

## Preliminary Reconciliation Report

18 FAIRVIEW

01/03/23 Page 1

Block	Lot	Qual	Class	PRIOR Assessment	Land	NET CHANGE Impr	VALUE Exempt	NET CHANGE	Land	NEW Assessment Impr	Totl	
203	15		15D/4B	517800	0	0	0	0	517800	0	517800	
204	12	2 Added	Assmt:	348000 2022	0 0	6600 6600	0	6600	160000	194600	354600	
204	16		4A	753900	0	-8900	0	-8900	86300	658700	745000	
210	9		15D/4A	132700	0	0	0	0	120600	12100	132700	
210	10		15D/4A	824500	0	0	0	0	118100	706400	824500	
217	9	2 / 1 Added	Assmt:	200000 2022	0 0	581700 581700	0	581700	200000	581700	781700	
217	14	2		721000	0	-43000	0	-43000	130500	547500	678000	
218	12	2		374100	0	-4100	0	-4100	117400	252600	370000	
221	10		4C	711600	0	-21600	0	-21600	315000	375000	690000	
223	4	1 / 2		427700	0	-202700	0	-202700	225000	0	225000	
227	27	2 Added	Assmt:	267200 2022	0 0	2700 2700	0	2700	116600	153300	269900	
229	6		15C	31501500	-585000	-10916500	0	-11501500	9180000	10820000	20000000	
301	16	1 / 2		537000	0	-287500	0	-287500	249500	0	249500	
303	12	2 Added	Assmt:	353200 2022	0 0	19700 19700	0	19700	185000	187900	372900	
304	3		15F/2	717900	0	0	0	0	162000	555900	717900	
304	3.X	2		0	81000	277900	0	358900	81000	277900	358900	NEW RECORD
322	15	2 Added	Assmt:	263000 2022	0 0	30600 30600	0	30600	146600	147000	293600	
325	22		4A	679900	0	-19900	0	-19900	88500	571500	660000	
326	17		4A	810700	0	-60700	0	-60700	131400	618600	750000	
326	18		4A	801900	0	-26900	0	-26900	124500	650500	775000	
328	33	2		514000	0	-14000	0	-14000	175000	325000	500000	
329	3	1 Added	Assmt:	214000 2022	-214000 0	0 829500*	0	-214000	0	0	0	**DELETED**
329	3	C0001 2		0	182000	568700	0	750700	182000	568700	750700	NEW RECORD
329	3	C0002 2		0	182000	515200	0	697200	182000	515200	697200	NEW RECORD
405	14	2 Added	Assmt:	474000 2022	0 0	9500 9500	0	9500	187000	296500	483500	
406	2	2		317700	-8100	-8600	0	-16700	124900	176100	301000	
406	29	2 Added	Assmt:	512600 2022	0 0	125300 125300	0	125300	212000	425900	637900	
407	45	1 / 2		464000	0	-252000	0	-252000	212000	0	212000	
410	6	2 Added	Assmt:	564200 2022	0 0	12000 12000	0	12000	212000	364200	576200	
414	45	2		572900	0	-32900	0	-32900	162000	378000	540000	
417	39	2 Added	Assmt:	254700 2022	0 0	177500 177500	0	177500	160000	272200	432200	
504	5	1		201300	-201300	0	0	-201300	0	0	0	**DELETED**

# Preliminary Reconciliation Report

18 FAIRVIEW

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Block	Lot	Qual	Class	PRIOR Assessment	Land	NET CHANGE IN Impr	VALUE Exempt	NET CHANGE	Land	NEW Assessment Impr	Totl	
504	5	C0001 2 Added	Assmt:	0 2022	151200 0	646600 646600*	0	797800	151200	646600	797800	NEW RECORD
504	5	C0002 2 Added	Assmt:	0 2022	151200 0	646600 646600*	0	797800	151200	646600	797800	NEW RECORD
602	12	2		559600	0	-34600	0	-34600	153700	371300	525000	
604	7	4C		945500	0	-20500	0	-20500	315000	610000	925000	
701	2	2		819700	0	-29700	0	-29700	283800	506200	790000	
707	13	2 Added	Assmt:	388000 2022	0 0	4200 4200	0	4200	232500	159700	392200	
707	17	2 Added	Assmt:	413300 2022	0 0	24600 24600	0	24600	232500	205400	437900	
715	2	2 Added	Assmt:	380700 2022	0 0	7400 7400	0	7400	195000	193100	388100	
716	1	1		413600	-413600	0	0	-413600	0	0	0	**DELETED**
716	1	C0001 2 Added	Assmt:	0 2022	147400 0	512700 522200*	0	660100	147400	512700	660100	NEW RECORD
716	1	C0002 2 Added	Assmt:	0 2022	147400 0	512700 522200*	0	660100	147400	512700	660100	NEW RECORD
716	1	C0003 2 Added	Assmt:	0 2022	147400 0	512700 522200*	0	660100	147400	512700	660100	NEW RECORD
716	8	2		988900	-201100	-787800	0	-988900	0	0	0	**DELETED**
716	8	C0001 2 Added	Assmt:	0 2022	151100 0	587300 244100*	0	738400	151100	587300	738400	NEW RECORD
716	8	C0002 2 Added	Assmt:	0 2022	151100 0	587300 244100*	0	738400	151100	587300	738400	NEW RECORD
718	8	2		409400	0	-14400	0	-14400	141500	253500	395000	
721	4	4A		909800	0	-59800	0	-59800	140900	709100	850000	
724	2	4A		966700	0	-16700	0	-16700	871900	78100	950000	
805	1	4A		709600	0	-19600	0	-19600	239900	450100	690000	
810	4	4B		504000	0	-14000	0	-14000	57500	432500	490000	
8201	1	6A		1556645	20283	0	0	20283	1576928	10000	1576928	

TOTAL NET CHANGE: (Excluding Railroad & Public Util)

-131300	Land	Total
-6526900	Impr	Total
+0	Exmt	Total
-6658200	Net	Total

10	Total	Records Added
4	Total	Records Deleted
39	Total	Records Updated

6 Net Change Total

\$5,179,300 Total Value of Added Assessments for 2022  
(Please Verify w/AA Table of Aggregates)

District: 18 FAIRVIEW

HISTORY 1 TOTALS 2022

01/03/23

Class	Items	Land	Impr	Exempt	Net	
1	52	10336900	0	0	10336900	
2	2177	367979900	583831900	0	951811800	
3A	0	0	0	0	0	
3B	0	0	0	0	0	
4A	204	85428900	161413100	0	246842000	
4B	97	29498500	87283200	0	116781700	
4C	124	58090100	165043200	0	223133300	
RATABLES	2654	551334300	997571400	0	1548905700	2022
5A	0	0	0		0	
5B	0	0	0		0	
RAILROAD	0	0	0		0	
6A	1	1556645	10000		1556645	
6B	0	0	0		0	
6C	0	0	0		0	
PUB UTIL	1	1556645			1556645	
15A	6	2922200	18023200		20945400	
15B	3	1336900	13627800		14964700	
15C	34	19284500	31458300		50742800	
15D	17	5033800	20756500		25790300	
15E	3	86288300	15691500		101979800	
15F	10	11079200	3521400		14600600	
EXEMPT	73	125944900	103078700		229023600	
Deduction	Qty	Amount				
SENIOR	47	11750				
SURVIVING SPOUSE	12	3000				
DISABLED PERSON	21	5250				
VETERAN	43	2150				
WIDOW OF VET	16	800				
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					
2727	Total	Items Ratable and Exempt				
677279200	Total	Land				
1100650100	Total	Impr				
0	Total	Exmpt				
1777929300	Total	Ratables and Exempts				

District: 18 FAIRVIEW

PRELIMINARY TAX LIST TOTALS - 01/03/23  
2022

Class	Items	Land	Impr	Exempt	Net	
1	51	9994500	0	0	9994500	
2	2183	368614000	587934200	0	956548200	
3A	0	0	0	0	0	
3B	0	0	0	0	0	
4A	202	85190200	160482100	0	245672300	
4B	96	28980700	87269200	0	116249900	
4C	124	58090100	165001100	0	223091200	
RATABLES	2656	550869500	1000686600	0	1551556100	PRC
5A	0	0	0		0	
5B	0	0	0		0	
RAILROAD	0	0	0		0	
6A	1	1576928	10000		1576928	
6B	0	0	0		0	
6C	0	0	0		0	
PUB UTIL	1	1576928			1576928	
15A	6	2922200	18023200		20945400	
15B	3	1336900	13627800		14964700	
15C	34	18699500	20541800		39241300	
15D	20	5790300	21475000		27265300	
15E	3	86288300	15691500		101979800	
15F	11	11241200	4077300		15318500	
EXEMPT	77	126278400	93436600		219715000	

Deduction	Qty	Amount
SENIOR	39	9750
SURVIVING SPOUSE	11	2750
DISABLED PERSON	17	4250
VETERAN	40	10000
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

2733	Total	Items Ratable and Exempt
677147900	Total	Land
1094123200	Total	Impr
0	Total	Exmpt
1771271100	Total	Ratables and Exempts

	Prior	Current	Change	
Line Items:	2,727	2,733	6	Ok
Value Chg:	1,777,929,300	1,771,271,100	6,658,200	Ok

APPEAL/TAX LIST REPORT FOR 2022

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District: 18 FAIRVIEW

Judged

Appeal#

Appeal#	Owner / Property Location	Block	Lot	Cla	Assessed	Added	Judged	Tax Ct	Tax List
05/04/22 18-2200002A 3	LYNAUGH, LOUIS & MADELINE 100-102 ANDERSON AVE ASSESSMENT CORRECTION REC FOR DECREASE--PRC CORRECTION	204	16	4A	86300 667600 0 753900	0 0 0 0	86300 658700 0 745000	0 0 0 0	86300 658700 0 745000
07/27/22 18-2200102L 1A	NAZZAL, MOHAMMAD 405 FAIRVIEW AVE	217	14	2	130500 590500 0 721000	0 0 0 0	130500 547500 0 678000	0 0 0 0	130500 547500 0 678000
05/04/22 18-2200004A 3	MENDEZ, LUIS & CARMEN 381 FAIRVIEW AVE ASSESSORS CORRECTION REC FOR DECREASE	218	12	2	117400 256700 0 374100	0 0 0 0	117400 252600 0 370000	0 0 0 0	117400 252600 0 370000
07/27/22 18-2200115L 1A	DEDVUKAJ, GJELOSH JOHN 303 FAIRVIEW AVE	221	10	4C	315000 396600 0 711600	0 0 0 0	315000 375000 0 690000	0 0 0 0	315000 375000 0 690000
07/27/22 18-2200105L 7	COLON, AXEL 32 HAMILTON AVE W/D	222	15	2	191700 320400 0 512100	0 0 0 0	191700 320400 0 512100	0 0 0 0	191700 320400 0 512100
00/00/00 18-2200013T	VAZQUEZ, FRANCISCO & INES 450 HARDING PLACE	225	2	4C	405000 1292900 0 1697900	0 0 0 0	0 1095000 0 1500000	405000 1292900 0 1697900	405000 1292900 0 1697900 *
00/00/00 18-2200012T	F&I INVESTMENTS LLC 47 BERGEN BLVD	225	4	4C	540000 2106800 0 2646800	0 0 0 0	0 1760000 0 2300000	540000 2106800 0 2646800	540000 2106800 0 2646800 *
07/27/22 18-2200117D 6B	390 FAIRVIEW AVE LLC 390 FAIRVIEW AVE AWOP	229	1	4C	225000 580400 0 805400	0 0 0 0	225000 580400 0 805400	0 0 0 0	225000 580400 0 805400
07/27/22 18-2200101L 7	NAZZAL, MOHAMMAD 228 8TH ST W/D	312	27	2	213800 616000 0 829800	0 0 0 0	213800 616000 0 829800	0 0 0 0	213800 616000 0 829800
07/27/22 18-2200121L 1A	LEE, SIH YOUNG & YOUNG HEE 173 ANDERSON AVENUE	325	22	4A	88500 591400 0 679900	0 0 0 0	88500 571500 0 660000	0 0 0 0	88500 571500 0 660000
07/27/22 18-2200122L 1A	FASOLAS ENTERPRISES, L.L.C. 149-149A ANDERSON AV	326	17	4A	131400 679300 0 810700	0 0 0 0	131400 618600 0 750000	0 0 0 0	131400 618600 0 750000
07/27/22 18-2200120L 1A	FASOLAS ENTERPRISES, L.L.C. 147 ANDERSON AVE	326	18	4A	124500 677400 0 801900	0 0 0 0	124500 650500 0 775000	0 0 0 0	124500 650500 0 775000
05/04/22 18-2200003A 3	LYNAUGH, LOUIS & MADELINE 180 FULTON AVE ASSESSMENT CORRECTION REC FOR DECREASE--PRC CORRECTION	328	33	2	175000 339000 0 514000	0 0 0 0	175000 325000 0 500000	0 0 0 0	175000 325000 0 500000
05/04/22 18-2200001A 3	RUSSINO, JOHN & RAY ANN 462 EDGEWATER RD ASSESSMENT CORRECTION REC FOR DECREASE--PRC CORRECTION	406	2	2	133000 184700 0 317700	0 0 0 0	124900 180000 0 304900	0 0 0 0	124900 176100 0 301000 *
07/27/22 18-2200104D 2A	RODRIGUEZ JR, JUAN R 410 N 8TH ST	407	33	2	212000 445600 0 657600	0 0 0 0	212000 445600 0 657600	0 0 0 0	212000 445600 0 657600

APPEAL/TAX LIST REPORT FOR 2022

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District: 18 FAIRVIEW

Judged

Appeal#

Owner / Property Location

Block

Lot

Cla

Assessed

Added

Judged

Tax Ct

Tax List

07/27/22 18-2200107L 6A	SW FAIRVIEW LLC 371-375 ANDERSON AVE AWOP	411	25	4A	350400 3422700 0 3773100	0 0 0 0	350400 3422700 0 3773100	0 0 0 0	350400 3422700 0 3773100
00/00/00 18-2200008T	SW FAIRVIEW LLC 371-375 ANDERSON AVE	411	25	4A	350400 3422700 0 3773100	0 0 0 0	0 0 0 0	0 0 0 0	350400 3422700 0 3773100 *
00/00/00 18-2200009T	SW FAIRVIEW LLC 367 ANDERSON AVE	414	23	4A	175200 341000 0 516200	0 0 0 0	0 0 0 0	0 0 0 0	175200 341000 0 516200 *
00/00/00 18-2200011T	SW FAIRVIEW LLC 361 ANDERSON AVE	414	24	1	218300 0 0 218300	0 0 0 0	0 0 0 0	0 0 0 0	218300 0 0 218300 *
00/00/00 18-2200010T	SW FAIRVIEW LLC 359 ANDERSON AVE	414	25	1	83100 0 0 83100	0 0 0 0	0 0 0 0	0 0 0 0	83100 0 0 83100 *
07/27/22 18-2200118L 1A	ANDRADE, PABLO & ULLLOA, ANGELICA 413 JERSEY AVE	414	45	2	162000 410900 0 572900	0 0 0 0	162000 378000 0 540000	0 0 0 0	162000 378000 0 540000
00/00/00 18-2200007T	FAIR-REALTY CO 108-110 BROAD AVE	502	19	4A	459000 1495900 0 1954900	0 0 0 0	0 0 0 0	0 0 0 0	459000 1495900 0 1954900 *
07/27/22 18-2200109L 1A	634 FAIRVIEW LLC 638 FAIRVIEW AVENUE	602	12	2	153700 405900 0 559600	0 0 0 0	153700 371300 0 525000	0 0 0 0	153700 371300 0 525000
07/27/22 18-2200119D 2A	MEZYNSKI, KAMIL & JUSTYNA 623 PROSPECT AVE	602	18	2	179000 519500 0 698500	0 0 0 0	179000 519500 0 698500	0 0 0 0	179000 519500 0 698500
07/27/22 18-2200114L 1A	GHISALBERTI, ANTONIO(V) JADWIGA 601 FAIRVIEW AVENUE	604	7	4C	315000 630500 0 945500	0 0 0 0	315000 610000 0 925000	0 0 0 0	315000 610000 0 925000
07/27/22 18-2200108L 1A	ESTRADA, JOSE 32 WALNUT STREET	701	2	2	283800 535900 0 819700	0 0 0 0	283800 506200 0 790000	0 0 0 0	283800 506200 0 790000
07/27/22 18-2200106L 6A	ROTHMAN REALTY LLC 82 ELM AVE AWOP	704	13	2	232500 119600 0 352100	0 0 0 0	232500 119600 0 352100	0 0 0 0	232500 119600 0 352100
07/27/22 18-2200116D 2A	LEE, THOMAS T & KIM, JAMIE YEA 691 PROBST AVE UNIT A CO00A	716	10	2	151000 433900 0 584900	0 0 0 0	151000 433900 0 584900	0 0 0 0	151000 433900 0 584900
07/27/22 18-2200111L 1A	SHIKHEL, DAVID 2 BURDETTE PLACE	718	8	2	141500 267900 0 409400	0 0 0 0	141500 253500 0 395000	0 0 0 0	141500 253500 0 395000
07/27/22 18-2200103D 1A	CARMEL REALTY INC 361 BERGEN BLVD	721	4	4A	140900 768900 0 909800	0 0 0 0	140900 709100 0 850000	0 0 0 0	140900 709100 0 850000

APPEAL/TAX LIST REPORT FOR 2022

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District: 18 FAIRVIEW

Judged

Appeal#

Appeal#	Owner / Property Location	Block	Lot	Cla	Assessed	Added	Judged	Tax Ct	Tax List
07/27/22 18-2200110L 1A	ADAMO, MASSIMO & CRISTINA 313 BERGEN BLVD	724	2	4A	871900 94800 0 966700	0 0 0 0	871900 78100 0 950000	0 0 0 0	871900 78100 0 950000
00/00/00 18-2200006T	BANK OF AMERICA ATTN:CORP.REAL 307-309 BERGEN BLVD	724	3	4A	705700 889700 0 1595400	0 0 0 0	0 0 0 0	0 0 0 0	705700 889700 0 1595400 *
00/00/00 18-2200005T	OSTER FAIRVIEW PROPERTIES, LLC 281 BROAD AVENUE	802	1	1	767800 0 0 767800	0 0 0 0	0 0 0 0	0 0 0 0	767800 0 0 767800 *
00/00/00 18-2200004T	OSTER FAIRVIEW PROPERTIES, LLC 271 BROAD AVENUE	802	2	4A	508600 526500 0 1035100	0 0 0 0	0 0 0 0	0 0 0 0	508600 526500 0 1035100 *
00/00/00 18-2200003T	OSTER FAIRVIEW PROPERTIES, LLC 261 BROAD AVENUE	802	3	4A	958900 139000 0 1097900	0 0 0 0	0 0 0 0	0 0 0 0	958900 139000 0 1097900 *
00/00/00 18-2200002T	OSTER FAIRVIEW PROPERTIES, LLC 251 BROAD AVENUE	802	4	4A	1719700 2010500 0 3730200	0 0 0 0	0 0 0 0	0 0 0 0	1719700 2010500 0 3730200 *
07/27/22 18-2200112L 1A	TCNK PROPERTIES LLC 230 BROAD AVENUE	805	1	4A	239900 469700 0 709600	0 0 0 0	239900 450100 0 690000	0 0 0 0	239900 450100 0 690000
00/00/00 18-2200001T	N. J. LATIN ENTERT. INC J. JABADO 201-207 BROAD AVE	807	2	4B	349700 1435900 0 1785600	0 0 0 0	0 0 0 0	0 0 0 0	349700 1435900 0 1785600 *
07/27/22 18-2200113L 1A	ADAMO, MASSIMO & CHRISTINA 684 W PROSPECT AVE	810	4	4B	57500 446500 0 504000	0 0 0 0	57500 432500 0 490000	0 0 0 0	57500 432500 0 490000

\* Tax List Does Not Match Judgement

39 Listed.

Total Assessed Land:	12,664,600	Impr:	28,533,200	Exmp:	Net:	41,197,800
Total Judged Land:	5,415,100	Impr:	14,426,300	Exmp:	Net:	19,841,400

No Compare on: Last Yr Taxes:  
No Compare on: Curr Yr Taxes:  
Total Lines Compared: 2734  
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)