



FORCHELLI  
DEEGAN  
TERRANA

KOEPPPEL MARTONE & LEISTMAN, LLC  
a wholly owned subsidiary

LSMITH@FORCHELLILAW.COM

March 1, 2024

Mr. Claude Simon  
71 Tonjes Road  
Callicoon, NY 12723

RE: The Board of Managers of Cambridge Court Condominium  
v. The Assessor of Nassau County  
Section 23 Block 28 Lot 127  
Our File No. 52761, Unit No. 409, Control No. 5H914

Dear Mr. Simon:

I am pleased to advise that we resolved the real property tax proceedings for the 2020 & 2022 tax years. We have received the refund from the County of Nassau that resulted from the settlement for the 2020 tax year.

Additionally, our firm achieved a reduction for the 2022 tax year at the administrative level. The assessment reduction was achieved prior to the issuance of the 2022 general tax bill. The benefit of the assessment reduction was realized in the form of a tax savings through a corrected tax bill reflecting the reduced assessed value.

Our billing statement has been apportioned as of your date of sale, November 17, 2021. Enclosed is our check payable to your order in the sum of \$ 18.31 representing the net proceeds of the refund after deducting the legal fee in accordance with the enclosed bill.

It was a pleasure representing you in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Donald F. Leistman'.

DONALD F. LEISTMAN



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-to-

FORCHELLI DEEGAN TERRANA

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FOR PROFESSIONAL SERVICES RENDERED

RE: The Board of Managers of Cambridge Court Condominium  
v. The Board of Assessors of the County of Nassau  
Section 23 Block 28 Lot 127  
Our File No. 52761, Unit No. 409, Control No. 5H914

2020 Tax Refund

Tax refund for general tax year 2020	\$27.46	
Total Tax Refund		\$27.46

2022 Tax Savings

2022 Assessed Valuation reduced from 177 to 170		
General tax Reduction of 7 at tax rate of 208.364 per \$100 assessed value	<u>\$0.00</u>	
Total Tax Savings		\$0.00
Total Tax Refund & Tax Savings	\$27.46	
Fee: 33.33% of Refund and Tax Savings		\$9.15
Total Due Forchelli Deegan Terrana		<u>\$9.15</u>
NET AMOUNT DUE ESTATE OF JOHN SIMON		<u><u>\$18.31</u></u>

Apportionment of tax refund between  
 GILBERTO & ANA CARDONA  
 as of 11/17/2021  
 ESTATE OF JOHN SIMON  
 as of 2/26/2004

Our File No. 52761, Unit No. 409, Control No. 5H914

1. ENTITLEMENT OF GILBERTO & ANA CARDONA

Tax refund for general tax year 2020 \$0.00

TOTAL TAX REFUND \$0.00

Tax savings for general tax year 2022 \$14.59

TOTAL TAX SAVINGS \$14.59

TOTAL TAX REFUND & SAVINGS \$14.59

Fee: 33.33% of Refund and Tax Savings \$4.86

BALANCE AMOUNT DUE FORCHELLI DEEGAN TERRANA \$4.86

2. ENTITLEMENT OF ESTATE OF JOHN SIMON

Tax refund for general tax year 2020 \$27.46

TOTAL TAX REFUND \$27.46

Tax savings for general tax year 2022 \$0.00

TOTAL TAX SAVINGS \$0.00

TOTAL TAX REFUND & SAVINGS \$27.46

Fee: 33.33% of Refund and Tax Savings \$9.15

TOTAL AMOUNT DUE ESTATE OF JOHN SIMON \$18.31