

# CITY OF WILLIAMSPORT, PA RESOLUTION

RESOLUTION # 963

DATE 5-25-23

TITLE

**RESOLUTION FOR APPROVAL AND RATIFICATION OF SETTLEMENT  
OF CS HOSPITALITY, INC. TAX ASSESMEN APPEAL**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WILLIAMSPORT AS FOLLOWS: the Stipulation of Settlement of CS HOSPITALITY, INC., Tax Assessment Appeal, a copy of which is attached hereto, is hereby approved and ratified and the solicitor's execution of the same is hereby ratified.

Approved

James M. Frenel  
City Clerk

[Signature]  
President

IN THE COURT OF COMMON PLEAS OF LYCOMING COUNTY, PENNSYLVANIA

CS HOSPITALITY, LLC

Appellant

vs.

LYCOMING COUNTY BOARD OF  
ASSESSMENT APPEALS; WILLIAMSPORT  
AREA SCHOOL DISTRICT; and, CITY OF  
WILLIAMSPORT,

Appellees

DOCKET NO. 21-1107

CIVIL ACTION  
REAL ESTATE TAX APPEAL

RECORDED  
2023 MAY 11 10:00 AM  
PROthonotary

**ORDER**

1. AND NOW this 22 day of May, 2023, 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 now owned by Mahaveer LLC (formerly CS Hospitality, LLC) and identified as 104 Maynard Street, Williamsport, Lycoming County, Pennsylvania, which has been designated as Lycoming County Tax Parcel No. 65-013-399 (hereinafter the "Property").

2. The parties agree that the stipulation contained herein is applicable to tax years 2022 and 2023 only.

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

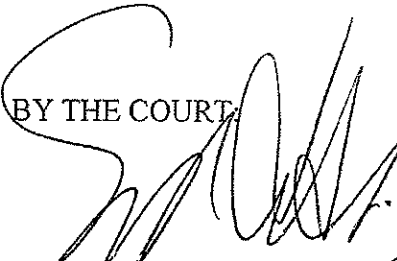
	<u>Full Market Value</u>	<u>Ratio</u>	<u>Assessed Value</u>
2022:	\$4,610,000.00	.610	\$2,812,100.00

4. The following stipulation of market value and assessed value shall be placed on the Properties for tax year 2023:

	<u>Full Market Value</u>	<u>Ratio</u>	<u>Assessed Value</u>
2023:	\$4,610,000.00	.560	\$2,581,600.00

Appellant is entitled to a refund for any taxes paid in excess of the amount of taxes due for tax years 2022 (tax year 2023 has not been paid as of the date of this Order) 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  
  
\_\_\_\_\_  
William B. Carlucci, J.

cc: Gerald J. Schirato  
J. Michael Wiley  
Stephen C. Sholder  
Norman M. Lubin



	<u>Full Market Value</u>	<u>Ratio</u>	<u>Assessed Value</u>
2022:	\$4,610,000.00	.610	\$2,812,100.00

4. The following stipulation of market value and assessed value shall be placed on the Properties for tax year 2023:

	<u>Full Market Value</u>	<u>Ratio</u>	<u>Assessed Value</u>
2023:	\$4,610,000.00	.560	\$2,581,600.00

5. In the event of any overpayment for 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 (tax year 2023 has not been paid as of the date of 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]*