

Preliminary Reconciliation Report

02 BEVERLY

12/27/19 Page 1

| Block | Lot | Qual | Class | PRIOR Assessment | Land | NET CHANGE Impr | VALUE Exempt | NET CHANGE | Land | NEW Assessment Impr | Totl |
|--------|------|------------|--------|---------------------|------------|--------------------|-----------------|---------------|--------|------------------------|---------------------|
| 100 | 1 | | 6A | 97 | 126133 | -91 | 0 | 120910 | 126233 | 9586 | 121007 |
| 204 | 8 | 2 Added | Assmt: | 143100 2019 | 0 0 | 19400 19400 | 0 | 19400 | 58000 | 104500 | 162500 |
| 306 | 7 | 2 | | 125200 | 0 | 28000 | 0 | 28000 | 37200 | 116000 | 153200 |
| 306 | 11 | 2 | | 115100 | 0 | 43500 | 0 | 43500 | 36900 | 121700 | 158600 |
| 308 | 5 | 2 Added | Assmt: | 111100 2019 | 0 0 | 6100 6100 | 0 | 6100 | 43300 | 73900 | 117200 |
| 312 | 6 | 2 | | 112900 | 0 | 6300 | 0 | 6300 | 43100 | 76100 | 119200 |
| 411 | 8 | 2 | | 128300 | 0 | 27200 | 0 | 27200 | 39100 | 116400 | 155500 |
| 411 | 12 | 2 Added | Assmt: | 115100 2019 | 0 0 | 16700 16700 | 0 | 16700 | 43100 | 88700 | 131800 |
| 416 | 7 | 2 Added | Assmt: | 102700 2019 | 0 0 | 27300 27300 | 0 | 27300 | 39000 | 91000 | 130000 |
| 623.01 | 10 | 2 Added | Assmt: | 118800 2019 | 0 0 | 20800 20800 | 0 | 20800 | 40900 | 98700 | 139600 |
| 627 | 5 | 2 | | 81100 | 0 | -20000 | 0 | -20000 | 21900 | 39200 | 61100 |
| 628 | 4 | 2 | | 123400 | 0 | -50000 | 0 | -50000 | 22400 | 51000 | 73400 |
| 731 | 18 | 2 Added | Assmt: | 136500 2019 | 0 0 | 16200 16200 | 0 | 16200 | 33300 | 119400 | 152700 |
| 739 | 4 | 2 | | 73200 | 0 | 14800 | 0 | 14800 | 21100 | 66900 | 88000 |
| 841 | 3.02 | 1 | | 33200 | -33200 | 0 | 0 | -33200 | 0 | 0 | 0 **DELETED** |
| 844 | 5 | 2 Added | Assmt: | 82800 2019 | 0 0 | 29300 29300 | 0 | 29300 | 22000 | 90100 | 112100 |
| 845 | 2.01 | 2 | | 72200 | 0 | 9300 | 0 | 9300 | 21600 | 59900 | 81500 PARTIAL REM'D |
| 949 | 6 | 2 Added | Assmt: | 115900 2019 | 0 0 | 26600 26600 | 0 | 26600 | 22100 | 120400 | 142500 |
| 950 | 9 | 2 Added | Assmt: | 125500 2019 | 0 0 | 31000 31000 | 0 | 31000 | 22200 | 134300 | 156500 |
| 951 | 2.01 | 2 Added | Assmt: | 286800 2019 | 19500 0 | 5000 5000* | 0 | 24500 | 149600 | 161700 | 311300 |
| 1054 | 14 | 2 Added | Assmt: | 77500 2019 | 0 0 | 13900 13900 | 0 | 13900 | 22300 | 69100 | 91400 |
| 1058 | 5 | 1 | | 32800 | -12800 | 0 | 0 | -12800 | 20000 | 0 | 20000 |
| 1159 | 4 | 15F/2 | | 95400 | 0 | 0 | 0 | 0 | 20600 | 74800 | 95400 |
| 1159 | 6 | 2 | | 156900 | 0 | -35900 | 0 | -35900 | 20900 | 100100 | 121000 |
| 1160 | 7 | 2 | | 100700 | 0 | 20300 | 0 | 20300 | 19300 | 101700 | 121000 |
| 1160 | 11 | 2 | | 70200 | 0 | -5200 | 0 | -5200 | 20900 | 44100 | 65000 |
| 1164 | 1.02 | 4A | | 370800 | 0 | -145800 | 0 | -145800 | 24300 | 200700 | 225000 |
| 1164 | 4 | 2 | | 84200 | 0 | -14000 | 0 | -14000 | 20900 | 49300 | 70200 |
| 1171 | 5 | 2 Added | Assmt: | 118100 2019 | 0 0 | 46900 46900 | 0 | 46900 | 31700 | 133300 | 165000 |
| 1279 | 1 | 2 Added | Assmt: | 57600 2019 | 0 0 | 1800 1800 | 0 | 1800 | 22200 | 37200 | 59400 |

Preliminary Reconciliation Report

02 BEVERLY

12/27/19 Page 2

| Block | Lot | Qual | Class | PRIOR Assessment | Land | NET CHANGE IN Impr | VALUE Exempt | NET CHANGE | Land | NEW Assessment Impr | Totl | |
|-------|-------|-------|--------|---------------------|------|-----------------------|-----------------|---------------|-------|------------------------|--------|-------------|
| 1279 | 12 | | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | **DELETED** |
| 1382 | 13 | | 2 | 123400 | 0 | -68400 | 0 | -68400 | 31300 | 23700 | 55000 | |
| 1382 | 14 | | 2 | 124000 | 0 | -83000 | 0 | -83000 | 31300 | 9700 | 41000 | |
| 1382 | 19 | | 2 | 114000 | 0 | 26900 | 0 | 26900 | 39200 | 101700 | 140900 | |
| 1483 | 18 | | 2 | 108700 | 0 | 33000 | 0 | 33000 | 38500 | 103200 | 141700 | |
| | | Added | Assmt: | 2019 | 0 | 33000 | | | | | | |
| 1486 | 10 | | 2 | 50000 | 0 | 158300 | 0 | 158300 | 38600 | 169700 | 208300 | |
| 1587 | 6 | | 2 | 350000 | 0 | 42300 | 0 | 42300 | 31900 | 360400 | 392300 | |
| 1587 | 9 | | 2 | 120400 | 0 | -29700 | 0 | -29700 | 21900 | 68800 | 90700 | |
| 1587 | 14 | | 2 | 67400 | 0 | 14900 | 0 | 14900 | 30400 | 51900 | 82300 | |
| | | Added | Assmt: | 2019 | 0 | 14900 | | | | | | |
| 1590 | 27.03 | | 2 | 86900 | 0 | 19600 | 0 | 19600 | 38100 | 68400 | 106500 | |
| | | Added | Assmt: | 2019 | 0 | 19600 | | | | | | |

TOTAL NET CHANGE: (Excluding Railroad & Public Util)

-26500 Land Total
+253400 Impr Total
+0 Exmt Total
+226900 Net Total

0 Total Records Added
2 Total Records Deleted
37 Total Records Updated

-2 Net Change Total

\$328,500 Total Value of Added Assessments for 2019
(Please Verify w/AA Table of Aggregates)

District: 02 BEVERLY

12/27/19

| | | HISTORY 1 | | TOTALS | 2019 | | |
|----------|-------|-----------|----------|--------|-----------|------|--|
| Class | Items | Land | Impr | Exempt | Net | | |
| 1 | 51 | 906500 | 0 | 0 | 906500 | | |
| 2 | 856 | 29776200 | 77722700 | 0 | 107498900 | | |
| 3A | 0 | 0 | 0 | 0 | 0 | | |
| 3B | 0 | 0 | 0 | 0 | 0 | | |
| 4A | 46 | 1197800 | 4129900 | 0 | 5327700 | | |
| 4B | 18 | 1223400 | 3284500 | 0 | 4507900 | | |
| 4C | 5 | 156000 | 797200 | 0 | 953200 | | |
| RATABLES | 976 | 33259900 | 85934300 | 0 | 119194200 | 2019 | |
| 5A | 0 | 0 | 0 | | 0 | | |
| 5B | 0 | 0 | 0 | | 0 | | |
| RAILROAD | 0 | 0 | 0 | | 0 | | |
| 6A | 1 | 100 | 9677 | | 97 | | |
| 6B | 0 | 0 | 0 | | 0 | | |
| 6C | 0 | 0 | 0 | | 0 | | |
| PUB UTIL | 1 | 100 | | | 97 | | |
| 15A | 1 | 56100 | 2347700 | | 2403800 | | |
| 15B | 0 | 0 | 0 | | 0 | | |
| 15C | 30 | 2056100 | 3939100 | | 5995200 | | |
| 15D | 15 | 781700 | 4926700 | | 5708400 | | |
| 15E | 1 | 23800 | 0 | | 23800 | | |
| 15F | 13 | 508200 | 2019400 | | 2527600 | | |
| EXEMPT | 60 | 3425900 | 13232900 | | 16658800 | | |

| Deduction | Qty | Amount |
|------------------|-----|--------|
| SENIOR | 10 | 2500 |
| SURVIVING SPOUSE | 0 | 0 |
| DISABLED PERSON | 5 | 1250 |
| VETERAN | 47 | 2350 |
| WIDOW OF VET | 13 | 650 |

| Exemption | Amount |
|-----------|--------|
| E | 0 |
| F | 0 |
| P | 0 |
| M | 0 |
| G | 0 |
| J | 0 |
| L | 0 |
| O | 0 |
| H | 0 |
| B | 0 |
| W | 0 |
| I | 0 |
| K | 0 |
| N | 0 |
| U | 0 |

| | | |
|-----------|-------|--------------------------|
| 1036 | Total | Items Ratable and Exempt |
| 36685800 | Total | Land |
| 99167200 | Total | Impr |
| 0 | Total | Exmpt |
| 135853000 | Total | Ratables and Exempts |

District: 02 BEVERLY

PRELIMINARY TAX LIST TOTALS - 12/27/19
2019

| Class | Items | Land | Impr | Exempt | Net |
|----------|-------|----------|----------|--------|---------------|
| 1 | 49 | 860500 | 0 | 0 | 860500 |
| 2 | 855 | 29775100 | 78047100 | 0 | 107822200 |
| 3A | 0 | 0 | 0 | 0 | 0 |
| 3B | 0 | 0 | 0 | 0 | 0 |
| 4A | 46 | 1197800 | 3984100 | 0 | 5181900 |
| 4B | 18 | 1223400 | 3284500 | 0 | 4507900 |
| 4C | 5 | 156000 | 797200 | 0 | 953200 |
| RATABLES | 973 | 33212800 | 86112900 | 0 | 119325700 PRC |
| 5A | 0 | 0 | 0 | 0 | 0 |
| 5B | 0 | 0 | 0 | 0 | 0 |
| RAILROAD | 0 | 0 | 0 | 0 | 0 |
| 6A | 1 | 126233 | 9586 | 0 | 121007 |
| 6B | 0 | 0 | 0 | 0 | 0 |
| 6C | 0 | 0 | 0 | 0 | 0 |
| PUB UTIL | 1 | 126233 | 0 | 0 | 121007 |
| 15A | 1 | 56100 | 2347700 | 0 | 2403800 |
| 15B | 0 | 0 | 0 | 0 | 0 |
| 15C | 30 | 2056100 | 3939100 | 0 | 5995200 |
| 15D | 15 | 781700 | 4926700 | 0 | 5708400 |
| 15E | 1 | 23800 | 0 | 0 | 23800 |
| 15F | 14 | 528800 | 2094200 | 0 | 2623000 |
| EXEMPT | 61 | 3446500 | 13307700 | 0 | 16754200 |

| Deduction | Qty | Amount |
|------------------|-----|--------|
| SENIOR | 10 | 2500 |
| SURVIVING SPOUSE | 0 | 0 |
| DISABLED PERSON | 5 | 1250 |
| VETERAN | 43 | 10750 |
| WIDOW OF VET | 12 | 3000 |

| Exemption | Amount |
|-----------|--------|
| E | 0 |
| F | 0 |
| P | 0 |
| M | 0 |
| G | 0 |
| J | 0 |
| L | 0 |
| O | 0 |
| H | 0 |
| B | 0 |
| W | 0 |
| I | 0 |
| K | 0 |
| N | 0 |
| U | 0 |

| | | |
|-----------|-------|--------------------------|
| 1034 | Total | Items Ratable and Exempt |
| 36659300 | Total | Land |
| 99420600 | Total | Impr |
| 0 | Total | Exempt |
| 136079900 | Total | Ratables and Exempts |

| | Prior | Current | Change | |
|-------------|-------------|-------------|---------|----|
| Line Items: | 1,036 | 1,034 | 2 | Ok |
| Value Chg: | 135,853,000 | 136,079,900 | 226,900 | Ok |

Fri Dec 28 2019 16:40:24

District: 02 BEVERLY

Judged

| Appeal# | Owner / Property Location | Block | Lot | Cla | Assessed | Added | Judged | Tax Ct | Tax List |
|-------------------------------|--|--------|-------|-----|--------------------------------|------------------|--------------------------------|------------------|-----------------------------|
| 05/14/19 02-1900730L 6A | VERIZON-NEW JERSEY % DUFF & PH N A | 100 | 1 | 6A | 100 9677 9680 97 | 0 0 0 0 | 100 9677 9680 97 | 0 0 0 0 | 126233 9586 121007 * |
| 05/14/19 02-1900678L 7 | US BANK TRUST NA 423 MANOR RD Assessment exceeds property s fair market value | 309 | 4 | 2 | 41000 121300 0 162300 | 0 0 0 0 | 41000 121300 0 162300 | 0 0 0 0 | 41000 121300 162300 |
| 05/14/19 02-1900204L 7 | CARDINAL JEFFREY M & FORCELLI 612 SECOND ST | 623.02 | 6 | 2 | 41000 38800 0 79800 | 0 0 0 0 | 41000 38800 0 79800 | 0 0 0 0 | 41000 38800 79800 |
| 05/14/19 02-1900814L 7 | STELLAR REAL ESTATE INVESTMENT 211 MAGNOLIA ST Fair Market Value | 623.02 | 10.01 | 2 | 42400 54300 0 96700 | 0 0 0 0 | 42400 54300 0 96700 | 0 0 0 0 | 42400 54300 96700 |
| 05/14/19 02-1901044D 2B | ZAMAN, TAHIR 531 THIRD ST market value | 624 | 9 | 2 | 22600 70000 0 92600 | 0 0 0 0 | 22600 70000 0 92600 | 0 0 0 0 | 22600 70000 92600 |
| 05/14/19 02-1900791L 3 | DENNEN, JAMES & ANNA MARIA 520 THIRD STREET Assessment exceeds fair market valueAssessment is too hi he market of similarly situated comparable sales over th | 627 | 5 | 2 | 21900 59200 0 81100 | 0 0 0 0 | 21900 50100 0 72000 | 0 0 0 0 | 21900 39200 61100 * |
| 05/14/19 02-1900795L 3 | DENNEN, ANNA MARIA SOPHIA 315 BROAD ST Assessment exceeds fair market valueAssessment is too hi pon comparable sales of similarly situated properties ov | 628 | 4 | 2 | 22400 101000 0 123400 | 0 0 0 0 | 22400 51000 0 73400 | 0 0 0 0 | 22400 51000 73400 |
| 05/14/19 02-1900794L 2B | DENNEN, JAMES M & ANNA MARIN 401 MAGNOLIA ST Assessment is too high based upon comparable sales of si tuated properties over applicable sampling period | 731 | 3 | 2 | 17500 89000 0 106500 | 0 0 0 0 | 17500 89000 0 106500 | 0 0 0 0 | 17500 89000 106500 |
| 05/14/19 02-1900415A 3 | BUCKLEY, FRANK J JR 613 MELBOURNE AVE Delete line item lot consolidated with block 341 lot 3 0 Tax Assessor appeal Delete Line Item Lot consolidated by | 841 | 3.02 | 1 | 33200 0 0 33200 | 0 0 0 0 | 0 0 0 0 | 0 0 0 0 | 0 0 0 |
| 05/14/19 02-1900792L 7 | DENNEN, JAMES & ANNA MARIA 120 BROAD ST Assessment is too high based upon sales of comparable pr ver the prior year sampling period | 949 | 10 | 2 | 21100 38900 0 60000 | 0 0 0 0 | 21100 38900 0 60000 | 0 0 0 0 | 21100 38900 60000 |
| 05/14/19 02-1900793L 7 | DENNEN, ANNA MARIA & JAMES M 204 BROAD ST Comparable sales of similarly situated properties over t ble sampling period | 1053 | 12.01 | 2 | 19900 47000 0 66900 | 0 0 0 0 | 19900 47000 0 66900 | 0 0 0 0 | 19900 47000 66900 |
| 05/14/19 02-1900500D 3 | HAAF, JOHN I (LIVING TRUST) 201 WARREN ST Tax assessment exceeds fair market value | 1058 | 5 | 1 | 32800 0 0 32800 | 0 0 0 0 | 20000 0 0 20000 | 0 0 0 0 | 20000 0 20000 |
| 05/14/19 02-1901062D 1A | CRYER, JACQUELINE 422 LAUREL ST Assessor s Recommendation | 1160 | 11 | 2 | 20900 49300 0 70200 | 0 0 0 0 | 20900 44100 0 65000 | 0 0 0 0 | 20900 44100 65000 |
| 05/14/19 02-1901041D 2B | ZAMAN, TAHIR 424 LAUREL ST market value | 1160 | 13 | 2 | 22100 92000 0 114100 | 0 0 0 0 | 22100 92000 0 114100 | 0 0 0 0 | 22100 92000 114100 |
| 05/14/19 02-1900629L 3 | DOMINIC NJ II LLC 430 BROAD STREET Assessment exceeds fair market value Purchased in 2018 2 assessment on the property is far in excess of the prope | 1164 | 1.02 | 4A | 24300 346500 0 370800 | 0 0 0 0 | 24300 297900 0 322200 | 0 0 0 0 | 24300 200700 225000 * |

Fri Dec 28 2019 16:40:24

District: 02 BEVERLY

Judged

Appeal#

| Appeal# | Owner / Property Location | Block | Lot | Cla | Assessed | Added | Judged | Tax Ct | Tax List |
|-------------------------------|---|-------|-----|-----|--------------------------------|------------------|--------------------------------|------------------|--------------------------------|
| 05/14/19 02-1900790L 3 | DENNEN, JAMES & ANNA MARIA 467 LAUREL ST Assessment exceeds fair market valueAssessment too high market of comparable sales of similarly situated proper | 1164 | 4 | 2 | 20900 63300 0 84200 | 0 0 0 0 | 20900 49300 0 70200 | 0 0 0 0 | 20900 49300 0 70200 |
| 05/01/19 02-1901036D 5C | NICHOLAS, EARL 317 PUTNUM ST building value less then 105 000 other properties in are less | 1167 | 6 | 2 | 31800 105000 0 136800 | 0 0 0 0 | 31800 105000 0 136800 | 0 0 0 0 | 31800 105000 0 136800 |
| 05/14/19 02-1900780D 3 | MOODIE, CRAIG A. & ROBIN 39 WARREN ST Tax assessment exceeds fair market value given condition ty and deteriorating condition of adjoining structure Th | 1382 | 13 | 2 | 31300 92100 0 123400 | 0 0 0 0 | 31300 23700 0 55000 | 0 0 0 0 | 31300 23700 0 55000 |
| 05/14/19 02-1900205L 7 | TKACHENKO, ANNA R 43 CHURCH ST Assessment exceeds fair market value | 1483 | 20 | 2 | 38500 110700 0 149200 | 0 0 0 0 | 38500 110700 0 149200 | 0 0 0 0 | 38500 110700 0 149200 |
| 05/14/19 02-1900938L 7 | US BANK TRUST 100 CHURCH ST Assessment exceeds property s fair market value | 1485 | 3 | 2 | 32400 133000 0 165400 | 0 0 0 0 | 32400 133000 0 165400 | 0 0 0 0 | 32400 133000 0 165400 |
| 05/14/19 02-1900206L 7 | 37 PINE LLC 37 PINE ST Assessment exceeds fair market value | 1486 | 18 | 2 | 39800 168000 0 207800 | 0 0 0 0 | 39800 168000 0 207800 | 0 0 0 0 | 39800 168000 0 207800 |
| 05/14/19 02-1900659L 7 | FEIST, STEPHEN E 639 ELIZABETH ST Assessment exceeds fair market value | 1587 | 9 | 2 | 21900 98500 0 120400 | 0 0 0 0 | 21900 98500 0 120400 | 0 0 0 0 | 21900 68800 0 90700 * |

* Tax List Does Not Match Judgement

22 Listed.

| | | | | | | | |
|----------------------|---------|-------|-----------|-------|-------|------|-----------|
| Total Assessed Land: | 599,800 | Impr: | 1,887,577 | Exmp: | 9,680 | Net: | 2,477,697 |
| Total Judged Land: | 553,800 | Impr: | 1,692,277 | Exmp: | 9,680 | Net: | 2,236,397 |

No Compare on: Last Yr Taxes:
No Compare on: Curr Yr Taxes:
Total Lines Compared: 1035
ok: 0 Line Items in current and not in Master File.

See also
http://www.njcourts.gov/courts/tax/docketed_lists.html