

## Preliminary Reconciliation Report

16 ENGLEWOOD CLIFFS

02/06/26 Page 1

Block	Lot	Qual	Class	PRIOR Assessment	Land	NET CHANGE IN Impr	VALUE Exempt	NET CHANGE	Land	NEW Assessment Impr	Tot I
102	3	2 Added	Assmt:	798300 2025	0 0	53900 53900	0	53900	585000	267200	852200
103	2	2 Added	/1 Assmt:	713400 2025	0 0	1201400 1201400	0	1201400	713400	1201400	1914800
105	18	2		737900	0	82800	0	82800	600000	220700	820700
107	8	2 Added	/1 Assmt:	661700 2025	0 0	2123700 2123700	0	2123700	661700	2123700	2785400
114	2	2		652600	0	4000	0	4000	525000	131600	656600
122	3	2		801800	0	48600	0	48600	549600	300800	850400
126	14	2 Added	Assmt:	925500 2025	0 0	40000 40000	0	40000	590600	374900	965500
128	13	2 Added	/1 Assmt:	629100 2025	0 0	1810300 1810300	0	1810300	629100	1810300	2439400
130	13	2		1503900	0	61000	0	61000	619900	945000	1564900
133	15	2 Added	Assmt:	681800 2025	0 0	446100 446100	0	446100	543300	584600	1127900
133	16	2 Added	Assmt:	667900 2025	0 0	44200 53700*	0	44200	536900	175200	712100
201	9	4A		1189500	-150000	0	0	-150000	850000	189500	1039500
202	16	1 /2		490200	0	-65200	0	-65200	425000	0	425000
203	8	2 Added	/1 Assmt:	425000 2025	0 0	1066200 1066200	0	1066200	425000	1066200	1491200
203	12	2		490000	0	6900	0	6900	425000	71900	496900
203	15	2 Added	Assmt:	570700 2025	0 0	31000 31000	0	31000	432500	169200	601700
205	10	2 Added	Assmt:	583400 2025	0 0	168500 168500	0	168500	511300	240600	751900
206	25.01	2 Added	Assmt:	1092500 2025	0 0	42800 42800	0	42800	473000	662300	1135300
206	25.05	2 Added Added	Assmt: Assmt:	1078400 2024 2025	0 0 0	21500 21500 21500	0	21500	473000	626900	1099900
206	25.07	2 Added	Assmt:	1207300 2025	0 0	2500 2500	0	2500	473000	736800	1209800
303	26	2		2197500	0	-97500	0	-97500	683100	1416900	2100000
303	35	2 Added	/1 Assmt:	699000 2025	0 0	2275800 2275800	0	2275800	699000	2275800	2974800
303	36	2 Added	/1 Assmt:	699000 2025	0 0	2181300 2181300	0	2181300	699000	2181300	2880300
310	15	2		1254500	0	-91500	0	-91500	669000	494000	1163000
310	16	2 Added	Assmt:	1046900 2025	0 0	11800 11800	0	11800	669000	389700	1058700
310	20	2 Added	Assmt:	1126700 2025	0 0	28400 28400	0	28400	630800	524300	1155100
315	6	2 Added	Assmt:	1117600 2025	0 0	8700 8700	0	8700	585000	541300	1126300

## Preliminary Reconciliation Report

16 ENGLEWOOD CLIFFS

02/06/26 Page 2

Block	Lot	Qual	Class	PRIOR Assessment	Land	NET CHANGE IN Impr	VALUE Exempt	NET CHANGE	Land	NEW Assessment Impr	Tot I
401	7	2	/1	735000	0	2473900	0	2473900	735000	2473900	3208900
		Added	Assmt:	2025	0	2473900					
402	13	2		886600	0	300	0	300	624800	262100	886900
403	2	2		880600	0	14600	0	14600	735000	160200	895200
405	4	2		875600	0	33600	0	33600	646500	262700	909200
		Added	Assmt:	2025	0	33600					
408	8	2		906500	0	226200	0	226200	642300	490400	1132700
		Added	Assmt:	2024	0	226200					
		Added	Assmt:	2025	0	226200					
409	2	2		762900	0	71800	0	71800	624600	210100	834700
		Added	Assmt:	2025	0	71800					
409	14	2		1965400	0	38200	0	38200	674700	1328900	2003600
		Added	Assmt:	2025	0	38200					
411	7	2		1080800	0	255800	0	255800	868400	468200	1336600
		Added	Assmt:	2025	0	255800					
501	5	2		1000300	0	7900	0	7900	680900	327300	1008200
		Added	Assmt:	2024	0	7900					
		Added	Assmt:	2025	0	7900					
501	17	1	/2	873500	0	-147900	0	-147900	725600	0	725600
503	5	1	/2	845100	0	-149700	0	-149700	695400	0	695400
503	10	2		1724400	0	4600	0	4600	652300	1076700	1729000
		Added	Assmt:	2025	0	4600					
503	14	2		800000	0	21600	0	21600	689000	132600	821600
		Added	Assmt:	2025	0	21600					
504	6	2	/15F	928900	0	0	0	0	735000	193900	928900
		Added	Assmt:	2025	735000	193900*					
505	4	2		828000	0	2000	0	2000	664300	165700	830000
		Added	Assmt:	2025	0	2000					
506	3	4A		4000000	0	-1000000	0	-1000000	2048000	952000	3000000
507	17	2		1804000	0	-165600	0	-165600	653200	985200	1638400
		Added	Assmt:	2025	0	38400*					
507	22	2		738600	0	-1400	0	-1400	587800	149400	737200
508	11	2		767200	0	68200	0	68200	612000	223400	835400
		Added	Assmt:	2024	0	68200					
		Added	Assmt:	2025	0	68200					
509	7	2		911500	0	30700	0	30700	681300	260900	942200
		Added	Assmt:	2024	0	30700					
		Added	Assmt:	2025	0	30700					
513	7	15F/1		665000	0	2260400	0	2260400	665000	2260400	2925400
514	4	15F/1		0	490000	1532600	0	2022600	490000	1532600	2022600
514	5	15F/1		1995000	-490000	3214400	0	2724400	1505000	3214400	4719400
602	2	1		1044400	100000	0	0	100000	1144400	0	1144400
602	4	1	/2	1775000	0	-345100	0	-345100	1429900	0	1429900
602	11	2		1900000	0	6600	0	6600	1130900	775700	1906600
		Added	Assmt:	2025	0	6600					
602	12.01	2		3114700	0	-114700	0	-114700	1208200	1791800	3000000
604	9	2	/1	1060200	0	2493100	0	2493100	1060200	2493100	3553300

# Preliminary Reconciliation Report

16 ENGLEWOOD CLIFFS

02/06/26 Page 3

Block	Lot	Qual	Class	PRIOR Assessment	Land	NET CHANGE IN Impr	VALUE Exempt	NET CHANGE	Land	NEW Assessment Impr	Totl
		Added	Assmt:	2025	0	2493100					
604	10	2		1197400	0	-50000	0	-50000	1060200	87200	1147400
606	6	2		1757500	0	28600	0	28600	750000	1036100	1786100
		Added	Assmt:	2025	0	28600					
613	2	2		1932800	0	-132800	0	-132800	705800	1094200	1800000
613	8	2	/1	868900	0	2398600	0	2398600	868900	2398600	3267500
		Added	Assmt:	2024	0	2398600					
		Added	Assmt:	2025	0	2398600					
614	3	2		1665900	0	6400	0	6400	713500	958800	1672300
		Added	Assmt:	2024	0	6400					
		Added	Assmt:	2025	0	6400					
615	17	2		2687000	0	-87000	0	-87000	900000	1700000	2600000
701	23	2		2725000	0	10000	0	10000	1169800	1565200	2735000
		Added	Assmt:	2025	0	10000					
702	15	2		2435300	0	11900	0	11900	969900	1477300	2447200
		Added	Assmt:	2024	0	11900					
		Added	Assmt:	2025	0	11900					
703	9	2		2005800	0	6200	0	6200	983700	1028300	2012000
		Added	Assmt:	2024	0	6200					
		Added	Assmt:	2025	0	6200					
703	10	2	/1	725000	0	1994800	0	1994800	725000	1994800	2719800
		Added	Assmt:	2025	0	1994800					
704	3	2		1251500	0	30500	0	30500	1016700	265300	1282000
706	3	2		1076800	0	43600	0	43600	850000	270400	1120400
		Added	Assmt:	2025	0	43600					
709	9	2		1865000	0	17900	0	17900	1066100	816800	1882900
		Added	Assmt:	2025	0	17900					
710	3	2		2109800	0	7800	0	7800	1001600	1116000	2117600
		Added	Assmt:	2025	0	7800					
711	4	2	/1	900000	0	3037700	0	3037700	900000	3037700	3937700
		Added	Assmt:	2025	0	3037700					
711	8	2		1380000	0	-105000	0	-105000	1020900	254100	1275000
711	11	1	/2	1171800	0	-151100	0	-151100	1020700	0	1020700
712	3	2		1134400	0	1600	0	1600	1019800	116200	1136000
712	6	2		1362700	0	133100	0	133100	1010500	485300	1495800
		Added	Assmt:	2025	0	133100					
713	6	2		1449500	0	35500	0	35500	1058600	426400	1485000
714	10	2		1110200	0	276200	0	276200	950000	436400	1386400
		Added	Assmt:	2025	0	276200					
802	3	2		1032600	0	486500	0	486500	970000	549100	1519100
		Added	Assmt:	2025	0	486500					
802	7.01	2	/1	900000	0	2881200	0	2881200	900000	2881200	3781200
		Added	Assmt:	2025	0	2881200					
802	7.02	2	/1	900000	0	2881200	0	2881200	900000	2881200	3781200
		Added	Assmt:	2025	0	2881200					
804	9	2		1106600	0	3300	0	3300	926300	183600	1109900
		Added	Assmt:	2025	0	3300					
805	3	2		954800	0	214100	0	214100	875000	293900	1168900

## Preliminary Reconciliation Report

16 ENGLEWOOD CLIFFS

02/06/26 Page 4

Block	Lot	Qual	Class	PRIOR Assessment	Land	NET CHANGE IN Impr	VALUE Exempt	NET CHANGE	Land	NEW Assessment Impr	Totl
		Added	Assmt:	2025	0	214100					
807	1	2		2500000	0	-125000	0	-125000	998400	1376600	2375000
807	6	2	/1	800700	0	2844600	0	2844600	800700	2844600	3645300
		Added	Assmt:	2025	0	2844600					
902	16	2	/1	934600	0	2287900	0	2287900	934600	2287900	3222500
		Added	Assmt:	2025	0	2287900					
902	17	2		2297500	0	3200	0	3200	915800	1384900	2300700
		Added	Assmt:	2025	0	3200					
903	4	2	/1	925000	0	1806600	0	1806600	925000	1806600	2731600
		Added	Assmt:	2025	0	1806600					
903	5	2		997100	0	67800	0	67800	850000	214900	1064900
		Added	Assmt:	2025	0	72200*					
904	9	2	/1	966400	0	2365000	0	2365000	966400	2365000	3331400
		Added	Assmt:	2025	0	35100*					
905	7	2		1102500	0	50500	0	50500	925000	228000	1153000
		Added	Assmt:	2025	0	50500					
908	6	2		1152000	-46300	-8300	0	-54600	878600	218800	1097400
909	8	2		2328800	0	20200	0	20200	954500	1394500	2349000
		Added	Assmt:	2025	0	20200					
910	1	C0CB1	4A	47223300	0	-26527000	0	-26527000	12448000	8248300	20696300
1001	2		15F/1	0	0	0	0	0	0	0	0
1001	3		15F/1	0	0	0	0	0	0	0	0
1001	4		15F/1	0	0	0	0	0	0	0	0
1001	5		15F/1	0	0	0	0	0	0	0	0
1001	6		15F/1	0	0	0	0	0	0	0	0
1001	7		15F/1	0	0	0	0	0	0	0	0
1001	8		15F/1	0	0	0	0	0	0	0	0
1001	9		15F/1	0	0	0	0	0	0	0	0
1001	10		15F/1	0	0	0	0	0	0	0	0
1001	11		15F/1	0	0	0	0	0	0	0	0
1001	12		15F/1	0	0	0	0	0	0	0	0
1001	13		15F/1	0	0	0	0	0	0	0	0
1001	14		15F/1	0	0	0	0	0	0	0	0
1001	15		15F/1	0	0	0	0	0	0	0	0
1001	16		15F/1	0	0	0	0	0	0	0	0
1001	17		15F/1	0	0	0	0	0	0	0	0
1001	18		15F/1	0	0	0	0	0	0	0	0
1001	19		15F/1	0	0	0	0	0	0	0	0
1001	28	2		2100000	0	114700	0	114700	1151400	1063300	2214700
		Added	Assmt:	2025	0	114700					
1002	4	1	/2	1217700	0	-199800	0	-199800	1017900	0	1017900
1002	18	1	/2	1143800	0	-83800	0	-83800	1060000	0	1060000

## Preliminary Reconciliation Report

16 ENGLEWOOD CLIFFS

02/06/26 Page 5

Block	Lot	Qual	Class	PRIOR Assessment	Land	NET CHANGE IN Impr	VALUE Exempt	NET CHANGE	Land	NEW Assessment Impr	Totl
1002	23		2	2771600	0	-221600	0	-221600	1124300	1425700	2550000
1003	3		2	1227500	0	-50000	0	-50000	1054800	122700	1177500
1004	3		2 / 1 Added Assmt:	1128600 2025	0 0	3283800 3283800	0	3283800	1128600	3283800	4412400
1006	4		2 / 1 Added Assmt:	1182900 2025	0 0	2896400 2896400	0	2896400	1182900	2896400	4079300
1007	3		2 / 1 Added Assmt:	1060000 2025	0 0	2024500 2024500	0	2024500	1060000	2024500	3084500
1009	15		1	1110400	-46000	0	0	-46000	1064400	0	1064400
1101	9		2	3456600	0	-156600	0	-156600	1425000	1875000	3300000
1102	8		1 / 2	1241800	0	-139300	0	-139300	1102500	0	1102500
1102	9		2 / 1 Added Assmt:	750000 2025	0 0	3060500 3060500	0	3060500	750000	3060500	3810500
1102	14		2	2413700	0	-263700	0	-263700	1122300	1027700	2150000
1103	6		2 Added Assmt:	1242600 2025	0 0	37700 37700	0	37700	1050000	230300	1280300
1103	8		2	2755500	0	-105500	0	-105500	1050000	1600000	2650000
1103	20		2 Added Assmt:	3015200 2025	0 0	23900 23900	0	23900	893800	2145300	3039100
1104	10		2 / 1 Added Assmt:	1100000 2025	0 0	2813000 2813000	0	2813000	1100000	2813000	3913000
1106	1		2 Added Assmt:	2658600 2025	0 0	27900 27900	0	27900	1203400	1483100	2686500
1106	15		2	2657700	0	-257700	0	-257700	1060000	1340000	2400000
1106	17		2	1900000	0	-110000	0	-110000	1060000	730000	1790000
1108	1		2 Added Assmt:	1681600 2025	0 0	170100 170100	0	170100	1102500	749200	1851700
1108	13		2 / 1 Added Assmt:	948100 2025	0 0	2940800 2940800	0	2940800	948100	2940800	3888900
1109	16		2 / 1 Added Assmt: Added Assmt:	1160100 2024 2025	0 0 0	2784200 2784200 2784200	0	2784200	1160100	2784200	3944300
1110	6		2 Added Assmt:	1261000 2025	0 0	30200 30200	0	30200	1101300	189900	1291200
1501	1		6A	1598004	-1858360	-8599	0	-1598004	0	0	0

# Preliminary Reconciliation Report

16 ENGLEWOOD CLIFFS

02/06/26 Page 6

Block	Lot	Qual	Class	PRIOR Assessment	Land	NET CHANGE IN VALUE Impr	Exempt	NET CHANGE	Land	NEW Assessment Impr	Totl
TOTAL NET CHANGE: (Excluding Railroad & Public Util)											
-142300	Land	Total									
+37725300	Impr	Total									
+0	Exmt	Total									
+37583000	Net	Total									
0	Total	Records Added									
0	Total	Records Deleted									
135	Total	Records Updated									
0	Net Change	Total									
\$60,036,200	Total Value of Added Assessments for 2025 (Please Verify w/AA Table of Aggregates)										

Class	Items	Land	HISTORY 1 TOTALS 2025 Impr	Exempt	Net	
1	104	68783100	0	0	68783100	
2	1902	1508069000	1084521100	0	2592590100	
3A	0	0	0	0	0	
3B	0	0	0	0	0	
4A	125	415261600	500801200	0	916062800	
4B	0	0	0	0	0	
4C	1	594000	1156000	0	1750000	
RATABLES	2132	1992707700	1586478300	0	3579186000	2025
5A	0	0	0		0	
5B	0	0	0		0	
RAILROAD	0	0	0		0	
6A	1	1858360	8599		1598004	
6B	0	0	0		0	
6C	0	0	0		0	
PUB UTIL	1	1858360			1598004	
15A	3	59691400	23243900		82935300	
15B	5	46734600	29811700		76546300	
15C	34	739791000	11058500		750849500	
15D	0	0	0		0	
15E	1	2628500	0		2628500	
15F	1	735000	193900		928900	
EXEMPT	44	849580500	64308000		913888500	

Deduction	Qty	Amount
SENIOR	1	250
SURVIVING SPOUSE	2	500
DISABLED PERSON	0	0
VETERAN	40	2000
WIDOW OF VET	8	400

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

2176	Total	Items Ratable and Exempt
2842288200	Total	Land
1650786300	Total	Impr
0	Total	Exmpt
4493074500	Total	Ratables and Exempts

District: 16 ENGLEWOOD CLIFFS

## PRELIMINARY TAX LIST TOTALS -

02/06/26  
2025

Class	Items	Land	Impr	Exempt	Net	
1	67	52781400	0	0	52781400	
2	1919	1522153400	1142959900	0	2665113300	
3A	0	0	0	0	0	
3B	0	0	0	0	0	
4A	125	415111600	473274200	0	888385800	
4B	0	0	0	0	0	
4C	1	594000	1156000	0	1750000	
RATABLES	2112	1990640400	1617390100	0	3608030500	PRC
5A	0	0	0		0	
5B	0	0	0		0	
RAILROAD	0	0	0		0	
6A	1	0	0		0	
6B	0	0	0		0	
6C	0	0	0		0	
PUB UTIL	1	0			0	
15A	3	59691400	23243900		82935300	
15B	5	46734600	29811700		76546300	
15C	34	739791000	11058500		750849500	
15D	0	0	0		0	
15E	1	2628500	0		2628500	
15F	21	2660000	7007400		9667400	
EXEMPT	64	851505500	71121500		922627000	

Deduction	Qty	Amount
SENIOR	1	250
SURVIVING SPOUSE	2	500
DISABLED PERSON	0	0
VETERAN	36	9000
WIDOW OF VET	6	1500

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

2176	Total	Items Ratable and Exempt
2842145900	Total	Land
1688511600	Total	Impr
0	Total	Exmpt
4530657500	Total	Ratables and Exempts

	Prior	Current	Change	
Line Items:	2,176	2,176		Ok
Value Chg:	4,493,074,500	4,530,657,500	37,583,000	Ok



APPEAL/TAX LIST REPORT FOR 2025

Page: 1

Fri Feb 7 2026 10:15:24

District: 16 ENGLEWOOD CLIFFS

Judged

Appeal#

Appeal#	Owner / Property Location	Block	Lot	Cla	Assessed	Added	Judged	Tax Ct	Tax List
00/00/00 16-2500006T	RONMAR MANAGEMENT LLC 21 SYLVAN AVE	127	20.01	4A	2473900 1564600 0 4038500	0 0 0 0	0 0 0 0	0 0 0 0	2473900 1564600  4038500 *
05/21/25 16-2500103D 3	18 SYLVAN AVENUE PARTNERS LLC 18 SYLVAN AVE ASSESSOR'S RECOMMENDATION	201	9	4A	1000000 1895000 0 1189500	0 0 0 0	850000 189500 0 1039500	0 0 0 0	850000 189500  1039500
00/00/00 16-2500005T	400 SYLVAN ASSOCIATES LLC 400 SYLVAN AVE	411	17	4A	5341000 1409000 0 6750000	0 0 0 0	0 0 0 0	0 0 0 0	5341000 1409000  6750000 *
00/00/00 16-2500004T	BEDROCK REALTY HOLDINGS, LLC 720 PALISADE AVE	506	3	4A	2048000 1952000 0 4000000	0 0 0 0	0 0 0 0	0 0 0 0	2048000 952000  3000000 *
05/21/25 16-2500101D 3	LEE, BRIAN B & MICHELLE E 35 JOHN ST STIPULATION	507	17	2	653200 1150800 0 1804000	0 0 0 0	653200 946800 0 1600000	0 0 0 0	653200 985200  1638400 *
00/00/00 16-2500001T	KARJEN L.L.C. 474 SYLVAN AVE	510	4	4A	1000000 600000 0 1600000	0 0 0 0	0 0 0 0	0 0 0 0	1000000 600000  1600000 *
05/21/25 16-2500102D 3	DELJANIN FAMILY REVOCABLE LIVI 40 ALLISON DR ASSESSOR'S RECOMMENDATION	908	6	2	924900 227100 0 1152000	0 0 0 0	878600 218800 0 1097400	0 0 0 0	878600 218800  1097400
00/00/00 16-2500002T	800 SYLVAN AVE II LLC NJ 800 SYLVAN AVE COCB1	910	1	4A	4090000 100000 0 4100000	0 0 0 0	0 0 0 0	0 0 0 0	12448000 8248300  20696300 *
00/00/00 16-2500003T	WEKSLER, BRUCE & LYNN 24 LAURIE DR	1106	15	2	1060000 1597700 0 2657700	0 0 0 0	0 0 0 0	0 0 0 0	1060000 1340000  2400000 *
05/21/25 16-2500104L 6A	VERIZON VARIOUS AFFIRMED WITHOUT PREJUDICE	1501	1	6A	1858360 8599 268955 1598004	0 0 0 0	1858360 8599 268955 1598004	0 0 0 0	0 0 0 0 *
00/00/00 16-2500007T	VERIZON VARIOUS	1501	1	6A	1858360 8599 268955 1598004	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0

\* Tax List Does Not Match Judgement

11 Listed.

Total Assessed Land:	59,117,720	Impr:	8,807,898	Exmp:	537,910	Net:	67,387,708
Total Judged Land:	4,240,160	Impr:	1,363,699	Exmp:	268,955	Net:	5,334,904

No Compare on: Last Yr Taxes:  
No Compare on: Curr Yr Taxes:  
Total Lines Compared: 2177  
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)