



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 **22 Brookfield Road 165.26-2142-4**. The request arises from a clerical error in which the subject property was erroneously included in the taxable portion of the 1993 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: Westchester Muslin Center, Inc.
22 Brookfield Rd
Mount Vernon, Ny 10552
165.26-2142-4

To: Whom it May Concern:

It is requested that legislation be enacted approving Delinquent taxes and Interest for Westchester Muslin Center, Inc., due to the following reason: As a result of “**Clerical Error**” the subject property having been included in the “taxable” portion of the 1993 City Final Assessment Roll for the City taxes.

Nonprofit Organizations tax exemption (RP-420- -a/b- Rnw-II) was removed from the exempt portion of the 1993 Final City Assessment Roll as a result of the Subject property having been included in the “taxable” portion for the 1994 City taxes portion only.

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, Westchester Muslin Center, Inc is the owner of the property located at 22 Brookfield Road, Mount Vernon, New York 10550, and identified as Tax Id # **165.25-2142-4** 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 1994 City Assessment Roll; and

WHEREAS, the Subject Property has been listed on the “exempt” portion of the City Assessment Roll for Assessment Years 1990,1991,1992 and 1993

WHEREAS, Westchester Muslin Center, Inc., is pursuing special legislation from the New York State Legislature that will allow it to retroactively apply for an exemption for Assessment Year 1994 and have the Subject Property placed on the exempt portion of the 1994 City Assessment Roll, which would nullify the delinquent taxes on the Subject Property; and

WHEREAS, the City fully supports Westchester Muslin Center, Inc., efforts to pursuing special legislation from the New York State Legislature that will allow Westchester Muslin Center, Inc., to retroactively apply for an exemption for Assessment Year 1994 and have the Subject Property placed on the exempt portion of the 1994 City Assessment Roll, ***which would nullify all outstanding taxes payments and any accrued interest on the Subject Property***



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

SHAWYN PATTERSON-HOWARD
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Mount Vernon, NY. 10550
(914) 665-2328 – Fax: (914) 665-3522

Stephanie Vanderpool
Commissioner

Cranson D. Johnson
Deputy Commissioner

June 2, 2025

Honorable City Council Members
City of Mount Vernon
Mount Vernon, New York
(Through the Office of the Mayor)

Re: Westchester Muslin Center, Inc.
22 Brookfield Rd
Mount Vernon, NY 10552
165.26-2142-4

Dear Honorable City Council Members:

It is requested that legislation be enacted approving Delinquent taxes and Interest for Westchester Muslin Center, Inc., due to the following reason: As a result of “Clerical Error “the subject property having been included in the “taxable” portion of the 1994 City Assessment Roll for year City taxes.

Not for Profit tax exemption was removed from exempt portion of the 1994 City Assessment Roll as a result of the Subject property having been included in the “taxable” portion for the 1994 City taxes and of the County levy for sewer and refuse portion only.

- Taxes \$34,565.00
 - Interest \$ 194,428.13
- Total of \$ 228,993.13

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

Respectfully submitted,

Stephanie Vanderpool
Commissioner of Assessment
City Hall- One Roosevelt Square
Mount Vernon, Ny 10550
Email Svanderpool@mountvernonny.gov

Cc: Mayor office
Corporation Counsel
Comptroller's Office

“The Jewel of Westchester”

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

Block.Lot.Suffix 2142.4.-0

Owner

WSTCHR MUSLIM CENTER,INC

Parcel Address: 22 BROOKFIELD RD

Lots: 4

Acct: 046540

Mailing Address

WSTCHR MUSLIM CENTER,INC

22 BROOKFIELD ROAD

MOUNT VERNON NY 10552

Bank Code 0

Tax	Date	1st Half	Int/Fee	Date Paid	Paid With	2nd Half	Int/Fee	Date Paid	Paid With
City	1/1/94	17,282.50	97,991.78			17,282.50	96,436.35		
County	4/1/94	2,200.00		4/20/94	Ck				
County	4/1/95	2,425.00	327.37	1/4/96	Ck				
County	4/1/96	2,602.50		4/16/96	Ck				
County	4/1/97	2,562.50		4/7/97	Ck				
County	4/1/98	2,635.00		4/20/98	Ck				
County	4/1/99	2,597.50		4/19/99	Ck				
City	1/1/00								
County	4/1/00	2,480.00		4/20/00	Ck				
County	4/1/01	2,400.00		4/17/01	Ck				
County	4/1/02	2,397.50		3/29/02	Ck				
County	4/1/03	2,707.50		4/3/03	Ck				
County	4/1/04	2,832.50		4/5/04	Ck				
County	4/1/05	3,090.00		4/5/05	Ck				
County	4/1/06	3,500.00		4/5/06	Ck				
County	4/1/07	3,615.00		4/4/07	Ck				
County	4/1/08	3,947.50		4/10/08	Ck				
County	4/1/09	4,247.50	127.43	6/2/09	Ck				
County	4/1/10	4,485.00		4/7/10	Ck				
County	4/1/11	4,367.50		4/21/11	Ck				
County	4/1/12	4,357.50		4/24/12	Ck				
County	4/1/13	4,225.00		4/23/13	Ck				
County	4/1/14	3,890.00		4/11/14	Ck				
County	4/1/15	3,867.50		4/13/15	Ck				
County	4/1/16	3,932.50		4/15/16	Ck				
County	4/1/17	3,722.50		4/19/17	Ck				
County	4/1/18	3,820.00		5/3/18	Ck				
County	4/1/19	3,932.50		4/30/19	Ck				
County	4/1/20	4,042.50		5/21/20	Ck				
County	4/1/21	4,162.50		4/16/21	Ck				

TOTAL OWED

Taxes	34,565.00
Interest	194,428.13
School tax collection fee	0.00
Grand total owed	228,993.13

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

CITY OF MOUNT VERNON
COUNTY OF WESTCHESTER
STATE OF NEW YORK

A S S E S S M E N T R O L L
TAXABLE STATUS DATE 05-01-93

MT. VERNON CITY SCHOOL DISTRICT
PAGE 2727
ROLL SECT: 8 (WHOLLY EXEMPT)
SMIS CODE 550800

OWNER/LOCATION	MAILING ADDRESS	EXEMPTIONS	DEED DATE	LIBER P/D #	MAIL AUTH	SMR DIST: 0	REF CODE:	RE CL:
2 2142.004.000 WSTCHR MUSLIM CENTER, INC 22 3RD DUKFIELD RD AREA: 80474 OLD ACCT#: 046540	WSTCHR MUSLIM CENTER, INC C/O: AZIZ A. JAFFRI 23 ASHFORD AVENUE DOBBS FERRY, NY 10522	21530 \$250,000						BANK CD: 0
ASSESSED VALUE	CI	XO	SM	SC	RF			
LAND VALUE	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000			
IMPROVEMENT VALUE	\$210,000	\$210,000	\$210,000	\$210,000	\$210,000			
TOTL ASSESSED VALUE	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000			
NET TAXABLE VALUE	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000			
2 2142.007.000 VAJIRADHAMMADIP TEMPLE VAC CALIFORNIA RD AREA: 13938 OLD ACCT#: 046551	VAJIRADHAMMADIP TEMPLE 75 CALIFORNIA ROAD MOUNT VERNON, NY 10552	25110 \$5,500						BANK CD: 0
ASSESSED VALUE	CI	XO	SM	SC	RF			
LAND VALUE	\$5,500	\$5,500	\$5,500	\$5,500	\$5,500			
IMPROVEMENT VALUE	0	0	0	0	0			
TOTL ASSESSED VALUE	\$5,500	\$5,500	\$5,500	\$5,500	\$5,500			
NET TAXABLE VALUE	0	0	0	0	0			
2 2142.008.000 VAJIRADHAMMADIP TEMPLE VAC CALIFORNIA RD AREA: 13319 OLD ACCT#: 046552	VAJIRADHAMMADIP TEMPLE 75 CALIFORNIA ROAD MOUNT VERNON, NY 10552	25110 \$5,200						BANK CD: 0
ASSESSED VALUE	CI	XO	SM	SC	RF			
LAND VALUE	\$5,200	\$5,200	\$5,200	\$5,200	\$5,200			
IMPROVEMENT VALUE	0	0	0	0	0			
TOTL ASSESSED VALUE	\$5,200	\$5,200	\$5,200	\$5,200	\$5,200			
NET TAXABLE VALUE	0	0	0	0	0			

SMR DIST: 0
REF CODE:
RE CL: 310

2025 (Next Year)

Modify Exemptions

Land: \$40,000

Tot: \$250,000

Swis\SBL 165.26-2142-4

Name WSTCHR MUSLIM CENTER,INC

Location 22 BROOKFIELD RD

Last Change 4/23/2025 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

Prior STAR Credit Type: * The school taxable value does not include STAR. Enhanced IVP Status: Basic IVP Status:

Exempt Code	Amount	%	Initial Date	Ending Date	Own %	Ex Apprvd	Apprv Printed	Renew Recvd	IVP Enrolled	Remove STAR	
▶ 25110	250000	0	1/1/1994			<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	^

+ - ✓ ✗

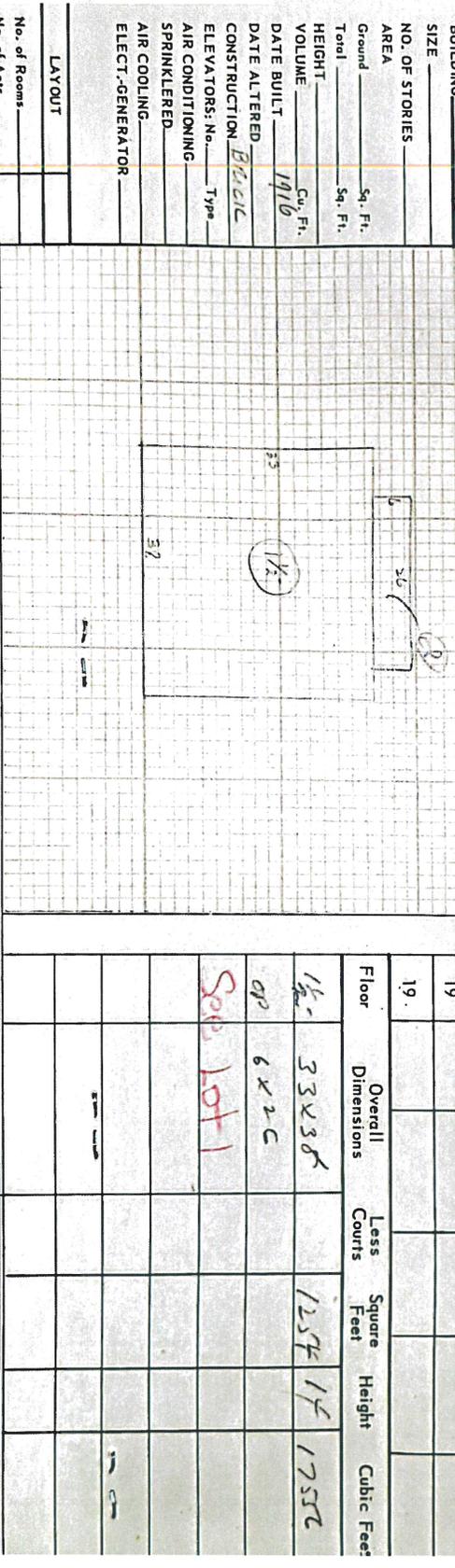
Close

BLOCK 2142 LOT 445 OWNER Auto Refolos ORTH. Church LOCATION Brookfield Rd

FRONT	REAR	AV. DEPTH.	CORNER OTHER	DEPTH %	ADJ. FRONT FT.	FACTOR	ADV. ALLOW.	SOUND VALUE	ASSESSOR'S VALUE
TOTAL LAND									

BUILDINGS	CUBIC FEET	FACTOR	REPLACEMENT COST	CONDITION	DEPR. PHYS.	DEPR. OTHER	SOUND VALUE	ASSESSOR'S VALUE
Roof	17X64		7000	F	40		4900	
Garage	28672	1.27	36400		75	20	1600	
28672	9X16X9		7600		75	20	1600	
TOTAL BUILDINGS							3400	
TOTAL LAND & BUILDINGS							24500	

LAND AREA 24500



DATE	INSPECTOR	REMARKS
4/2/92	GWT	1000 Fdt 1st - 1 28672 - 906 2nd - 2 Rem 3 - 3' Dormers old - 1/2

PHOTO



RECORD OF CONVEYANCES					
DATE	OWNER	TAX	SUBJECT TO MORTGAGES	P.M. MORTGAGE	INDICATED CONSIDERAT
2/26/79	L. F. PAGE, JR.	\$2,500			75,000
12-20-86	American Friends of Palestine	2900-			715,000
6-24-88	Wickste, Muslim Clothing, Inc.	-0-	1987, 1988		-0-
CONSTRUCTION					Amount
7/22/2010	BPIS 23				200
9/27/2010	PP2049-0				500
5-1-2012	PP2535-201				
6-26-2015	PP2515-15				8000
RECORD OF MORTGAGES					REMARKS
DATE					REMARKS
1. Real					19
2. Wat					19
3. Fu					
4. Light					
5. Insu					
6. Repr					
7. Pair					
8. Wag					
9. Other expenses					
Total all expenses					

