

# CITY OF WILLIAMSPORT, PA RESOLUTION

RESOLUTION # 9235

DATE 1-6-22

TITLE

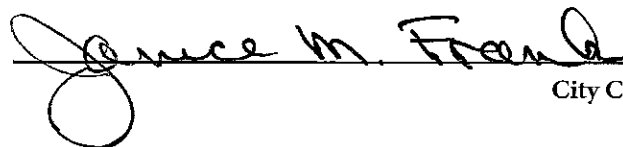
## Real Estate Refund

WHEREAS the City Council of the City of Williamsport exonerates and approves the refund of the 2021 Real Estate Tax in the **amount of \$16,250.07** as submitted by the City Treasurer to the City Council.

<u>Parcel</u>	<u>Owner</u>	<u>Property Address</u>	<u>Amount</u>	<u>Reason</u>
64-3-120	Williamsport Family Assoc	700 W Edwin St	\$16,250.07	Court Order

Taxes were paid at the discount amount of \$35,364.53 on 4/12/2021.

WHEREAS, this request has been verified by the City Treasurer's Office.

  
City Clerk

Approved  
  
President



CITY OF WILLIAMSPORT  
OFFICE OF THE TREASURER

6 December 2021

**Williamsport Family Assoc  
700 W Edwin St.**

Your refund calculation is as follows:

OLD ASSESSED VALUE	\$2,224,800.00		
NEW ASSESSED VALUE	\$1,202,500.00		
DIFFERENCE	\$1,022,300.00	MONTHS	12
DATE TAXES PAID	4/12/2021		

TAX YEAR	DATE PAID	MILLS	D/F/P	TAX OVERPAYMENT
2021	4/12/2021	16.22	0.98	\$16,250.07

TOTAL REFUND : **\$16,250.07**

City Hall - P.O. Box 1283 - 245 W. Fourth Street  
Williamsport, PA 17703  
Phone 570-327-7520 - Fax 570-327-7537

CITY OF WILLIAMSPORT  
 TREASURER'S OFFICE  
 PO BOX 1283  
 WILLIAMSPORT PA, 17703

PHONE 570-327-7520

TAX COLLECTION RECEIPT

RECEIPT NO	1351596
RECEIPT DATE	4/12/2021
PAGE	1
PRINTED:	
DATE	12/06/2021
TIME	13:42:21

DIST/CTL 640 1672 1  
 MAP NO 64 -0030-0120 - 000

WILLIAMSPORT FAMILY ASSOC  
 C/O LUMENT CAPITAL - TAX ADMIN  
 2001 ROSS AVE 19TH FLR  
 DALLAS TX 75201

PROPERTY DESCRIPTION:  
 700 W EDWIN ST

64-0030012000000-

TAX YEAR	DESCRIPTION	FACE	CHARGES	CREDITS	BALANCE
2021	MUN-WILLIAMSPORT-4 MUN TAX-PMT MUN TAX-DISC	36,086.26		35,364.53- 721.73-	36,086.26 721.73 .00
	2021 TOTAL	36,086.26	.00	36,086.26-	.00

TENDER TYPE	CHECK
RECEIVED BY	GRG
PAID BY	ORIX REAL ESTATE CAP LLC
REMARKS	CHK#98911 10F2 \$54038.20

RECEIPT NUMBER 1351596 TOTAL RECEIVED 35,364.53

IN THE COURT OF COMMON PLEAS OF LYCOMING COUNTY, PENNSYLVANIA

WILLIAMSPORT FAMILY ASSOCIATES,	:	
	:	
Appellant	:	DOCKET NO. 20-1106
	:	
vs.	:	
	:	
LYCOMING COUNTY BOARD OF	:	
ASSESSMENT APPEALS,	:	
	:	
Appellee	:	
	:	
WILLIAMSPORT AREA SCHOOL DISTRICT;	:	
and, CITY OF WILLIAMSPORT,	:	
	:	
Intervenors	:	TAX ASSESSMENT APPEAL

**ORDER**

AND NOW this 15<sup>th</sup> day of NOVEMBER, 2021, after review of the attached Stipulation of Settlement, it is hereby ORDERED that the above-captioned tax assessment appeal is settled by way of the Stipulation of Settlement for certain commercial property owned by Appellant and identified as follows:

The property that is the subject of the above-captioned tax assessment appeal is a multi-family apartment complex owned by Appellant and identified with a street address of 750 West Edwin Street, City of Williamsport, Lycoming County, Pennsylvania, and which has been designated by the Lycoming County Tax Assessment Office as Lycoming County Tax Parcel No. 64-003-120 (hereinafter the "Property"). The Parties agree that this Stipulation of Settlement is for Lycoming County Tax Parcel No. 64-003-120 only.

The parties agree that the stipulation contained herein is applicable to tax year 2021 and tax year 2022.

The following stipulation of market value and assessed value shall be placed on the Property for tax year 2021:

	<u>Fair Market Value</u>	<u>Ratio</u>	<u>Assessed Value</u>
2021:	\$1,850,000.00	0.650	\$1,202,500.00

The following stipulation of market value and assessed value shall be placed on the Property for tax year 2022:

	<u>Fair Market Value</u>	<u>Ratio</u>	<u>Assessed Value</u>
2022:	\$1,875,000.00	0.610	\$1,143,750.00

Appellant is entitled to a refund for any taxes paid in excess of the amount of taxes due for tax year 2021 and for tax year 2022 based upon the above-referenced assessed value.

The term of settlement as set forth in the attached Stipulation of Settlement are hereby incorporated into this Order of Court as though fully set forth herein. The matter is hereby marked as settled, discontinued, and ended and each party shall pay their own respective costs and legal fees.

BY THE COURT:

  
The Honorable Eric R. Linhardt, J.

cc: Michael D. Sklar  
Levine Staller  
3030 Atlantic Avenue  
Atlantic City, NJ 08401  
Fred A. Holland  
J. Michael Wiley  
Norman M. Lubin

IN THE COURT OF COMMON PLEAS OF LYCOMING COUNTY, PENNSYLVANIA

WILLIAMSPORT FAMILY ASSOCIATES,	:	
	:	
Appellant	:	DOCKET NO. 20-1106
	:	
vs.	:	
	:	
LYCOMING COUNTY BOARD OF	:	
ASSESSMENT APPEALS,	:	
	:	
Appellee	:	
	:	
WILLIAMSPORT AREA SCHOOL DISTRICT;	:	
and, CITY OF WILLIAMSPORT,	:	
	:	
Intervenors	:	TAX ASSESSMENT APPEAL

**STIPULATION OF SETTLEMENT**

AND NOW come the parties, by and through their respective counsel, and stipulate to the settlement of the above-captioned tax assessment appeal and request this Honorable Court to accept this Stipulation of Settlement as a settlement under the following terms:

1. The property that is the subject of the above-captioned tax assessment appeal is a multi-family apartment complex owned by Appellant and identified with a street address of 750 West Edwin Street, City of Williamsport, Lycoming County, Pennsylvania, and which has been designated by the Lycoming County Tax Assessment Office as Lycoming County Tax Parcel No. 64-003-120 (hereinafter the "Property"). The Parties agree that this Stipulation of Settlement is for Lycoming County Tax Parcel No. 64-003-120 only.

2. The parties agree that the stipulation contained herein is applicable to tax year 2021 and tax year 2022.

3. The following stipulation of market value and assessed value shall be placed on the Property for tax year 2021:

	<u>Fair Market Value</u>	<u>Ratio</u>	<u>Assessed Value</u>
2021:	\$1,850,000.00	0.650	\$1,202,500.00

4. The following stipulation of market value and assessed value shall be placed on the Property for tax year 2021:

	<u>Fair Market Value</u>	<u>Ratio</u>	<u>Assessed Value</u>
2022:	\$1,875,000.00	0.610	\$1,143,750.00

5. In the event of any overpayment for tax year 2021 or tax year 2022 for payment of taxes on a market value and assessed value different than what has been stipulated herein, Appellant will be entitled to a refund for the overpayment of the taxes resulting from this stipulation.

6. This stipulation, and the settlement contained herein, has been agreed upon by the respective taxing bodies and the respective solicitors are authorized to execute the stipulation.

7. This settlement has been agreed upon by Appellant and its legal counsel is authorized to execute the stipulation herein.

8. This stipulation shall cause the above-captioned tax assessment appeal to be marked settled, discontinued, and ended and each party shall pay their own respective costs and legal fees.

9. The parties to this stipulation agree that this is a settlement of a disputed claim and shall not be used as precedent in other tax assessment matters or appeals.

10. In the event that the fair market value and corresponding assessed value of the Property are modified in future tax years, as permitted under controlling law, any party aggrieved may appeal from such modification in the manner allowed and, in the event of such

appeal, nothing in this stipulation shall bar any party from contending in such appeal that the fair market value and corresponding assessment are higher than or less than (as the case may be) the values agreed to in this stipulation.

11. This stipulation shall be attached to and form a part of an Order of Court settling the above-captioned tax assessment appeal.

*[Remainder of Page Left Intentionally Blank – Signature Page to Follow]*




IN WITNESS WHEREOF, legal counsel for each of the parties has executed this stipulation as set forth hereinbelow.

The 15<sup>th</sup> day of November, 2021



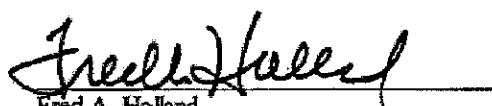
Michael D. Sklar  
Levine Staller  
Attorney for Appellant  
Williamsport Family Associates

The 17<sup>th</sup> day of November, 2021



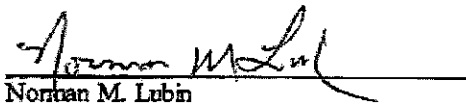
J. Michael Wiley  
McCormick Law Firm  
Solicitor for Appellee Lycoming County  
Board of Assessment Appeals

The 10 day of November, 2021



Fred A. Holland  
Murphy, Butterfield and Holland, P.C.  
Solicitor for Appellee Williamsport  
Area School District

The 11 day of November, 2021



Norman M. Lubin  
Casale & Bonner, P.C.  
Solicitor for the City of Williamsport