

## Preliminary Reconciliation Report

54 ROCHELLE PARK

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Block	Lot	Qual	Class	PRIOR Assessment	Land	NET CHANGE Impr	VALUE Exempt	NET CHANGE	Land	NEW Assessment Impr	Totl	
9	41		15F/2	280000	0	0	0	0	210400	69600	280000	
12	12		1 /4A	427400	0	0	0	0	427400	0	427400	
25.02	7		1 /2	209200	0	-62600	0	-62600	146600	0	146600	
27	86		2	501200	0	-26200	0	-26200	190000	285000	475000	
29	6	C0004	2	383500	0	-21000	0	-21000	150000	212500	362500	
32	10		2	259900	0	38800	0	38800	152300	146400	298700	
			Added Assmt:	2020	0	38800						
42.02	1		4A	6000000	-3840000	-2160000	0	-6000000	0	0	0	**DELETED**
42.02	1	C0001	4A	0	1890000	3935000	0	5825000	1890000	3935000	5825000	NEW RECORD
42.02	1	C0002	1	0	4200000	0	0	4200000	4200000	0	4200000	NEW RECORD
56.01	6		15F/2	277300	0	0	0	0	174300	103000	277300	
61.01	1.01	C0104	2	275500	0	-35500	0	-35500	150000	90000	240000	
61.01	1.01	C0113	2	412000	0	-17000	0	-17000	150000	245000	395000	
61.01	1.01	C0307	2	356100	0	-36100	0	-36100	150000	170000	320000	
61.01	1.01	C0322	2	449300	0	-74300	0	-74300	150000	225000	375000	
69	94		2	366700	0	16400	0	16400	229400	153700	383100	
			Added Assmt:	2020	0	16400						
73	4		2	72200	125000	280600	0	405600	192300	285500	477800	
			Added Assmt:	2020	0	285500*						
82	2		4A /4B	9000000	0	0	0	0	2974200	6025800	9000000	
84.02	4		2	354600	0	51800	0	51800	185700	220700	406400	
85	12		2	315400	0	323100	0	323100	205300	433200	638500	
			Added Assmt:	2020	0	323100						
91.01	7		2	417700	0	-17700	0	-17700	165200	234800	400000	
101.01	4		2	356300	0	187200	0	187200	199400	344100	543500	
			Added Assmt:	2020	0	187200						
105.01	50		2	593900	0	-28900	0	-28900	222800	342200	565000	
107.03	21		2	195000	0	143300	0	143300	156900	181400	338300	
			Added Assmt:	2020	0	143300						
110.01	1	B01	4A	560000	0	-160000	0	-160000	0	400000	400000	
110.01	2	B01	4A	460000	0	-160000	0	-160000	0	300000	300000	

## 54 ROCHELLE PARK

Block	Lot	Qual	Class	PRIOR Assessment	Land	NET CHANGE IN VALUE Impr	Exempt	NET CHANGE	Land	NEW Assessment Impr	Tot l
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+2375000	Land	Total
+2176900	Impr	Total
+0	Exmt	Total
+4551900	Net	Total

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2    Total Records Added
1    Total Records Deleted
22   Total Records Updated

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1 Net Change Total

Class	Items	Land	Impr	Exempt	Net	
1	35	12504400	0	0	12504400	
2	1809	339011000	260822500	0	599833500	
3A	0	0	0	0	0	
3B	0	0	0	0	0	
4A	129	110329000	160807200	0	271136200	
4B	22	12992100	17077900	0	30070000	
4C	5	8016400	22034500	0	30050900	
RATABLES	2000	482852900	460742100	0	943595000	2020
5A	3	225000	0		225000	
5B	0	0	0		0	
RAILROAD	3	225000	0		225000	
6A	1	0	100		0	
6B	0	0	0		0	
6C	0	0	0		0	
PUB UTIL	1	0			0	
15A	1	4526500	7146800		11673300	
15B	0	0	0		0	
15C	31	28297600	8666100		36963700	
15D	7	1843600	4270800		6114400	
15E	0	0	0		0	
15F	8	3148900	1605100		4754000	
EXEMPT	47	37816600	21688800		59505400	

Deduction	Qty	Amount
SENIOR	29	7250
SURVIVING SPOUSE	2	500
DISABLED PERSON	2	500
VETERAN	116	5800
WIDOW OF VET	23	1150

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

2047	Total	Items Ratable and Exempt
520669500	Total	Land
482430900	Total	Impr
0	Total	Exmpt
1003100400	Total	Ratables and Exempts

District: 54 ROCHELLE PARK

PRELIMINARY TAX LIST TOTALS - 12/15/20  
2020

Class	Items	Land	Impr	Exempt	Net
1	38	17278400	0	0	17278400
2	1806	338604700	261371800	0	599976500
3A	0	0	0	0	0
3B	0	0	0	0	0
4A	129	110925800	168288000	0	279213800
4B	21	10017900	11052100	0	21070000
4C	5	8016400	22034500	0	30050900
RATABLES	1999	484843200	462746400	0	947589600 PRC
5A	3	225000	0	0	225000
5B	0	0	0	0	0
RAILROAD	3	225000	0	0	225000
6A	1	0	100	0	0
6B	0	0	0	0	0
6C	0	0	0	0	0
PUB UTIL	1	0	0	0	0
15A	1	4526500	7146800	0	11673300
15B	0	0	0	0	0
15C	31	28297600	8666100	0	36963700
15D	7	1843600	4270800	0	6114400
15E	0	0	0	0	0
15F	10	3533600	1777700	0	5311300
EXEMPT	49	38201300	21861400	0	60062700

Deduction	Qty	Amount
SENIOR	25	6250
SURVIVING SPOUSE	2	500
DISABLED PERSON	3	750
VETERAN	109	27250
WIDOW OF VET	21	5250

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

2048	Total	Items Ratable and Exempt
523044500	Total	Land
484607800	Total	Impr
0	Total	Exempt
1007652300	Total	Ratables and Exempts

	Prior	Current	Change	
Line Items:	2,047	2,048	1	Ok
Value Chg:	1,003,100,400	1,007,652,300	4,551,900	Ok

APPEAL/TAX LIST REPORT FOR 2020

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District: 54 ROCHELLE PARK

Judged

Appeal#	Owner / Property Location	Block	Lot	Cla	Assessed	Added	Judged	Tax Ct	Tax List
09/09/20 54-2000114D 2A	MOSAID, MAGDI 8 MADISON AVENUE	11	52.02	2	198700 254100 0 452800	0 0 0 0	198700 254100 0 452800	0 0 0 0	198700 254100 0 452800
09/09/20 54-2000115L 3	ALBANESE, RICHARD & LAUREL 54 COLLING AV ASSESSORS RECOMMENDATION	27	86	2	190000 311200 0 501200	0 0 0 0	190000 285000 0 475000	0 0 0 0	190000 285000 0 475000
09/09/20 54-2000108L 3	MARRA, WILLIAM & DORIO, ALBER 6 CENTRAL AV C0004 ASSESSORS RECOMMENDATION	29	6	2	150000 233500 0 383500	0 0 0 0	150000 212500 0 362500	0 0 0 0	150000 212500 0 362500
00/00/00 54-2000002T	USPF VI ROCHELLE SUBSIDIARY LP 174 ROUTE 17 NORTH	42.02	1	4A	3840000 2160000 0 6000000	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
09/09/20 54-2000110L 6B	SCHARFSTEIN, ALAN OLDIS ST & ROUTE 17 AFFIRMED WITHOUT PREJUDICE	43.01	236	4A	501300 349000 0 850300	0 0 0 0	501300 349000 0 850300	0 0 0 0	501300 349000 0 850300
00/00/00 54-2000003T	ANI, HOLDINGS LLC ROUTE 17	43.02	1.01	4A	1450000 150000 0 1600000	0 0 0 0	0 0 0 0	0 0 0 0	1450000 150000 0 1600000 *
09/09/20 54-2000101L 3	PIKHALCHUK, SVITLANA 175 ROCHELLE AVE APT 104 C0104 ASSESSORS RECOMMENDATION	61.01	1.01	2	150000 125500 0 275500	0 0 0 0	150000 90000 0 240000	0 0 0 0	150000 90000 0 240000
09/09/20 54-2000107L 3	FAJARDO, EMMA R 175 ROCHELLE AVE APT 113 C0113 ASSESSORS RECOMMENDATION	61.01	1.01	2	150000 262000 0 412000	0 0 0 0	150000 245000 0 395000	0 0 0 0	150000 245000 0 395000
09/09/20 54-2000102D 2A	FORCE, SHIRLEY 175 ROCHELLE AVE APT 302 C0302	61.01	1.01	2	150000 230000 0 380000	0 0 0 0	150000 230000 0 380000	0 0 0 0	150000 230000 0 380000
09/09/20 54-2000106L 3	PIO, CHRISTOPHER 175 ROCHELLE AVE APT 307 C0307 ASSESSORS RECOMMENDATION	61.01	1.01	2	150000 206100 0 356100	0 0 0 0	150000 170000 0 320000	0 0 0 0	150000 170000 0 320000
09/09/20 54-2000105L 7	TRIOLO, JOSEPH M 175 ROCHELLE AVE APT 322 C0313 WITHDRAWN	61.01	1.01	2	150000 170000 0 320000	0 0 0 0	150000 170000 0 320000	0 0 0 0	150000 170000 0 320000
09/09/20 54-2000104L 3	PRINCIPATO, MARIANNA 175 ROCHELLE AVE APT 322 C0322 ASSESSORS RECOMMENDATION	61.01	1.01	2	150000 299300 0 449300	0 0 0 0	150000 225000 0 375000	0 0 0 0	150000 225000 0 375000
09/09/20 54-2000103L 3	MUBASHER, AYSHA 32 FAIRFIELD DR ASSESSORS RECOMMENDATION	91.01	7	2	165200 252500 0 417700	0 0 0 0	165200 234800 0 400000	0 0 0 0	165200 234800 0 400000
00/00/00 54-2000005T	TFJ 120 PASSAIC LLC NJ W PASSAIC ST.	93.01	1.02	1	850000 0 0 850000	0 0 0 0	0 0 0 0	0 0 0 0	850000 0 0 850000 *
00/00/00 54-2000006T	GZB PROPERTIES LLC 188 W PASSAIC ST	95	18	4A	826000 959000 0 1785000	0 0 0 0	0 0 0 0	0 0 0 0	826000 959000 0 1785000 *

APPEAL/TAX LIST REPORT FOR 2020

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Tue Dec 16 2020 12:55:46  
District: 54 ROCHELLE PARK  
Judged  
Appeal#

Appeal#	Owner / Property Location	Block	Lot	Cl	Assessed	Added	Judged	Tax Ct	Tax List
00/00/00 54-2000004T	C/O JOHN MILIOTIS 320 W PASSAIC ST	102	8	4A	1230300 877700 0	0 0 0	0 0 0	0 0 0	1230300 877700 2108000 *
00/00/00 54-2000001T	AERIAL REALTY LLC ETAL 365 W PASSAIC ST.	103.01	1.02	4A	9645300 16354700 0	0 0 0	0 0 0	0 0 0	9645300 16354700 26000000 *
09/09/20 54-2000111L 6B	PRIME MOTOR INNS %ROCHELLE PK 375 WEST PASSAIC ST AFFIRMED WITHOUT PREJUDICE	103.01	2	4A	250600 47900 0	0 0 0	250600 47900 0	0 0 0	250600 47900 298500
09/09/20 54-2000109D 3	DUDHIA, KRUPEN & BINAL 115 JAMES ST ASSESSORS RECOMMENDATION	105.01	50	2	222800 371100 0	0 0 0	222800 342200 0	0 0 0	222800 342200 565000
09/09/20 54-2000112L 3	ALLIED DEV., LLC RAILROAD B01 ASSESSORS RECOMMENDATION	110.01	1	4A	0 560000 0	0 0 0	0 425000 0	0 0 0	0 400000 400000 *
09/09/20 54-2000113L 3	ALLIED DEV., LLC RAILROAD B01 ASSESSORS RECOMMENDATION	110.01	2	4A	0 460000 0	0 0 0	0 325000 0	0 0 0	0 300000 300000 *

\* Tax List Does Not Match Judgement

21 Listed.

Total Assessed Land:	20,420,200	Impr:	24,633,600	Exmp:	Net:	45,053,800
Total Judged Land:	2,578,600	Impr:	3,605,500	Exmp:	Net:	6,184,100

No Compare on: Last Yr Taxes:  
No Compare on: Curr Yr Taxes:  
Total Lines Compared: 2052  
ok: 0 Line Items in current and not in Master File.

See also  
[http://www.njcourts.gov/courts/tax/docketed\\_lists.html](http://www.njcourts.gov/courts/tax/docketed_lists.html)