

Preliminary Reconciliation Report

03 BERGENFIELD

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Block	Lot	Qual	Class	PRIOR Assessment	Land	NET CHANGE Impr	VALUE Exempt	NET CHANGE	Land	NEW Assessment Impr	Totl
16	3		15F/2	295900	0	0	0	0	168500	127400	295900
18	19		15F/2	304400	0	0	0	0	171800	132600	304400
20	17		15F/2	258500	0	132100	0	132100	171800	218800	390600
23	18	2		303600	0	52200	0	52200	170000	185800	355800
		Added	Assmt:	2025	0	52200					
27	11		15F/2	391700	0	0	0	0	207300	184400	391700
28	8	C000A	4A	335000	0	-35000	0	-35000	121900	178100	300000
30	9	2		286100	0	43700	0	43700	148300	181500	329800
		Omitted	Added:	2024	0	43700					
		Added	Assmt:	2025	0	43700					
33	38	2		222700	0	10500	0	10500	145800	87400	233200
		Added	Assmt:	2025	0	10500					
34	18	2		325000	0	-147600	0	-147600	177400	0	177400
41	15	2	/ 15F	327200	0	0	0	0	187500	139700	327200
45	20	2		341600	0	7300	0	7300	165600	183300	348900
		Added	Assmt:	2025	0	7300					
47	7		15F/2	295000	0	0	0	0	190000	105000	295000
49	6	2		272400	0	126600	0	126600	165300	233700	399000
		Omitted	Added:	2024	0	126600					
		Added	Assmt:	2025	0	126600					
50	24	2		259800	0	22100	0	22100	140000	141900	281900
		Added	Assmt:	2025	0	22100					
78	2	2		293300	0	52800	0	52800	143900	202200	346100
		Omitted	Added:	2024	0	52800					
		Added	Assmt:	2025	0	52800					
86	2		15F/4A	398000	0	0	0	0	283500	114500	398000
87	3		15F/2	278000	0	0	0	0	140000	138000	278000
106	6	2		331000	-148200	-182800	0	-331000	0	0	0 **DELETED**
106	6.01	1		0	100000	0	0	100000	100000	0	100000 NEW RECORD
106	6.02	1		0	100000	0	0	100000	100000	0	100000 NEW RECORD
106	6.03	1		0	100000	0	0	100000	100000	0	100000 NEW RECORD
109	33	2		239700	0	46600	0	46600	140000	146300	286300
		Added	Assmt:	2025	0	46600					
116	3	2		240900	0	380400	0	380400	160000	461300	621300
		Added	Assmt:	2025	0	380400					
121	20.02	2		272000	0	-112000	0	-112000	160000	0	160000
121	21.01	2		289000	0	-129000	0	-129000	160000	0	160000
129	1	4B		1163600	-200000	-463600	0	-663600	400000	100000	500000
136	1	4C / 1		360000	0	168700	0	168700	360000	168700	528700
		Added	Assmt:	2025	0	168700					
149	27		15D/2	296700	0	0	0	0	172600	124100	296700
158	20	2		308200	0	5900	0	5900	160000	154100	314100
		Added	Assmt:	2025	0	5900					
161	6	4C		1731700	0	-206700	0	-206700	640000	885000	1525000

Preliminary Reconciliation Report

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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
172	2	2	Assmt:	254300 2025	0	271100 271100	0	271100	152000	373400	525400
187	72	2		585000	0	-90000	0	-90000	175700	319300	495000
191	66	2	Assmt:	271500 2025	0	6400 6400	0	6400	169600	108300	277900
197	1	2	Assmt:	290000 2025	0	159000 159000	0	159000	166000	283000	449000
199	16	2		495000	0	-70000	0	-70000	173300	251700	425000
200	6	2	Omitted Added: Assmt:	176700 2024 2025	0 0 0	289900 289900 289900	0	289900	176700	289900	466600
204	18	15F/2		312300	0	0	0	0	202400	109900	312300
206	20	2	Assmt:	234000 2025	0	116000 116000	0	116000	174700	175300	350000
208	9.01	2	Assmt:	358700 2025	0	46500 46500	0	46500	160000	245200	405200
211	6.01	2 / 1	Assmt:	160000 2025	0	568500 568500	0	568500	160000	568500	728500
225	18	2	Assmt:	251300 2025	0	7100 7100	0	7100	148000	110400	258400
231	18	2	Assmt:	241800 2025	0	16800 16800	0	16800	160000	98600	258600
246	9	4A		630000	-30000	0	0	-30000	588600	11400	600000
247	5	2		305800	-112700	-116600	0	-229300	37600	38900	76500
247	5	X 15F		0	112725	116625	0	229350	112725	116625	229350 NEW RECORD
247	10	2	Assmt:	348200 2025	0	5200 5200	0	5200	160500	192900	353400
247	22	2	Assmt:	308100 2025	0	48900 48900	0	48900	150000	207000	357000
248	20	4A		1075000	0	-225000	0	-225000	775400	74600	850000
251	8	15F/2		264400	0	0	0	0	138800	125600	264400
261	34	2	Assmt:	256300 2025	0	1400 1400	0	1400	152700	105000	257700
268	34	2	Assmt:	311600 2025	0	121900 121900	0	121900	155000	278500	433500
270	15	2	Assmt:	275300 2025	0	68700 68700	0	68700	160000	184000	344000
271	17	15F/2		281600	0	0	0	0	160000	121600	281600
276	7	2	Assmt:	311000 2025	0	11800 11800	0	11800	159400	163400	322800
278	16	2		341700	0	-17100	0	-17100	185300	139300	324600
282	5	2		370100	0	-153000	0	-153000	217100	0	217100
284	25	2 / 15F	Assmt:	275000 2025	0 150200	0 124800*	0	0	150200	124800	275000
285	11	2	Assmt:	310600 2025	0	123600 123600	0	123600	168800	265400	434200

Preliminary Reconciliation Report

03 BERGENFIELD

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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
285	12	2	Assmt:	329000 2025	0 0	321900 321900	0	321900	177300	473600	650900
288	4	2	Assmt:	262200 2025	0 0	516600 516600	0	516600	162500	616300	778800
289	1	2	Assmt:	174600 2024	0 0	482500 482500	0	482500	174600	482500	657100
		Added	Assmt:	2025	0	482500					
289	12	2	Assmt:	360200 2025	0 0	321100 321100	0	321100	178300	503000	681300
290	11	2	Assmt:	281100 2025	0 0	410400 410400	0	410400	191200	500300	691500
291	1	2	Assmt:	270700 2025	0 0	475900 475900	0	475900	175700	570900	746600
292	11	2		490100	0	-301700	0	-301700	188400	0	188400
292	29	2		163700	0	736300	0	736300	163700	736300	900000
310	4	2	Assmt:	316000 2025	0 0	364300 364300	0	364300	175300	505000	680300
316	11	2		935500	0	-35500	0	-35500	190700	709300	900000
319	3	2	Assmt:	167700 2024	0 0	445300 445300	0	445300	167700	445300	613000
		Added	Assmt:	2025	0	445300					
319	14	2	Assmt:	436200 2025	0 0	159900 184400*	0	159900	186900	409200	596100
322	11	2	Assmt:	366500 2025	0 0	236200 236200	0	236200	190100	412600	602700
322	27	2	Assmt:	240000 2025	0 0	83500 83500	0	83500	166400	157100	323500
328	17	2	Assmt:	318500 2025	0 0	564100 564100	0	564100	179100	703500	882600
334	27	2	Assmt:	351000 2025	0 0	206700 206700	0	206700	175000	382700	557700
334	28	2	Assmt:	334500 2025	0 0	83600 83600	0	83600	175000	243100	418100
341	9	2	Assmt:	374600 2025	0 0	62100 62100	0	62100	182500	254200	436700
343	5	15D/4B		747800	0	0	0	0	747800	0	747800

03 BERGENFIELD

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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-78175	Land	Total
+6213125	Impr	Total
+0	Exmt	Total
+6134950	Net	Total

4	Total	Records	Added
1	Total	Records	Deleted
72	Total	Records	Updated

\$7,813,200 Total Value of Added Assessments for 2025
(Please Verify w/AA Table of Aggregates)

District: 03 BERGENFIELD

HISTORY 1 TOTALS 2025

01/20/26

Class	Items	Land	Impr	Exempt	Net	
1	36	4919400	0	0	4919400	
2	6873	1142980500	1168428000	0	2311408500	
3A	0	0	0	0	0	
3B	0	0	0	0	0	
4A	272	149142800	94028300	0	243171100	
4B	46	29075800	11054500	0	40130300	
4C	45	56405800	73969000	0	130374800	
RATABLES	7272	1382524300	1347479800	0	2730004100	2025
5A	2	0	0		0	
5B	6	3500	400		3900	
RAILROAD	8	3500	400		3900	
6A	1	100000	8773		87730	
6B	0	0	0		0	
6C	0	0	0		0	
PUB UTIL	1	100000			87730	
15A	10	26436500	57337600		83774100	
15B	1	160000	118500		278500	
15C	79	59610000	24964500		84574500	
15D	48	20754000	30156200		50910200	
15E	1	248000	0		248000	
15F	48	9580600	7736800		17317400	
EXEMPT	187	116789100	120313600		237102700	
Deduction	Qty	Amount				
SENIOR	49	12250				
SURVIVING SPOUSE	0	0				
DISABLED PERSON	8	2000				
VETERAN	238	11900				
WIDOW OF VET	53	2650				
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					
7459	Total	Items Ratable and Exempt				
1499313400	Total	Land				
1467793400	Total	Impr				
0	Total	Exmpt				
2967106800	Total	Ratables and Exempts				

District: 03 BERGENFIELD

PRELIMINARY TAX LIST TOTALS - 01/20/26
2025

Class	Items	Land	Impr	Exempt	Net
1	37	4699400	0	0	4699400
2	6865	1141494100	1174163200	0	2315657300
3A	0	0	0	0	0
3B	0	0	0	0	0
4A	271	148829300	93653800	0	242483100
4B	45	28128000	10590900	0	38718900
4C	46	56765800	73931000	0	130696800
RATABLES	7264	1379916600	1352338900	0	2732255500 PRC
5A	2	0	0	0	0
5B	6	3500	400	0	3900
RAILROAD	8	3500	400	0	3900
6A	1	100000	8773	0	87730
6B	0	0	0	0	0
6C	0	0	0	0	0
PUB UTIL	1	100000	0	0	87730
15A	10	26436500	57337600	0	83774100
15B	1	160000	118500	0	278500
15C	79	59610000	24964500	0	84574500
15D	50	21674400	30280300	0	51954700
15E	1	248000	0	0	248000
15F	57	11189725	8966725	0	20156450
EXEMPT	198	119318625	121667625	0	240986250

Deduction	Qty	Amount
SENIOR	49	12250
SURVIVING SPOUSE	0	0
DISABLED PERSON	9	2250
VETERAN	222	55500
WIDOW OF VET	45	11250

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

7462	Total	Items Ratable and Exempt
1499235225	Total	Land
1474006525	Total	Impr
0	Total	Exmpt
2973241750	Total	Ratables and Exempts

	Prior	Current	Change	
Line Items:	7,459	7,462	3	Ok
Value Chg:	2,967,106,800	2,973,241,750	6,134,950	Ok

APPEAL/TAX LIST REPORT FOR 2025

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District: 03 BERGENFIELD

Judged

Appeal#	Owner / Property Location	Block	Lot	Cla	Assessed	Added	Judged	Tax Ct	Tax List
06/18/25 03-2500114L 6B	ABDELHAMID, ELSAYED 18 SIEBER COURT AFFIRMED WITHOUT PREJUDICE	3	169	2	166000 252200 0 418200	0 0 0 0	166000 252200 0 418200	0 0 0 0	166000 252200 0 418200
06/18/25 03-2500118L 6B	163 WEST CENTRAL AVENUE LLC 163 W CENTRAL AVENUE AFFIRMED WITHOUT PREJUDICE	5	83	2	202500 252400 0 454900	0 0 0 0	202500 252400 0 454900	0 0 0 0	202500 252400 0 454900
06/18/25 03-2500113L 6B	SUCHELLE REALTY C/O DR. GEORGE 155 N WASHINGTON AVENUE C000A AFFIRMED WITHOUT PREJUDICE	28	8	4A	121900 213100 0 335000	0 0 0 0	121900 213100 0 335000	0 0 0 0	121900 178100 0 300000 *
06/18/25 03-2500115L 6B	ABDELHAMID, MOHAMED R 13 E JOHNSON AVENUE AFFIRMED WITHOUT PREJUDICE	30	24	2	154700 126500 0 281200	0 0 0 0	154700 126500 0 281200	0 0 0 0	154700 126500 0 281200
06/18/25 03-2500116L 6B	ABDELHAMID, ELSAYED 110 CHESTNUT STREET AFFIRMED WITHOUT PREJUDICE	38	22	2	170000 135000 0 305000	0 0 0 0	170000 135000 0 305000	0 0 0 0	170000 135000 0 305000
06/18/25 03-2500117L 6B	ABDELHAMID, ELSAYED M 217 PHELPS AVENUE AFFIRMED WITHOUT PREJUDICE	42	21	2	189900 216100 0 406000	0 0 0 0	189900 216100 0 406000	0 0 0 0	189900 216100 0 406000
06/18/25 03-2500119L 6B	ABDELHAMID, ELSAYED M 25 GRAPHIC BOULEVARD AFFIRMED WITHOUT PREJUDICE	59	13	2	158800 171000 0 329800	0 0 0 0	158800 171000 0 329800	0 0 0 0	158800 171000 0 329800
00/00/00 03-2500001T	COMMERCE BANK/NORTH %TD BANK N WASHINGTON AVE	85	22.01	4A	1010300 589700 0 1600000	0 0 0 0	0 0 0 0	0 0 0 0	1010300 589700 0 1600000 *
06/18/25 03-2500120L 6B	POLICANO, ROBERT F 40-42 HARCOURT AVENUE AFFIRMED WITHOUT PREJUDICE	95	12	2	227500 247500 0 475000	0 0 0 0	227500 247500 0 475000	0 0 0 0	227500 247500 0 475000
06/18/25 03-2500105D 6A	LOTS 6.02 AND 6.03 LLC 145 W MAIN STREET AFFIRMED WIHTOUT PREJUDICE	106	6	2	148200 182800 0 331000	0 0 0 0	148200 182800 0 331000	0 0 0 0	0 0 0 0 *
06/18/25 03-2500107L 6A	HERMAN, LEONARD 72 GARDEN STREET AFFIRMED WITHOUT PREJUDICE	121	21.02	1	160000 0 0 160000	0 0 0 0	160000 0 0 160000	0 0 0 0	160000 0 0 160000
06/18/25 03-2500127L 6A	69 WEST MAIN STREET LLC 69 W MAIN STREET AFFIRMED WITHOUT PREJUDICE	123	3	4A	204400 373100 0 577500	0 0 0 0	204400 373100 0 577500	0 0 0 0	204400 373100 0 577500
06/18/25 03-2500101D 3	MEZ PROPERTIES LLC 75 PORTLAND AVENUE STIPULATION	129	1	4B	600000 563600 0 1163600	0 0 0 0	400000 100000 0 500000	0 0 0 0	400000 100000 0 500000
06/18/25 03-2500108L 6A	AVB VENTURES LLC 54 S FRONT STREET AFFIRMED WITHOUT PREJUDICE	136	11	4A	300000 60200 0 360200	0 0 0 0	300000 60200 0 360200	0 0 0 0	300000 60200 0 360200
06/18/25 03-2500123L 3	24 WILLIAM STREET LLC S WILLIAM STREET STIPULATION	161	6	4C	640000 1091700 0 1731700	0 0 0 0	640000 885000 0 1525000	0 0 0 0	640000 885000 0 1525000

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District: 03 BERGENFIELD

Judged

Appeal#

Appeal#	Owner / Property Location	Block	Lot	Cla	Assessed	Added	Judged	Tax Ct	Tax List
06/18/25 03-2500121D 6B	W&G PITKIN FOUNDATION, INC 1-5 S WASHINGTON AVENUE AFFIRMED WITHOUT PREJUDICE	162	13	4A	409800 224800 0 634600	0 0 0 0	409800 224800 0 634600	0 0 0 0	409800 224800 0 634600
06/18/25 03-2500104L 3	PATEL, DILIP M & DIPTI D 238 E JOHNSON AVENUE ASSESSOR'S RECOMMENDATION	187	72	2	175700 409300 0 585000	0 0 0 0	175700 319300 0 495000	0 0 0 0	175700 319300 0 495000
00/00/00 03-2500002T	LINAL ASSOC C/O AFFILIATED MGM 250-270 E MAIN STREET	190	11	4C	1840000 1960000 0 3800000	0 0 0 0	0 0 0 0	0 0 0 0	1840000 1960000 0 3800000 *
06/18/25 03-2500109L 6A	67 SOUTH WOODSIDE LLC 67 S WOODSIDE AVENUE AFFIRMED WITHOUT PREJUDICE	191	3	2	189800 208600 0 398400	0 0 0 0	189800 208600 0 398400	0 0 0 0	189800 208600 0 398400
06/18/25 03-2500125D 3	NA KRIS K & YI RACHEL KYONG 201 PORTER AVENUE STIPUALTION	199	16	2	173300 321700 0 495000	0 0 0 0	173300 251700 0 425000	0 0 0 0	173300 251700 0 425000
00/00/00 03-2500124D	THEN, MARTIN & ELIZABETH 286 GALVAN PLACE VOID FOR NON-PAYMENT	00203	00008	2	172000 140800 0 312800	0 0 0 0	0 0 0 0	0 0 0 0	172000 140800 0 312800 *
06/18/25 03-2500110L 6B	73 SPRING AVENUE LLC 73 SPRING AVENUE AFFIRMED WITHOUT PREJUDICE	216	36	2	160000 234000 0 394000	0 0 0 0	160000 234000 0 394000	0 0 0 0	160000 234000 0 394000
06/18/25 03-2500111L 6B	BABROSKI, NANETTE 180 S WASHINGTON AVENUE C00B8 AFFIRMED WITHOUT PREJUDICE	243	19	2	85000 105800 0 190800	0 0 0 0	85000 105800 0 190800	0 0 0 0	85000 105800 0 190800
06/18/25 03-2500112L 6B	KENZG LLC 215 S WASHINGTON AVENUE AFFIRMED WITHOUT PREJUDICE	246	9	4A	618600 11400 0 630000	0 0 0 0	618600 11400 0 630000	0 0 0 0	588600 11400 0 600000 *
00/00/00 03-2500004T	223 BERGENFIELD LLC NJ 223 S WASHINGTON AVE	248	20	4A	775400 299600 0 1075000	0 0 0 0	0 0 0 0	0 0 0 0	775400 74600 0 850000 *
06/18/25 03-2500106L 3	KNICKERBOCKER COUNTRY CLUB MARCOTTE LANE STIPULATION	268	1	4A	5000000 2500000 0 7500000	0 0 0 0	5000000 2500000 0 7500000	0 0 0 0	5000000 2500000 0 7500000
06/18/25 03-2500126D 3	VEGA, CENIA C 218 PLEASANT AVENUE ASSESSOR'S RECOMMENDATION	278	16	2	185300 156400 0 341700	0 0 0 0	185300 139350 0 324650	0 0 0 0	185300 139300 0 324600 *
06/18/25 03-2500102D 3	RUSSELL, ROSEMARY MILLS ETAL 19 MARCOTTE LANE STIPULATION	282	5	2	217100 153000 0 370100	0 0 0 0	217100 0 0 217100	0 0 0 0	217100 0 0 217100
06/18/25 03-2500122L 3	LERER, ALEXANDER & TOVA ETAL 33 SURREY LANE STIPULATION	292	29	2	163700 0 0 163700	0 0 0 0	163700 736300 0 900000	0 0 0 0	163700 736300 0 900000
00/00/00 03-2500003T	BERGENFIELD POOH LLC C/O WALGR 406 S. WASHINGTON AVENUE	346	1	4A	1489400 2110600 0 3600000	0 0 0 0	0 0 0 0	0 0 0 0	1489400 2110600 0 3600000 *

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District: 03 BERGENFIELD

Judged

Appeal#	Owner / Property Location	Block	Lot	Cla	Assessed	Added	Judged	Tax Ct	Tax List
06/18/25	VERIZON-NEW JERSEY % DUFF & PH	800	1	6A	100000	0	100000	0	100000
03-2500103L	VARIOUS				8773	0	8773	0	8773
6A	AFFIRMED WITHOUT PREJUDICE				21043	0	21043	0	87730
					87730	0	87730	0	87730

* Tax List Does Not Match Judgement

31 Listed.

Total Assessed Land:	16,209,300	Impr:	13,319,673	Exmp:	21,043	Net:	29,507,930
Total Judged Land:	10,722,200	Impr:	7,954,923	Exmp:	21,043	Net:	18,656,080

No Compare on: Last Yr Taxes:
No Compare on: Curr Yr Taxes:
Total Lines Compared: 7471
ok: 0 Line Items in current and not in Master File.

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