



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

August 15, 2025

Honorable Daniel Browne, ESQ.  
City Council President  
City of Mount Vernon,  
Mount Vernon, New York 10550

Re: Hudson Greenwich LLC  
545 South Fulton Avenue  
169.40-4088-8

*(Through the Office of the Mayor)*

Dear Honorable City Council Members:

Please be advised there was an Error in essential fact (RPTL section 550):an incorrectly assessed valuation, due to property being vacant and being assessed incorrectly with an improvement.

The office is implementing additional verification procedures for the above subject matter:

Enclosed is an application (RP-556) which was approved by the Executive Director of Westchester County.

- 1) City, County and School tax bills from the Comptroller's office and MV School district showing the 2024 taxes were billed on the higher assessment of \$3,600.
- 2) City, County and School tax bills from the Comptroller's office and MV School district showing the 2025 taxes were billed on the higher assessment of \$3,600.
- 3) Receipt from Infotaxonline per the Comptroller's office showing the property owner paid the 2024 & 2025 City and County taxes in full.
- 4) Receipt from Infotaxonline per the MV School district showing the property owner paid the 2024 bill in full and the first half of 2025. The second half of the School tax is not due until January 2026.
- 5) Breakdown of what the taxes would have been based on the lower assessment value of \$1,300.00

Please be advised that the owner is entitled to a refund on the 2024 and 2025 City, County and MV School tax levies:

2024 City - \$1,152.90

2024 County - \$441.66

2025 City - \$1,194.40

2025 County - \$400.16

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

Sincerely,

Stephanie Vanderpool  
Commissioner of Assessment  
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Mount Vernon, NY 10550  
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