

Preliminary Reconciliation Report

49 RIDGEFIELD

12/15/20 Page 1

Block	Lot	Qual	Class	PRIOR Assessment	Land	NET CHANGE IN Impr	VALUE Exempt	NET CHANGE	Land	NEW Assessment Impr	Tot l
111	2	2	Assmt:	295900 2020	0 0	17900 17900	0	17900	173900	139900	313800
206	4	2	Assmt:	283100 2020	0 0	60100 60100	0	60100	192000	151200	343200
305	3	2		93200	-82500	-10700	0	-93200	0	0	0
305	3	C0001	1	0	41300	0	0	41300	41300	0	41300 NEW RECORD
305	3	C0002	1	0	41300	0	0	41300	41300	0	41300 NEW RECORD
403	14	2	Assmt:	292100 2020	0 0	22200 22200	0	22200	175000	139300	314300
504	7	4A	Assmt:	1729200 2020	0 0	50000 50000	0	50000	347000	1432200	1779200
711	5	2	Assmt:	332900 2020	0 0	1300 1300	0	1300	180000	154200	334200
711	26	4A		663600	0	-88600	0	-88600	315000	260000	575000
801	11	2	Assmt:	350700 2020	0 0	16700 16700	0	16700	180000	187400	367400
907	4	2	Assmt:	312400 2020	0 0	79800 79800	0	79800	186200	206000	392200
1003	2	2	Assmt:	195000 2020	0 0	518700 518700	0	518700	195000	518700	713700
1004	15	2		820000	0	-70000	0	-70000	185300	564700	750000
1101	3	4B	Assmt:	4403700 2020	0 0	100000 100000	0	100000	725000	3778700	4503700
1303	11	2		597200	0	-72000	0	-72000	342200	183000	525200
1307	7	2	Assmt:	418500 2020	0 0	31400 31400	0	31400	223100	226800	449900
1401	1	4C	Assmt:	5922100 2020	0 0	50000 50000	0	50000	2040000	3932100	5972100
1402	1	4C	Assmt:	9483600 2020	0 0	50000 50000	0	50000	3180000	6353600	9533600
1503	3	4C	Assmt:	4550200 2020	0 0	50000 50000	0	50000	1620000	2980200	4600200
1503	5.02	2		955400	0	-194300	0	-194300	245800	515300	761100
1601	2	4A	Assmt:	5347900 2020	0 0	7165500 7165500	0	7165500	1667900	10845500	12513400
1601	4	4B	Assmt:	881600 2020	0 0	149800 149800	0	149800	431400	600000	1031400
1602	12	4C	Assmt:	12245000 2020	0 0	50000 50000	0	50000	3425000	8870000	12295000
1801	1	4B	Assmt:	7704500 2020	0 0	50000 50000	0	50000	3459000	4295500	7754500
1907	2	2		804400	0	-64400	0	-64400	215500	524500	740000
2003	11	2	Assmt:	627300 2020	0 0	50500 50500	0	50500	208600	469200	677800
2006	7	2	Assmt:	448100 2020	0 0	53500 53500	0	53500	239500	262100	501600

## Preliminary Reconciliation Report

49 RIDGEFIELD

12/15/20 Page 2

Block	Lot	Qual	Class	PRIOR Assessment	Land	NET CHANGE IN Impr	VALUE Exempt	NET CHANGE	Land	NEW Assessment Impr	Tot I
2103	17	2		303100	0	23100	0	23100	170000	156200	326200
		Added	Assmt:	2020	0	23100					
2104	1	4A		1050300	0	-240300	0	-240300	525000	285000	810000
2104	2	4A		950000	0	-100000	0	-100000	351500	498500	850000
2104	3	4A		629300	0	-129300	0	-129300	455000	45000	500000
2205	16	2		420400	0	9800	0	9800	198300	231900	430200
		Added	Assmt:	2020	0	9800					
2205	18	2		281200	0	4200	0	4200	191400	94000	285400
		Added	Assmt:	2020	0	4200					
2301	1.02	4B		22520500	0	482300	0	482300	6100800	16902000	23002800
		Added	Assmt:	2020	0	482300					
2501	9	4A		819300	0	-169300	0	-169300	432300	217700	650000
2504	17.01	C0100 2		110000	0	370200	0	370200	100000	380200	480200
		Added	Assmt:	2020	0	370200					
2504	17.01	C0101 2		110000	0	373800	0	373800	100000	383800	483800
		Added	Assmt:	2020	0	373800					
2504	17.01	C0102 2		110000	0	373800	0	373800	100000	383800	483800
		Added	Assmt:	2020	0	373800					
2504	17.01	C0103 2		110000	0	373800	0	373800	100000	383800	483800 PARTIAL REM'D
		Added	Assmt:	2020	0	373800					
2504	17.01	C0200 2		110000	0	373800	0	373800	100000	383800	483800
		Added	Assmt:	2020	0	373800					
2504	17.01	C0201 2		110000	0	373800	0	373800	100000	383800	483800
		Added	Assmt:	2020	0	373800					
2504	17.01	C0202 2		110000	0	373800	0	373800	100000	383800	483800
		Added	Assmt:	2020	0	373800					
2504	17.01	C0203 2		110000	0	373800	0	373800	100000	383800	483800
		Added	Assmt:	2020	0	373800					
2504	17.01	C0300 2		110000	0	347900	0	347900	100000	357900	457900
		Added	Assmt:	2020	0	347900					
2504	17.01	C0301 2		110000	0	332500	0	332500	100000	342500	442500
		Added	Assmt:	2020	0	332500					
2504	17.01	C0302 2		110000	0	332500	0	332500	100000	342500	442500
		Added	Assmt:	2020	0	332500					
2504	17.01	C0303 2		110000	0	332500	0	332500	100000	342500	442500
		Added	Assmt:	2020	0	332500					
2504	18	1		360000	-360000	0	0	-360000	0	0	0 **DELETED**
2606	3	1 /2		272400	0	-74900	0	-74900	197500	0	197500
2606	16	2		619100	0	19200	0	19200	210000	428300	638300
		Added	Assmt:	2020	0	19200					
2701	2	2		372100	0	-72100	0	-72100	249700	50300	300000
2701	14	2		372000	-5300	-114800	0	-120100	251900	0	251900
2702	5	2		344200	0	9700	0	9700	228000	125900	353900
		Added	Assmt:	2020	0	9700					
2704	22.02	2		786500	0	-61500	0	-61500	213200	511800	725000
2706	29	2		348100	0	183300	0	183300	194800	336600	531400
		Added	Assmt:	2020	0	183300					

# Preliminary Reconciliation Report

49 RIDGEFIELD

12/15/20 Page 3

Block	Lot	Qual	Class	PRIOR Assessment	Land	NET CHANGE IN Impr	VALUE Exempt	NET CHANGE	Land	NEW Assessment Impr	Total
2802	7	2	Assmt:	296300 2020	0	19400	0	19400	190900	124800	315700
2803	5	2	Assmt:	319700 2020	0	23500	0	23500	206900	136300	343200
3105	4	2	Assmt:	342700 2020	0	24900	0	24900	182000	185600	367600
3107	3	2		349700	0	-169700	0	-169700	180000	0	180000
3209	2	2	Assmt:	436600 2020	0	10600	0	10600	194500	252700	447200
3301	8	2	Assmt:	380200 2020	0	4000	0	4000	250000	134200	384200
3302	17	2		645200	0	-95200	0	-95200	192900	357100	550000
3302	21	2	Assmt:	271000 2020	0	415100	0	415100	186800	499300	686100
3403	3	2	Assmt:	415200 2020	0	34400	0	34400	257500	192100	449600
3701	14	2	Assmt:	310800 2020	0	76600	0	76600	213800	173600	387400
3704	1	2	Assmt:	731300 2020	0	34700	0	34700	210200	555800	766000
3705	31	4A		775500	0	-125500	0	-125500	385600	264400	650000
3801	8	4A		223200	-50000	1800	0	-48200	161400	13600	175000
3801	12	2	Assmt:	174800 2020	0	464000	0	464000	174800	464000	638800
3803	14	2		246300	0	-26300	0	-26300	220000	0	220000
3805	2	4A		268400	-50000	-18400	0	-68400	147000	53000	200000
3805	4	2		219100	0	-19100	0	-19100	143200	56800	200000
3805	5	4B		307600	0	-57600	0	-57600	220000	30000	250000
4014	4	HM	4B	13418000	-2056000	56000	0	-2000000	10720600	697400	11418000
4014	18	4B	Assmt:	17500000 2020	0	50000	0	50000	5046100	12503900	17550000
9999	1	6A		978508	22607	-391	0	-31220	1256850	7537	947288

TOTAL NET CHANGE: (Excluding Railroad & Public Util)

-2521200	Land	Total
+12872200	Impr	Total
+0	Exmt	Total
+10351000	Net	Total

2	Total	Records Added
1	Total	Records Deleted
72	Total	Records Updated

1 Net Change Total

\$14,788,400 Total Value of Added Assessments for 2020  
(Please Verify w/AA Table of Aggregates)

District: 49 RIDGEFIELD

HISTORY 1 TOTALS 2020

12/15/20

Class	Items	Land	Impr	Exempt	Net	
1	81	59621800	0	0	59621800	
2	2526	482598900	505815600	0	988414500	
3A	0	0	0	0	0	
3B	0	0	0	0	0	
4A	226	82448400	107659200	0	190107600	
4B	86	94039900	157533700	0	251573600	
4C	15	21677700	46863100	0	68540800	
RATABLES	2934	740386700	817871600	0	1558258300	2020
5A	0	0	0		0	
5B	7	51836500	350000		52186500	
RAILROAD	7	51836500	350000		52186500	
6A	1	1234243	7928		978508	
6B	0	0	0		0	
6C	0	0	0		0	
PUB UTIL	1	1234243			978508	
15A	4	9206200	13752200		22958400	
15B	0	0	0		0	
15C	69	41747600	8590900		50338500	
15D	19	11945100	10533500		22478600	
15E	0	0	0		0	
15F	28	49638000	6330900		55968900	
EXEMPT	120	112536900	39207500		151744400	

Deduction	Qty	Amount
SENIOR	23	5750
SURVIVING SPOUSE	1	250
DISABLED PERSON	3	750
VETERAN	65	3250
WIDOW OF VET	33	1650

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

3054	Total	Items Ratable and Exempt
852923600	Total	Land
857079100	Total	Impr
0	Total	Exmpt
1710002700	Total	Ratables and Exempts

District: 49 RIDGEFIELD

## PRELIMINARY TAX LIST TOTALS -

12/15/20  
2020

Class	Items	Land	Impr	Exempt	Net
1	83	59541900	0	0	59541900
2	2525	482313600	511311400	0	993625000
3A	0	0	0	0	0
3B	0	0	0	0	0
4A	226	82348400	114005100	0	196353500
4B	86	91983900	158364200	0	250348100
4C	15	216777700	47063100	0	68740800
RATABLES	2935	737865500	830743800	0	1568609300 PRC
5A	0	0	0	0	0
5B	7	51836500	350000	0	52186500
RAILROAD	7	51836500	350000	0	52186500
6A	1	1256850	7537	0	947288
6B	0	0	0	0	0
6C	0	0	0	0	0
PUB UTIL	1	1256850	0	0	947288
15A	4	9206200	13752200	0	22958400
15B	0	0	0	0	0
15C	69	41747600	8590900	0	50338500
15D	19	11945100	10533500	0	22478600
15E	0	0	0	0	0
15F	28	49638000	6330900	0	55968900
EXEMPT	120	112536900	39207500	0	151744400

Deduction	Qty	Amount
SENIOR	21	5250
SURVIVING SPOUSE	1	250
DISABLED PERSON	3	750
VETERAN	57	14250
WIDOW OF VET	33	8250

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

3055	Total	Items Ratable and Exempt
850402400	Total	Land
869951300	Total	Impr
0	Total	Exmpt
1720353700	Total	Ratables and Exempts

	Prior	Current	Change	
Line Items:	3,054	3,055	1	Ok
Value Chg:	1,710,002,700	1,720,353,700	10,351,000	Ok

APPEAL/TAX LIST REPORT FOR 2020

Page: 1

Tue Dec 16 2020 12:54:20

District: 49 RIDGEFIELD

Judged

Appeal#	Owner / Property Location	Block	Lot	Cla	Assessed	Added	Judged	Tax Ct	Tax List
09/09/20 49-2000108L 6B	LEE, CHRISTOPHER (CHRISTOPH J) 767 KINGSLAND AVE AFFIRMED WITHOUT PREJUDICE	110	5	2	181000 536400 0 717400	0 0 0 0	181000 536400 0 717400	0 0 0 0	181000 536400 0 717400
10/07/20 49-2000119D 2A	MOSAID, MAGDI REAR HARRIET AVE	201	13	2	91000 224500 0 315500	0 0 0 0	91000 224500 0 315500	0 0 0 0	91000 224500 0 315500
10/07/20 49-2000124L 7	GONZALEZ, LUCY 815 MAPLE AVE WITHDRAWN	306	15	2	171500 298400 0 469900	0 0 0 0	171500 298400 0 469900	0 0 0 0	171500 298400 0 469900
00/00/00 49-2000002T	745 BERGEN LLC NJ 745 BERGEN BLVD	703	1	4A	545000 699500 0 1244500	0 0 0 0	0 0 0 0	0 0 0 0	545000 699500 0 1244500 *
10/07/20 49-2000127L 3	SEVEN 24 LLC 724 BERGEN BLVD STIPULATION	711	26	4A	315000 348600 0 663600	0 0 0 0	315000 260000 0 575000	0 0 0 0	315000 260000 0 575000
09/09/20 49-2000103L 3	VANACORE, RAFFAELE & VICTORIA 945 SLOCUM AVE STIPULATION	1004	15	2	185300 634700 0 820000	0 0 0 0	185300 564700 0 750000	0 0 0 0	185300 564700 0 750000
10/07/20 49-2000117L 6B	GRAND MADISON LLC PLAINTIFF 894 VIRGIL AVE AFFIRMED WITHOUT PREJUDICE- TAX COURT PENDING	1008	3	2	205300 97400 0 302700	0 0 0 0	205300 97400 0 302700	0 0 0 0	205300 97400 0 302700
09/09/20 49-2000106L 7	BONANNO REAL ESTATE GROUP II, 1053 SLOCUM AVE WITHDRAWN	1101	6	4B	89200 31500 0 120700	0 0 0 0	89200 31500 0 120700	0 0 0 0	89200 31500 0 120700
10/07/20 49-2000125L 7	HUDSON ONE MANAGEMENT LLC 725 GRAND AVE #103 C0103 WITHDRAWN	1103	21	4A	61000 223900 0 284900	0 0 0 0	61000 223900 0 284900	0 0 0 0	61000 223900 0 284900
10/07/20 49-2000123L 7	HUDSON ONE MANAGEMENT LLC 725 GRAND AVE #104 C0104 WITHDRAWN	1103	21	4A	61000 265200 0 326200	0 0 0 0	61000 265200 0 326200	0 0 0 0	61000 265200 0 326200
10/07/20 49-2000122L 7	HUDSON ONE MANAGEMENT LLC 725 GRAND AVE #105 C0105 WITHDRAWN	1103	21	4A	61000 347100 0 408100	0 0 0 0	61000 347100 0 408100	0 0 0 0	61000 347100 0 408100
09/09/20 49-2000107L 6B	695 GRAND AVE, LLC 675 GRAND AVE AFFIRMED WITHOUT PREJUDICE	1104	6.01	4B	539000 439900 0 978900	0 0 0 0	539000 439900 0 978900	0 0 0 0	539000 439900 0 978900
10/07/20 49-2000118L 3	TRONT, ANGELA&GASPARRO, JERRY TR 555 COLUMBIA AVE STIPULATION	1303	11	2	342200 255000 0 597200	0 0 0 0	342200 182800 0 525000	0 0 0 0	342200 183000 0 525200 *
09/09/20 49-2000105L 3	DIAZ, NATALIA S 600 ABBOTT AVE STIPULATION	1503	5.02	2	245800 709600 0 955400	0 0 0 0	245800 515300 0 761100	0 0 0 0	245800 515300 0 761100
09/09/20 49-2000109L 3	LEE, CHRISTOPHER 540 LINCOLN AVE. STIPULATION	1907	2	2	215500 588900 0 804400	0 0 0 0	215500 524500 0 740000	0 0 0 0	215500 524500 0 740000

APPEAL/TAX LIST REPORT FOR 2020

Page: 2

Tue Dec 16 2020 12:54:20

District: 49 RIDGEFIELD

Judged

Appeal#

Appeal#	Owner / Property Location	Block	Lot	Cla	Assessed	Added	Judged	Tax Ct	Tax List
09/09/20 49-2000110L 3	STANCATO, FRANK ET AL 543 SHALER BLVD STIPULATION	2104	1	4A	525000 525300 0 1050300	0 0 0 0	525000 285000 0 810000	0 0 0 0	525000 285000 0 810000
09/09/20 49-2000111L 3	STANCATO, FRANK & PASQUALE, PTN 535 SHALER BLVD STIPULATION	2104	2	4A	351500 598500 0 950000	0 0 0 0	351500 498500 0 850000	0 0 0 0	351500 498500 0 850000
09/09/20 49-2000112L 3	STANCATO, FRANK & PASQUALE PTNR 533 SHALER BLVD STIPULATION	2104	3	4A	455000 174300 0 629300	0 0 0 0	455000 45000 0 500000	0 0 0 0	455000 45000 0 500000
11/04/20 49-2000121L 3	TSAI, SHIU-LIN & TSAI, PI ZU 559 BERGEN BLVD STIPULATION	2501	9	4A	432300 387000 0 819300	0 0 0 0	432300 287000 0 719300	0 0 0 0	432300 217700 0 650000 *
11/04/20 49-2000120L 3	KEUM, MICHAEL 535 MORSE AVE STIPULATION	2701	2	2	249700 122400 0 372100	0 0 0 0	249700 50300 0 300000	0 0 0 0	249700 50300 0 300000
09/09/20 49-2000001A 3	NICKLITO LLC 536 ABBOTT AVE ASSESSOR CORRECTION REC FOR DECREASE	2701	14	2	257200 114800 0 372000	0 0 0 0	257200 109700 0 366900	0 0 0 0	251900 0 0 251900 *
10/07/20 49-2000126L 3	VALDES, JUAN M & BESSIE FOUCES 760 EDGEWATER AVE STIPULATION	2704	22.02	2	213200 573300 0 786500	0 0 0 0	213200 511800 0 725000	0 0 0 0	213200 511800 0 725000
09/09/20 49-2000104L 3	CHEONG, DAVID E 725 HAMILTON AV STIPULATION	3302	17	2	192900 452300 0 645200	0 0 0 0	192900 357100 0 550000	0 0 0 0	192900 357100 0 550000
09/09/20 49-2000101L 6B	FAVORITO/LUKOIL NORTH AMERICA 312 BROAD AVE AFFIRMED WITHOUT PREJUDICE	3705	31	4A	385600 389900 0 775500	0 0 0 0	385600 389900 0 775500	0 0 0 0	385600 264400 0 650000 *
09/09/20 49-2000116L 3	ATSIV DEVELOPMENT LLC 1007 PLEASANTVIEW STIPULATION	3801	8	4A	211400 11800 0 223200	0 0 0 0	163200 11800 0 175000	0 0 0 0	161400 13600 0 175000
09/09/20 49-2000113L 3	PSP ENTERPRISES 1024 PLEASANTVIEW STIPULATION	3805	2	4A	197000 71400 0 268400	0 0 0 0	175000 25000 0 200000	0 0 0 0	147000 53000 0 200000
09/09/20 49-2000114L 3	TERRACE REALTY GROUP LLC 1016 PLEASANTVIEW STIPULATION	3805	4	2	143200 75900 0 219100	0 0 0 0	143200 56800 0 200000	0 0 0 0	143200 56800 0 200000
09/09/20 49-2000115L 3	ATSIV DEVELOPMENT LLC 1010 PLEASANTVIEW STIPULATION	3805	5	4B	220000 87600 0 307600	0 0 0 0	220000 30000 0 250000	0 0 0 0	220000 30000 0 250000
00/00/00 49-2000001T	PUBLIC SERV ELEC & GAS CO 1000 HENDRICKS CSWY HM HM	4014	4	4B	12776600 641400 0 13418000	0 0 0 0	0 0 0 0	0 0 0 0	10720600 697400 0 11418000 *
09/09/20 49-2000102L 6B	BELL ATLANTIC/PROP. TAX DEPT. VARIOUS AFFIRMED WITHOUT PREJUDICE	9999	1	6A	1234243 7928 263663 978508	0 0 0 0	1234243 7928 263663 978508	0 0 0 0	1256850 7537 0 947288 *

Tue Dec 16 2020 12:54:20

District: 49 RIDGEFIELD

Judged

Appeal#

Owner / Property Location

Block

Lot

Cla

Assessed

Added

Judged

Tax Ct

Tax List

\* Tax List Does Not Match Judgement

30 Listed.

Total Assessed Land:	21,153,643	Impr:	9,934,428	Exmp:	263,663	Net:	30,824,408
Total Judged Land:	7,761,843	Impr:	7,177,428	Exmp:	263,663	Net:	14,675,608



No Compare on: Last Yr Taxes:  
No Compare on: Curr Yr Taxes:

308	2	Deductions:	CURRENT: S0 V1 W0 R0 D0 Owner: 2 250 M4 TAPE: S0 V0 W0 R0 D0 Owner: 0 0
803	7	Owner:	CURRENT: KAYED, SIYAM L M4 TAPE: TSAGOURIS, NICK P (ETAL)
803	7	Street:	CURRENT: 668 SLOCUM AVENUE M4 TAPE: 668 SOLCUM AVENUE
803	7	Sale Price:	CURRENT: 630000 M4 TAPE: 545000
803	7	Sale Book	CURRENT: 3811 M4 TAPE: 1844
803	7	Sale Page:	CURRENT: 661 M4 TAPE: 286
803	7	Sale Date:	CURRENT: 09/28/20 M4 TAPE: 011215
803	7	Sale NU Code	CURRENT: M4 TAPE: 7
2606	17.02	Owner:	CURRENT: OZGUN,ARTO HARUTYUN & ANI M4 TAPE: OZGUN, ARTO & ANI
2606	17.02	Sale Price:	CURRENT: 1 M4 TAPE: 1275000
2606	17.02	Sale Book	CURRENT: 3812 M4 TAPE: 9061
2606	17.02	Sale Page:	CURRENT: 1410 M4 TAPE: 390
2606	17.02	Sale Date:	CURRENT: 04/16/20 M4 TAPE: 033006
2606	17.02	Sale NU Code	CURRENT: 25 M4 TAPE:
3302	20	Owner:	CURRENT: ARROYO, MARIA FERNANDA MILLAN M4 TAPE: FESTA, FRANK C & ELEANOR B
3302	20	City:	CURRENT: RIDGEFIELD, NJ 07657 M4 TAPE: RIDGEFIELD, N J 07657
3302	20	Deductions:	CURRENT: S0 V0 W0 R0 D0 Owner: 0 0 M4 TAPE: S0 V0 W0 R0 D0 Owner: 2 0
3302	20	Sale Price:	CURRENT: 390000 M4 TAPE: 0
3302	20	Sale Book	CURRENT: 3814 M4 TAPE:
3302	20	Sale Page:	CURRENT: 239 M4 TAPE:
3302	20	Sale Date:	CURRENT: 08/17/20 M4 TAPE: 000000
3801	11	Owner:	CURRENT: KIM, KIYOUNG & HAEYOUNG M4 TAPE: KIM, SUK BO
3801	11	Street:	CURRENT: 1019 PLEASANTVIEW AVENUE M4 TAPE: 1019 PLEASANTVIEW TERR
3801	11	Sale Price:	CURRENT: 380000 M4 TAPE: 280000
3801	11	Sale Book	CURRENT: 3822 M4 TAPE: 3642
3801	11	Sale Page:	CURRENT: 542 M4 TAPE: 1745
3801	11	Sale Date:	CURRENT: 10/01/20 M4 TAPE: 031920