

Land: \$21,000

Tot: \$69,800

Swis Code	Sec	Sbs	Block	Lot	Subl	Sfx	CkDig	Status	Create Date	School Cd
550800	165	030	1018	016	000	0000	TD	A	12/11/1993	550800

MT VERNONCENTRAL

MT VERNON Res Sites Com Sites Last Change 5/12/2025 By JENNIFER

Name 1 Prop Desc 1

Name 2 Prop Desc 2

Addr 1 Prop Desc 3

Addr 2 Bank Code Roll Sect Sub Sect

Street Prop Class Religious Own Cd

City Hstd Code Res %

State Zip - Legal Addr # Street

	Prior Year '23	This Year '24	Next Year '25	Front	Depth	Acres
Assessed	\$69,800	\$69,800	\$69,800			0.65

Taxable

2025 (Next Year)

Modify Exemptions

Land: \$21,000

Tot: \$69,800

Swis\SBL 165.30-1018-16

Name IMMANUEL EVANGELICAL

Location 17 GRAND ST ,E

Last Change 5/12/2025 By JENNIFER

Ownership Res %

County City School *

Prop Class 620 Religious

Taxable Val \$0 \$0 \$0

Exemption Letter Dates: Approval Renewal

Senior Tot \$0 \$0 \$0

* The school taxable value does not include STAR.

Prior STAR Credit Type: Enhanced IVP Status: Basic IVP Status:

Exempt Code	Amount	%	Initial Date	Ending Date	Own %	Ex Apprvd	Apprv Printed	Renew Recvd	IVP Enrolled	Remove STAR
▶ 21600	69800	0	5/31/2011			<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

+ -

Close

Parcel Information:
 MT VERNON 2025 (Next Year)
 165.30-1018-16 Loc: 17 GRAND ST ,E
 IMMANUEL EVANGE RS: 8 SS: 8 HC:
 LUTHERAN CHURCH Cls: 620 Ac: 0.650

Sales:

#	Book	Page	Old Owner	Sale Date	Price	
1	48338	0327	IMMANUEL EV	10/22/2008	\$0	▲
2	49135	0304	CITY OF MOU	4/1/2009	\$6,428	▼

Exemptions:

Parcel History for 165.30-1018-16 - □ ×

Summary | Assessment

Yr	Owner	HC	Assessed	Taxable	RS	Class	Res STAR	Enh STAR	Senior	Alt Vet	Other EX
25	IMMANUEL EV		69,800	0	8	620					69,800
24	IMMANUEL EV		69,800	0	8	620					69,800
23	IMMANUEL EV		69,800	0	8	620					69,800
22	IMMANUEL EV		69,800	0	8	620					69,800
21	IMMANUEL EV		69,800	0	8	620					69,800
20	IMMANUEL EV		69,800	0	8	620					69,800
19	IMMANUEL EV		69,800	0	8	620					69,800
18	IMMANUEL EV		69,800	0	8	620					69,800
17	IMMANUEL EV		69,800	0	8	620					69,800
16	IMMANUEL EV		69,800	0	8	620					69,800
15	IMMANUEL EV		69,800	0	8	620					69,800
14	IMMANUEL EV		69,800	0	8	620					69,800
13	IMMANUEL EV		69,800	0	8	620					69,800
12	IMMANUEL EV		69,800	0	8	620					69,800

Printed on: 8/15/2025

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

Interest As Of
08/31/2025

Block.Lot.Suffix 1018.16.-0

Owner

IMMANUEL EVANGELICAL

Parcel Address: 17 GRAND ST ,E

Lots: 16

Acct: 002870

Mailing Address

IMMANUEL EVANGELICAL
LUTHERAN CHURCH OF

17 E. GRAND ST

MOUNT 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	4/1/89	367.15		4/11/89	Ck				
County	4/1/90	427.18		4/10/90	Ck				
County	4/1/91	452.30		4/9/91	Ck				
County	4/1/92	497.67		3/31/92	Ck				
County	4/1/93	614.24		4/8/93	Ck				
County	4/1/94	614.24		4/6/94	Ck				
County	4/1/95	677.06		5/1/95	Ck				
County	4/1/96	726.62	0.01	4/17/96	Ck				
County	4/1/97	715.45		4/8/97	Ck				
County	4/1/98	735.69		4/13/98	Ck				
County	4/1/99	725.22		4/22/99	Ck				
City	1/1/00								
County	4/1/00	692.42		5/1/00	Ck				
County	4/1/01	670.08		5/2/01	Ck				
County	4/1/02	669.38		4/26/02	Ck				
County	4/1/03	755.93		5/2/03	Ck				
County	4/1/04	790.83		4/28/04	Ck				
County	4/1/05	862.73		12/22/08	Ck				
County	4/1/06	977.20		12/22/08	Ck				
Water	1/1/07	81.71		12/22/08	Ck				
Water	1/1/07	61.35		12/22/08	Ck				
In Rem	3/7/07	250.00		12/22/08	Ck				
County	4/1/07	1,009.31		12/22/08	Ck				
Water	1/1/08	183.99		12/22/08	Ck				
Water	1/1/08	127.43		12/22/08	Ck				
County	4/1/08	1,102.14		12/22/08	Ck				
County	4/1/09	1,185.90	53.37	7/1/09	Ck				
City	1/1/10	10,119.96		2/2/10	Ck	10,119.96		8/3/10	Ck
County	4/1/10	10,285.03	308.55	6/3/10	Ck				
School	7/1/10	27,320.60	53,001.96			27,320.60	51,567.63		
City	1/1/11	10,574.35				10,574.35			
CIR	1/1/11	-10,574.35		9/29/14					
CIR	1/1/11					-10,574.35		9/29/14	
XOR	4/1/11	-9,823.66		9/29/14					
County	4/1/11	9,823.66							
County	4/1/11	1,219.41	896.27	5/6/15	Ck				
School	7/1/11	29,317.46				29,317.46			
SCR	7/1/11	-29,317.46		9/29/14					
SCR	7/1/11					-29,317.46		9/29/14	
Water	1/1/12	495.26	304.59	6/17/15	Ck				
Water	1/2/12	166.00	102.09	6/17/15	Ck				

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

Interest As Of
08/31/2025

Block.Lot.Suffix 1018.16.-0

Owner

IMMANUEL EVANGELICAL

Parcel Address: 17 GRAND ST ,E

Lots: 16

Acct: 002870

Mailing Address

IMMANUEL EVANGELICAL
LUTHERAN CHURCH OF

17 E. GRAND ST

MOUNT 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	4/1/12	1,952.30	1,142.10	7/1/15	Ck				
In Rem	3/1/13	250.00							
County	4/1/13	1,862.96	810.39	9/9/15	Ck				
County	4/1/14	1,715.69		4/29/14	Ck				
In Rem	3/1/15	250.00							
XOR	4/1/15	-8,911.37		4/9/15					
County	4/1/15	8,911.37							
County	4/1/15	1,725.46		5/6/15	Ck				
County	4/1/16	1,769.43	398.12	6/19/17	Ck				
County	4/1/17	1,662.63	74.82	6/19/17	Ck				
County	4/1/18	1,721.26		4/12/18	Ck				
County	4/1/19	1,765.24		4/30/19	Ck				
County	4/1/20	1,821.09		5/27/20	Ck				
County	4/1/21	2,013.03	1,600.36						

TOTAL OWED

Taxes	57,154.23
Interest	98,588.49
School tax collection fee	7,581.46
Grand total owed	163,324.18

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

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

2009 CITY FINAL ROLL PAGE: 524
TAXABLE SECTION OF THE ROLL - 1 ROLL PRINT DATE: 8/10/2009
PARCEL ID ORDER VALUATION DATE: 8/1/2009
UNIFORM PERCENT OF VALUE = 2.72 TAXABLE STATUS DATE: 8/1/2009

TAX MAP PARCEL ID CD PROPERTY LOCATION & CLASS ASSESSMENT EXEMPTION CODE-----COUNTY----CITY----SCHOOL
CURRENT OWNERS NAME SCHOOL DISTRICT ---LAND--- TAX DESCRIPTION TAXABLE VALUE
CURRENT OWNERS ADDRESS PARCEL SIZE/GRID COORD --TOTAL--- SPECIAL DISTRICTS

***** 165.30-1018-11 *****
402 WESTCHESTER AV ACCT: 002840

165.30-1018-11 PM 210 1 FAMILY RES 41103 VETERAN 300
NOVICK, LORETTA MT VERNONCENTRAL 3,300 41132 COMBAT VET 2,448
402 WESTCHESTER AVENUE 11 41834 STAR-ENHC 5,300
MOUNT VERNON NY 10550 ACREAGE 0.12 13,300 COUNTY TAXABLE 10,852
EAST 206090 NRTH 232390 CITY TAXABLE 13,000
FULL MKT VAL 488,970 SCHOOL TAXABLE 8,000
CS002 BRONX RIV. SEWE 13,300 TO C
RF001 COUNTY REFUSE 13,300 TO

***** 165.30-1018-12 *****

45 GRAND ST ,E ACCT: 002850
165.30-1018-12 QF 210 1 FAMILY RES 41854 STAR-RES 2,800
DI NUNZIO,DONNA MARIE MT VERNONCENTRAL 3,000 COUNTY TAXABLE 12,000
45 EAST GRAND STREET 12 CITY TAXABLE 12,000
MOUNT VERNON NY 10552 ACREAGE 0.12 12,000 SCHOOL TAXABLE 9,200
EAST 206080 NRTH 232400 CS002 BRONX RIV. SEWE 12,000 TO C
DEED BK 9825 PG RF001 COUNTY REFUSE 12,000 TO
FULL MKT VAL 441,176

***** 165.30-1018-13 *****

41 GRAND ST ,E ACCT: 002860
165.30-1018-13 QY 210 1 FAMILY RES COUNTY TAXABLE 12,600
WELLS FARGO BANK NATIONAL MT VERNONCENTRAL 3,000 CITY TAXABLE 12,600
ASSOC 13 SCHOOL TAXABLE 12,600
41 E. GRAND ST ACREAGE 0.12 12,600 CS002 BRONX RIV. SEWE 12,600 TO C
MOUNT VERNON NY 10552 EAST 206060 NRTH 232400 RF001 COUNTY REFUSE 12,600 TO
DEED BK 47276 PG 0273
BANK 7
FULL MKT VAL 463,235

***** 165.30-1018-16 *****

17 GRAND ST ,E ACCT: 002870
165.30-1018-16 TD 620 RELIGIOUS COUNTY TAXABLE 69,800
IMMANUEL EVANGELICAL MT VERNONCENTRAL 21,000 CITY TAXABLE 69,800
LUTHERAN CHURCH OF 16,21 SCHOOL TAXABLE 69,800
17 E. GRAND ST ACREAGE 0.65 69,800 CS002 BRONX RIV. SEWE 69,800 TO C
MOUNT VERNON NY 10550 EAST 205980 NRTH 232440 RF001 COUNTY REFUSE 69,800 TO
DEED BK 49135 PG 0304
FULL MKT VAL 2,566,176

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

2010 CITY FINAL ROLL PAGE:
TAXABLE SECTION OF THE ROLL - 1
PARCEL ID ORDER VALUATION DATE:
UNIFORM PERCENT OF VALUE = 3.14

523
ROLL PRINT DATE: 8/1/2010
5/1/2010
TAXABLE STATUS DATE: 5/1/2010

TAX MAP PARCEL ID CD PROPERTY LOCATION & CLASS ASSESSMENT EXEMPTION CODE-----COUNTY-----CITY-----SCHOOL
CURRENT OWNERS NAME SCHOOL DISTRICT ---LAND--- TAX DESCRIPTION TAXABLE VALUE
CURRENT OWNERS ADDRESS PARCEL SIZE/GRID COORD --TOTAL--- SPECIAL DISTRICTS

***** 165.30-1018-11 *****
402 WESTCHESTER AV ACCT: 002840
165.30-1018-11 PM 210 1 FAMILY RES 41103 VETERAN 300
NOVICK, LORETTA MT VERNONCENTRAL 3,300 41132 COMBAT VET 2,826
402 WESTCHESTER AVENUE 11 41834 STAR-ENHC 5,100
MOUNT VERNON NY 10550 ACREAGE 0.12 13,300 COUNTY TAXABLE 10,474
EAST 206090 NRTH 232390 CITY TAXABLE 13,000
FULL MKT VAL 423,566 SCHOOL TAXABLE 8,200
CS002 BRONX RIV. SEWE 13,300 TO C
RF001 COUNTY REFUSE 13,300 TO

***** 165.30-1018-12 *****
45 GRAND ST ,E ACCT: 002850
165.30-1018-12 QF 210 1 FAMILY RES 41854 STAR-RES 2,540
DI NUNZIO,DONNA MARIE MT VERNONCENTRAL 3,000 COUNTY TAXABLE 12,000
45 EAST GRAND STREET 12 CITY TAXABLE 12,000
MOUNT VERNON NY 10552 ACREAGE 0.12 12,000 SCHOOL TAXABLE 9,460
EAST 206080 NRTH 232400 CS002 BRONX RIV. SEWE 12,000 TO C
DEED BK 9825 PG RF001 COUNTY REFUSE 12,000 TO
FULL MKT VAL 382,165

***** 165.30-1018-13 *****
41 GRAND ST ,E ACCT: 002860
165.30-1018-13 QY 210 1 FAMILY RES 41854 STAR-RES 2,540
SEFERI, RUDINA MT VERNONCENTRAL 3,000 COUNTY TAXABLE 9,779
DUXHA, SAIMIR 13 CITY TAXABLE 9,779
41 E. GRAND ST ACREAGE 0.12 9,779 SCHOOL TAXABLE 7,239
MOUNT VERNON NY 10550 EAST 206060 NRTH 232400 CS002 BRONX RIV. SEWE 9,779 TO C
DEED BK 49352 PG 0072 RF001 COUNTY REFUSE 9,779 TO
FULL MKT VAL 311,433

***** 165.30-1018-16 *****
17 GRAND ST ,E ACCT: 002870
165.30-1018-16 TD 620 RELIGIOUS COUNTY TAXABLE 69,800
IMMANUEL EVANGELICAL MT VERNONCENTRAL 21,000 CITY TAXABLE 69,800
LUTHERAN CHURCH OF 16,21 SCHOOL TAXABLE 69,800
17 E. GRAND ST ACREAGE 0.65 69,800 CS002 BRONX RIV. SEWE 69,800 TO C
MOUNT VERNON NY 10550 EAST 205980 NRTH 232440 RF001 COUNTY REFUSE 69,800 TO
DEED BK 49135 PG 0304
FULL MKT VAL 2,222,929

DEPARTMENT ASSESSMENT & TAXATION

PROPERTY RECORD

MOUNT VERNON, N.Y.

Block 1018-16 & 21

OWNER: Emmanuel Evangelical Lutheran
 Church of Mount Vernon, N.Y.

LOCATION: 17 E. Grand St.

BUILDING CLASS: 620
 ZONING: R1B 4 2-2

CONTR	REAR	AV. DEPTH.	CORNER OTHER	DEPTH %	ADJ. FRONT FT.	FACTOR	ADV. ALLOW.	SOUND VALUE	ASSESSOR'S VALUE	ASSESSMENT	Exemption	Taxable	BD Review
15	195	134		111.8	218	12/100		32700		L		65000	04/20/15
15	134			111.8	16	200		4800		L		0	04/20/15
TOTAL LAND									37500				

BUILDINGS	TYPE	YEAR BUILT	REMOD	CONDITION	REPLACEMENT COST	PHYS. DEF.	OTHER	SOUND VALUE	ASSESSOR'S VALUE	STY.	SQ. FT.	UNIT	REPLACEMENT
OUT BLDG			2713	256	3	558	60	300		L	2713	256	22100
TOTAL BUILDINGS									65000				
TOTAL LAND & BUILDINGS									102500				

LAND AREA: 2713 sq ft

CLASS	DESCRIPTION	REMARKS	REPLACEMENT COST
1	CONCRETE	ROOFING	
2	ASPH. SHINGLES	WOOD SHINGLES	
3	SLATE	SLATE	
4	METAL	W.C.	
5	EXTERIOR WALLS	NO PLUMBING	
6	HYDRANTS	SHOWER	
7	SHINGLE	HEATING	
8	SHINGLE	RADIANT	
9	SHINGLE	HOT WATER	
10	SHINGLE	HOT WATER	
11	SHINGLE	DIET CELLAR	
12	SHINGLE	STEAM OR VAPOR	
13	SHINGLE	HOT AIR	
14	SHINGLE	FORCED HOT AIR	
15	SHINGLE	ELECTRIC	
16	SHINGLE	UNIT HEATERS	
17	SHINGLE	AIR CONDITI.	
18	SHINGLE	O.G. BUR. STOKER	
19	SHINGLE	NO HEAT	



DATE	INSPECTOR	REMARKS	TOTAL REPLACEMENT COST
6/6/15	6/8		17346

DEPARTMENT ASSESSMENT & TAXATION PROPERTY RECORD MOUNT VERNON, N.Y.

BLOCK 106 LOT 106-107 OWNER *Immanuel Evangelical Lutheran Church* LOCATION *17 E. Grand St* BUILDING CLASS *620*
 ZONING *E-1B*

BLDG	REAR	AV. DEPTH.	CORNER OTHER	DEPTH * FRONT FT.	FACTOR	ADV. ALLOW.	SOUND VALUE	ASSESSOR'S VALUE	ASSESSMENT					
									Land	Buildings	Exemption	Taxable	BD Review	
19														
19														
19														
19														
TOTAL BUILDINGS														
TOTAL LAND & BUILDINGS														

CLASS	YEAR BUILT	REMOD	CONDITION	REPLACEMENT COST	DEPR. PHYS.	DEPR. OTHER	SOUND VALUE	ASSESSOR'S VALUE	REPLACEMENT COST				
									STY.	SQ. FT.	UNIT	REPLACEMENT	
CONCRETE													
ROOFING													
PLUMBING													
HEATING													
MEAT													
PLUMBING-TILING													
TOTAL REPLACEMENT COST													

REMARKS: *Plumbing & Heating*

REMARKS: *Plumbing & Heating*

