

Blau & Blau
 Charles E. Blau, Esq.
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 Springfield, New Jersey 07081
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 Attorneys for West Orange Township

West Orange Township,

Plaintiff

v.

MCI Tele Corp/Verizon Pro Tax Dept,

Defendant

Tax Court of New Jersey

Docket Nos. 005328-2016
 002013-2017
 004983-2018
 000959-2019
 000700-2020
 002583-2021
 001389-2022

**CIVIL ACTION
 STIPULATION OF SETTLEMENT
 (Without Affidavit)**

1. It is hereby stipulated and agreed that the assessment of the following property be adjusted and judgment entered as follows:

Block: 84.01
 Lot: 22
 Address: 10 Marcella Avenue
 District: West Orange
 Year(s): 2016

	Original Assessment	County Board Judgment	Requested Judgment
Land	\$ 422,400		\$ 422,400
Improvement	\$ 602,600	Direct	\$1,753,300
Total	\$1,025,000	Appeal	\$2,175,700

Block: 84.01
 Lot: 22
 Address: 10 Marcella Avenue
 District: West Orange
 Year(s): 2017

Stipulation of Settlement

	Original Assessment	County Board Judgment	Requested Judgment
Land	\$ 422,400		\$ 422,400
Improvement	\$ 602,600	Direct	\$1,958,600
Total	\$1,025,000	Appeal	\$2,381,000

Block: 84.01
 Lot: 22
 Address: 10 Marcella Avenue
 District: West Orange
 Year(s): 2018

	Original Assessment	County Board Judgment	Requested Judgment
Land	\$ 422,400		\$ 422,400
Improvement	\$ 602,600	Direct	\$1,993,500
Total	\$1,025,000	Appeal	\$2,415,900

Block: 84.01
 Lot: 22
 Address: 10 Marcella Avenue
 District: West Orange
 Year(s): 2019

	Original Assessment	County Board Judgment	Requested Judgment
Land	\$ 422,400		\$ 422,400
Improvement	\$ 602,600	Direct	\$2,273,000
Total	\$1,025,000	Appeal	\$2,695,400

Block: 84.01
 Lot: 22
 Address: 10 Marcella Avenue
 District: West Orange
 Year(s): 2020

	Original Assessment	County Board Judgment	Requested Judgment
Land	\$ 422,400		\$ 422,400
Improvement	\$ 602,600	Direct	\$2,234,300
Total	\$1,025,000	Appeal	\$2,656,700

Block: 84.01
 Lot: 22
 Address: 10 Marcella Avenue
 District: West Orange
 Year(s): 2021

	Original Assessment	County Board Judgment	Requested Judgment
Land	\$ 422,400		\$ 422,400
Improvement	\$ 602,600	Direct	\$2,168,100
Total	\$1,025,000	Appeal	\$2,590,500

Block: 84.01
 Lot: 22
 Address: 10 Marcella Avenue
 District: West Orange
 Year(s): 2022

	Original Assessment	County Board Judgment	Requested Judgment
Land	\$ 422,400		\$ 422,400
Improvement	\$ 602,600	Direct	\$2,077,800
Total	\$1,025,000	Appeal	\$2,500,200

2. The undersigned have made such examination of the value and proper assessment of the properties and have obtained such appraisals, analysis and information with respect to the valuation and assessment of the properties as they deem necessary and appropriate for the purpose of enabling them to enter into the Stipulation. The assessor of the taxing district has been consulted by the attorney for the taxing district with respect to this settlement and has concurred.

3. Based upon the foregoing, the undersigned represent to the Court that the above settlement will result in an assessment at the fair assessable value of the properties consistent with assessing practices generally applicable in the taxing district as required by law.

4. Assuming no material changes to the subject property, the assessment would remain \$2,500,200 in tax years 2023 and 2024, and the Township shall not initiate an assessment appeal to increase the assessment on the subject property for any tax year

prior to the tax year in which the Township implements a district-wide reassessment or revaluation. Verizon does not waive its right to file an appeal in tax years 2023 and/or 2024 to seek a reduction.

5. The parties have agreed that statutory interest will be waived if the tax is paid within sixty (60) days of the bill being sent by the tax collector.



Charles E. Blau
Attorney for Plaintiff
Dated: March 14, 2022

Alex P. Genato
Attorney for Defendant
Dated: