

Preliminary Reconciliation Report

54 ROCHELLE PARK

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Block	Lot	Qual	Class	PRIOR Assessment	Land	NET CHANGE IN Impr	VALUE Exempt	NET CHANGE	Land	NEW Assessment Impr	Tot I	
12	10		4A	596700	-414400	-182300	0	-596700	0	0	0	**DELETED**
12	10.01		4A	0	852200	182300	0	1034500	852200	182300	1034500	NEW RECORD
12	12		1	427400	-427400	0	0	-427400	0	0	0	**DELETED**
13	13.03	2 Added	Assmt:	384500 2022	0 0	33600 33600	0	33600	211200	206900	418100	
14	17	2 Added	Assmt:	458300 2022	0 0	10500 10500	0	10500	223700	245100	468800	
15	29	2 Added	Assmt:	291600 2022	0 0	38500 38500	0	38500	202500	127600	330100	
24.01	1		4A	1645500	0	-245500	0	-245500	675300	724700	1400000	
24.01	9.01		15F/1	184100	500	231900	0	232400	184600	231900	416500	
24.01	23	2 Added	Assmt:	330800 2022	0 0	9000 9000	0	9000	189900	149900	339800	
26.02	15	2 Added	Assmt:	286000 2022	0 0	18700 18700	0	18700	176700	128000	304700	
28	1	2 Added	Assmt:	306800 2022	0 0	24900 24900	0	24900	178300	153400	331700	
28	2	2 Added	Assmt:	265700 2022	0 0	28100 28100	0	28100	177300	116500	293800	
36	24		15F/2	311600	0	0	0	0	188100	123500	311600	
43.01	232	2 Added	Assmt:	307100 2022	0 0	433300 433300	0	433300	180500	559900	740400	
49	21.02	2 Added	Assmt:	341000 2022	0 0	10500 10500	0	10500	196200	155300	351500	
73	4	2 Added	Assmt:	436700 2022	0 0	20100 20100	0	20100	192300	264500	456800	
76	18	2 Added	Assmt:	318200 2022	0 0	28600 28600	0	28600	194500	152300	346800	
77	13	2 Added	Assmt:	382700 2022	0 0	9900 9900	0	9900	213000	179600	392600	
79.01	4	2 Added	Assmt:	307600 2022	0 0	20800 20800	0	20800	184600	143800	328400	
79.01	6	2 Added	Assmt:	311900 2022	0 0	8800 8800	0	8800	183400	137300	320700	
79.06	3	2 Added	Assmt:	245000 2022	0 0	34800 34800	0	34800	181600	98200	279800	
89	22		4A	933700	0	-58700	0	-58700	319400	555600	875000	
94	7	2 Added	/1 Assmt:	90000 2022	12700 0	341500 341500*	0	354200	102700	341500	444200	
101.02	15	2 Added	Assmt:	411000 2022	0 0	17000 17000	0	17000	209900	218100	428000	
105.09	9	2 Added	Assmt:	259800 2022	0 0	65100 65100	0	65100	167200	157700	324900	
105.09	49	2 Added	Assmt:	296600 2022	0 0	10400 10400	0	10400	191900	115100	307000	
107.05	7	2 Added	Assmt:	236800 2022	0 0	36100 36100	0	36100	156800	116100	272900	

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Block	Lot	Qual	Class	PRIOR Assessment	Land	NET CHANGE IN VALUE Impr	Exempt	NET CHANGE	Land	NEW Assessment Impr	Totl
107.06	6		2 /1	178400	0	470400	0	470400	178400	470400	648800
107.07	4		2	218400	0	334400	0	334400	164600	388200	552800
			Added Assmt:	2022	0	334400					

TOTAL NET CHANGE: (Excluding Railroad & Public Util)

+23600 Land Total
+1932700 Impr Total
+0 Exmt Total
+1956300 Net Total

1 Total Records Added
2 Total Records Deleted
26 Total Records Updated

-1 Net Change Total

\$1,534,600 Total Value of Added Assessments for 2022
(Please Verify w/AA Table of Aggregates)

District: 54 ROCHELLE PARK

HISTORY 1 TOTALS 2022

01/03/23

Class	Items	Land	Impr	Exempt	Net	
1	38	13271900	0	0	13271900	
2	1799	337472700	262841800	0	600314500	
3A	0	0	0	0	0	
3B	0	0	0	0	0	
4A	125	111167300	168311300	0	279478600	
4B	21	13454600	18202600	0	31657200	
4C	6	8743900	26506400	0	35250300	
RATABLES	1989	484110400	475862100	0	959972500	2022
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	12	3719000	10368000		14087000	
EXEMPT	51	38386700	30451700		68838400	

Deduction	Qty	Amount
SENIOR	19	4750
SURVIVING SPOUSE	2	500
DISABLED PERSON	3	750
VETERAN	82	4100
WIDOW OF VET	26	1300

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

2040	Total	Items Ratable and Exempt
522497100	Total	Land
506313800	Total	Impr
0	Total	Exmpt
1028810900	Total	Ratables and Exempts

District: 54 ROCHELLE PARK

PRELIMINARY TAX LIST TOTALS - 01/03/23
2022

Class	Items	Land	Impr	Exempt	Net	
1	34	12392000	0	0	12392000	
2	1800	337565700	264723300	0	602289000	
3A	0	0	0	0	0	
3B	0	0	0	0	0	
4A	125	111605100	168007100	0	279612200	
4B	21	13454600	18202600	0	31657200	
4C	6	8743900	26506400	0	35250300	
RATABLES	1986	483761300	477439400	0	961200700	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	14	4091700	10723400	0	14815100	
EXEMPT	53	38759400	30807100	0	69566500	

Deduction	Qty	Amount
SENIOR	20	5000
SURVIVING SPOUSE	1	250
DISABLED PERSON	3	750
VETERAN	77	19250
WIDOW OF VET	25	6250

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

2039	Total	Items	Ratable and Exempt
522520700	Total	Land	
508246500	Total	Impr	
0	Total	Exmpt	
1030767200	Total	Ratables and Exempts	

	Prior	Current	Change	
Line Items:	2,040	2,039	1	Ok
Value Chg:	1,028,810,900	1,030,767,200	1,956,300	Ok

APPEAL/TAX LIST REPORT FOR 2022

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Tue Jan 4 2023 13:30:00

District: 54 ROCHELLE PARK

Judged

Appeal#	Owner / Property Location	Block	Lot	Cl	Assessed	Added	Judged	Tax Ct	Tax List
00/00/00 54-2200007T	174 ROCHELLE LLC 174 ROUTE 17 NORTH	42.02	1	4A	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0
07/27/22 54-2200102L 6B	SCHARFSTEIN, ALAN 195 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 54-2200006T	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 *
00/00/00 54-2200005T	COOLIDGE PARK 17 LLC 218 ROUTE 17 NO.	51.01	1	4A	4245000 10630500 0 14875500	0 0 0 0	0 0 0 0	0 0 0 0	4245000 10630500 0 14875500 *
07/27/22 54-2200105L 6B	SPAGNUOLO, VIRGILIO & CATHERIN 175 ROCHELLE AVE APT 223 C0223 AFFIRMED WITHOUT PREJUDICE	61.01	1.01	2	150000 255400 0 405400	0 0 0 0	150000 255400 0 405400	0 0 0 0	150000 255400 0 405400
00/00/00 54-2200001T	AT&T COMM OF NJ,LP AT:PROP TAX 75 WEST PASSAIC ST.	84.01	2.01	4A	509400 6473400 0 6982800	0 0 0 0	0 0 0 0	0 0 0 0	509400 6473400 0 6982800 *
00/00/00 54-2200003T	PASSAIC STREET ASSOCIATES LLC 18 WEST PASSAIC ST.	87	1.02	4A	372900 1099800 0 1472700	0 0 0 0	0 0 0 0	0 0 0 0	372900 1099800 0 1472700 *
07/27/22 54-2200106L 3	H2H REAL ESTATE HOLDING LLC LEGION PL STIPULATION	89	22	4A	319400 614300 0 933700	0 0 0 0	319400 555600 0 875000	0 0 0 0	319400 555600 0 875000
00/00/00 54-2200002T	TFJ 120 PASSAIC URBAN RENEWAL 120 W PASSAIC ST.	93.01	1.01	1	5600000 0 0 5600000	0 0 0 0	0 0 0 0	0 0 0 0	5600000 0 0 5600000 *
07/27/22 54-2200103L 6B	TFJ 120 PASSAIC LLC NJ W PASSAIC ST AFFIRMED WITHOUT PREJUDICE	93.01	1.02	1	850000 0 0 850000	0 0 0 0	850000 0 0 850000	0 0 0 0	850000 0 0 850000
07/27/22 54-2200104L 6B	TFJ 120 PASSAIC LLC NJ W PASSAIC ST AFFIRMED WITHOUT PREJUDICE	93.01	1.04	1	50000 0 0 50000	0 0 0 0	50000 0 0 50000	0 0 0 0	50000 0 0 50000
00/00/00 54-2200008T	C/O JOHN MILIOTIS 320 W PASSAIC ST	102	8	4A	1230300 877700 0 2108000	0 0 0 0	0 0 0 0	0 0 0 0	1230300 877700 0 2108000 *
00/00/00 54-2200004T	AERIAL REALTY LLC ETAL 365 W PASSAIC ST.	103.01	1.02	4A	9645300 16354700 0 26000000	0 0 0 0	0 0 0 0	0 0 0 0	9645300 16354700 0 26000000 *
07/27/22 54-2200101L 6B	PRIME MOTOR INNS %ROCHELLE PK 375 WEST PASSAIC ST AFFIRMED WITHOUT PREJUDICE	103.01	2	4A	250600 47900 0 298500	0 0 0 0	250600 47900 0 298500	0 0 0 0	250600 47900 0 298500

* Tax List Does Not Match Judgement

14 Listed.

APPEAL/TAX LIST REPORT FOR 2022

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Tue Jan 4 2023 13:30:00
 District: 54 ROCHELLE PARK
 Judged
 Appeal#

Owner / Property Location	Block	Lot	Cla	Assessed	Added	Judged	Tax Ct	Tax List
Total Assessed Land:	25,174,200	Impr:	36,852,700	Exmp:		Net:	62,026,900	
Total Judged Land:	2,121,300	Impr:	1,207,900	Exmp:		Net:	3,329,200	

No Compare on: Last Yr Taxes:
No Compare on: Curr Yr Taxes:
Total Lines Compared: 2043
ok: 0 Line Items in current and not in Master File.

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