

## Preliminary Reconciliation Report

23 HACKENSACK CITY

02/02/26 Page 1

Block	Lot	Qual	Class	PRIOR Assessment	Land	NET CHANGE IN Impr	VALUE Exempt	NET CHANGE	Land	NEW Assessment Impr	Totl
3	21	C0110 Added	2 Assmt:	225000 2025	0 0	1100 1100	0	1100	105000	121100	226100
8.01	2.01	1	/4C	1951000	1000	-1000	0	0	1951000	0	1951000
9.01	11	1	/2	254600	0	-115700	0	-115700	138900	0	138900
14	3	1		250000	-50000	0	0	-50000	200000	0	200000
23	68	2		485000	0	-30000	0	-30000	132000	323000	455000
24.02	36	4B		2094100	0	-344100	0	-344100	698300	1051700	1750000
30.02	7	4B		26200000	0	-3700000	0	-3700000	4140100	18359900	22500000
30.02	8.01	4A	/1	2000000	1500000	1500000	0	3000000	3500000	1500000	5000000 PARTIAL REM'D
33	19	4A		1058300	0	-458300	0	-458300	399000	201000	600000
33	23	4B		1824800	0	-224800	0	-224800	584300	1015700	1600000
33	29	4B		2335400	0	-585400	0	-585400	798000	952000	1750000
36.01	22	4B		1650000	0	-150000	0	-150000	517800	982200	1500000
36.02	12	2		454100	0	170900	0	170900	138300	486700	625000
39.07	1	4B		2300000	0	-600000	0	-600000	1382300	317700	1700000
46.02	32	2		379900	0	11000	0	11000	145800	245100	390900
46.03	7	4A		1146600	0	-296600	0	-296600	337300	512700	850000
49	11	4B		1437200	0	-200000	0	-200000	299300	937900	1237200
49	26.04	4A		800000	0	-100000	0	-100000	470300	229700	700000
50	9	1		100000	-100000	0	0	-100000	0	0	0 **DELETED**
50	11	4A		422600	100000	0	0	100000	247300	275300	522600
51	10	2 Added	2 Assmt:	302600 2025	0 0	39200 39200	0	39200	131800	210000	341800
58	19.01	2		339000	0	-20500	0	-20500	132800	185700	318500
58	42.02	2 Added	2 Assmt:	357900 2025	0 0	3500 3500	0	3500	101000	260400	361400
61	1.03	4A		7017200	0	-2317200	0	-2317200	2451000	2249000	4700000
66	53.03	2		361800	0	-21800	0	-21800	136500	203500	340000
66	53.04	2		287400	0	-27400	0	-27400	145300	114700	260000
67	17.01	15F/2		323100	0	0	0	0	135100	188000	323100
68	13	2 Added	2 Assmt:	311200 2025	0 0	145700 145700	0	145700	155700	301200	456900
70	1.01	2 Added	2 Assmt:	382300 2025	0 0	17300 17300	0	17300	136800	262800	399600
70	8	4A		731500	0	-281500	0	-281500	132100	317900	450000
72	10	4A		600000	0	-125000	0	-125000	271700	203300	475000
72	12	4A		1455200	0	-555200	0	-555200	318300	581700	900000
75.01	16	2		419700	0	-15000	0	-15000	120800	283900	404700
75.01	36	4A		373500	0	-58500	0	-58500	142500	172500	315000

## Preliminary Reconciliation Report

23 HACKENSACK CITY

02/02/26 Page 2

Block	Lot	Qual	Class	PRIOR Assessment	Land	NET CHANGE IN Impr	VALUE Exempt	NET CHANGE	Land	NEW Assessment Impr	Totl	
76	2.01		4A	2134200	0	-734200	0	-734200	403800	996200	1400000	
76	45.02		4A	2869300	0	-869300	0	-869300	945000	1055000	2000000	
78	2		4B	1215100	0	-96400	0	-96400	318300	800400	1118700	
78	19.01		4A	606100	0	-121100	0	-121100	133000	352000	485000	
78	19.02		2	571400	0	-180000	0	-180000	124900	266500	391400	
78	26		15F/4B	898400	0	0	0	0	313500	584900	898400	
78	28		4A	700000	0	-50000	0	-50000	237500	412500	650000	
78	58		4B	4550000	0	-350000	0	-350000	1122900	3077100	4200000	
80	1.03		4B	800000	0	-100000	0	-100000	237500	462500	700000	
82.01	10		4B	650000	0	-125000	0	-125000	346800	178200	525000	
82.01	25.01		15F	5250000	-2200000	-50000	0	-2250000	3000000	0	3000000	PARTIAL REM'D
82.01	25.02		4B	2680400	0	-680400	0	-680400	570000	1430000	2000000	
86	29		4A	815000	0	-269400	0	-269400	137800	407800	545600	
86	30		4B	2354400	0	-500000	0	-500000	736300	1118100	1854400	
87.01	24		4B	2018700	0	-418700	0	-418700	627000	973000	1600000	
89	1.08		4B	2033700	0	-233700	0	-233700	591900	1208100	1800000	
100.01	5		4A	21000000	0	-2000000	0	-2000000	1681500	17318500	19000000	
100.01	11		4B	5995300	0	-1773300	0	-1773300	1272500	2949500	4222000	
100.08	10		4B	8500000	-2046100	-1153900	0	-3200000	3500000	1800000	5300000	
106	13	C00B1	2	191200	0	-22700	0	-22700	77500	91000	168500	
109.01	5		15F/4B	740400	0	0	0	0	230000	510400	740400	
111.01	1		4C	23518900	0	-6018900	0	-6018900	4200000	13300000	17500000	
112	1		4C	23300000	0	-5800000	0	-5800000	5920000	11580000	17500000	
114.02	1.04		4B	3076800	0	-1176800	0	-1176800	930000	970000	1900000	
117	86		2	453800	0	4000	0	4000	213800	244000	457800	
		Added	Assmt:	2025	0	4000						
123.02	20		2	485100	0	63100	0	63100	230300	317900	548200	
		Added	Assmt:	2025	0	63100						
124.03	24		2	333900	0	300000	0	300000	192800	441100	633900	
124.04	27		2	358700	0	12200	0	12200	192200	178700	370900	
		Added	Assmt:	2025	0	12200						
124.05	30		2	393700	0	150000	0	150000	197500	346200	543700	
128	7		2	347100	0	92600	0	92600	168000	271700	439700	
		Added	Assmt:	2025	0	92600						
128	41		4A	975900	0	-225000	0	-225000	472500	278400	750900	
132	18		2	287600	0	38200	0	38200	135000	190800	325800	
		Added	Assmt:	2025	0	188200*						
133.01	54		2	413400	0	-33400	0	-33400	191300	188700	380000	
135.02	1		2	371800	-95700	-90100	0	-185800	95600	90400	186000	
135.02	5		2	434200	0	1600	0	1600	191300	244500	435800	

## Preliminary Reconciliation Report

23 HACKENSACK CITY

02/02/26 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	1600						
135.02	1X		15F	0	95700	90300	0	186000	95700	90300	186000	NEW RECORD
136.01	47		4A	625000	0	-50000	0	-50000	472500	102500	575000	
138	31	2		449800	0	21000	0	21000	219500	251300	470800	
		Added	Assmt:	2025	0	21000						
139	35	2		383700	0	117100	0	117100	191300	309500	500800	
		Added	Assmt:	2025	0	117100						
141	34	2		376400	0	15200	0	15200	192800	198800	391600	
		Added	Assmt:	2025	0	15200						
143	4	2		413300	0	-7400	0	-7400	199400	206500	405900	
204	5		15F	423700	-407600	-16100	0	-423700	0	0	0	**DELETED**
204	20		4A	480000	-50000	-105000	0	-155000	314300	10700	325000	
204.01	16		4A	3025500	0	-725500	0	-725500	1725800	574200	2300000	
206.01	11		15F	469700	370300	300000	0	670300	840000	300000	1140000	PARTIAL REM'D
208	30		4A	1816300	0	-616300	0	-616300	277900	922100	1200000	
208	31		4A	13985200	0	-6485200	0	-6485200	2475200	5024800	7500000	
210.01	15		4C	2654400	0	-754400	0	-754400	637000	1263000	1900000	
210.01	19		4A	696600	0	-46600	0	-46600	175500	474500	650000	
210.01	21		4A	2116700	0	-516700	0	-516700	656500	943500	1600000	
211	8.01		4C	3286600	0	-786600	0	-786600	812300	1687700	2500000	
211	18		4A	783700	0	-183700	0	-183700	543400	56600	600000	
213	11		2	291700	0	120000	0	120000	131200	280500	411700	
213	12.02		4A	394600	0	-70000	0	-70000	139100	185500	324600	
213	26		4A	1763400	0	-203400	0	-203400	444600	1115400	1560000	
214	19		4C /4B	1604000	896000	0	0	896000	2300000	200000	2500000	PARTIAL REM'D
214	21		1	1625000	-1625000	0	0	-1625000	0	0	0	**DELETED**
216	13		4A	700000	0	-103400	0	-103400	195000	401600	596600	
218	14		4B	4750000	0	-550000	0	-550000	2565000	1635000	4200000	
218	19		4A	425000	-130900	0	0	-130900	204400	89700	294100	
220	9		4B	2107200	0	-907200	0	-907200	425000	775000	1200000	
220	29	2		331900	0	6500	0	6500	152800	185600	338400	
		Added	Assmt:	2025	0	6500						
221	14		4B	1268800	0	-112800	0	-112800	425000	731000	1156000	
222.01	8		2	302200	0	-17200	0	-17200	154400	130600	285000	
222.01	14		4A	1533700	0	-333700	0	-333700	185900	1014100	1200000	
222.01	34		4C /1	381000	0	100000	0	100000	381000	100000	481000	PARTIAL REM'D
228	1	2		291000	0	9300	0	9300	162500	137800	300300	
		Added	Assmt:	2025	0	9300						
228	40		4A	631000	0	-131000	0	-131000	180500	319500	500000	
228	44		2	439900	0	26600	0	26600	173500	293000	466500	

## Preliminary Reconciliation Report

23 HACKENSACK CITY

02/02/26 Page 4

Block	Lot	Qual	Class	PRIOR Assessment	Land	NET CHANGE IN Impr	VALUE Exempt	NET CHANGE	Land	NEW Assessment Impr	Tot I
			Added Assmt:	2025	0	26600					
229	28		4A	3160200	0	-2423900	0	-2423900	684000	52300	736300
230	17		C195A 2	464800	0	-44800	0	-44800	168600	251400	420000
237	1.01		C007F 2	230300	0	5700	0	5700	87500	148500	236000
			Added Assmt:	2025	0	5700					
237	1.01		C008C 15F/2	144400	0	0	0	0	87500	56900	144400
237	1.01		C009E 2	276800	0	-6300	0	-6300	87500	183000	270500
237	1.04		15F/2	398500	0	0	0	0	181000	217500	398500
237	2		C001A 2	214000	0	-59000	0	-59000	105000	50000	155000
238	5		C0FC2 4A	360000	0	-35000	0	-35000	107500	217500	325000
238	8		C021D 2	234400	0	1700	0	1700	97500	138600	236100
			Added Assmt:	2025	0	1700					
238	8		C026A 2	340000	0	13000	0	13000	97500	255500	353000
			Added Assmt:	2025	0	13000					
240.01	6		4A	535400	0	-45400	0	-45400	211300	278700	490000
241	10		4A	965900	0	-257400	0	-257400	233500	475000	708500
247	3		4C	13500000	0	-3000000	0	-3000000	3600000	6900000	10500000
248	23.02		4A	1200000	0	-155800	0	-155800	231800	812400	1044200
249	3		2	526600	0	1300	0	1300	197200	330700	527900
			Added Assmt:	2025	0	1300					
300	3.02		4A / 1	1200000	0	0	0	0	1200000	0	1200000
300	3.02X		15F	0	0	4200000	0	4200000	0	4200000	4200000 NEW RECORD
300	3.05X		15F	2500000	0	2000000	0	2000000	0	4500000	4500000 PARTIAL REM'D
302	1		4A	346000	-296000	-50000	0	-346000	0	0	0 **DELETED**
302	1.01		1	0	2500000	0	0	2500000	2500000	0	2500000 NEW RECORD
302	2		1	673100	-673100	0	0	-673100	0	0	0 **DELETED**
302	27		4A	290200	-290200	0	0	-290200	0	0	0 **DELETED**
303	1		4C	2482500	0	-932500	0	-932500	312000	1238000	1550000
303	6		4A	2178900	0	-389000	0	-389000	754000	1035900	1789900
303	11		4A	2102500	0	-802500	0	-802500	227500	1072500	1300000
303	20		4C	6150000	0	850000	0	850000	1800000	5200000	7000000 PARTIAL REM'D
304	2		4A	2050000	0	-845000	0	-845000	716000	489000	1205000
306	3		4A	840700	0	-168200	0	-168200	545000	127500	672500
308	1.02		4A	4350000	0	-500000	0	-500000	2565000	1285000	3850000
308.02	23.01		4A	2500000	0	-337200	0	-337200	655500	1507300	2162800
311	3		4A	3850000	0	-400000	0	-400000	780000	2670000	3450000
311	8.01		4A	534300	0	-397800	0	-397800	136500	0	136500
311	8.02		4A	1001100	0	-682600	0	-682600	318500	0	318500
311	19.02		4A	457700	0	-57700	0	-57700	84500	315500	400000

## Preliminary Reconciliation Report

23 HACKENSACK CITY

02/02/26 Page 5

Block	Lot	Qual	Class	PRIOR Assessment	Land	NET CHANGE IN Impr	VALUE Exempt	NET CHANGE	Land	NEW Assessment Impr	Tot I
312	14.01		4A	1008500	0	-358500	0	-358500	117000	533000	650000
312	14.03		4A	980800	0	-330800	0	-330800	117000	533000	650000
314	12.04		4A	650000	0	-25000	0	-25000	110500	514500	625000
315	4		4A	974200	0	-199200	0	-199200	260000	515000	775000
315	21		4A	2489800	0	-789800	0	-789800	793000	907000	1700000
317	2	2	Assmt:	455700 2025	0 0	22600 22600	0	22600	147500	330800	478300
318	2		4A	455200	0	-135200	0	-135200	251800	68200	320000
318	26		4A	1340100	0	-200100	0	-200100	825500	314500	1140000
320	16	2	Assmt:	472100 2025	0 0	84900 84900	0	84900	150500	406500	557000
320	19		4A	650000	0	-50000	0	-50000	195000	405000	600000
321	1	C002A 2	Assmt:	212400 2025	0 0	7000 7000	0	7000	102500	116900	219400
322	12		4B	2481400	0	-1181400	0	-1181400	760000	540000	1300000
324	23	2	Assmt:	433800 2025	0 0	20600 20600	0	20600	131100	323300	454400
324	30		15F/2	385200	0	0	0	0	152900	232300	385200
325	24		4A	696400	0	-96400	0	-96400	156900	443100	600000
326	23	2	Assmt:	318900 2025	0 0	275000 275000	0	275000	118100	475800	593900
328	31		2	470400	0	-60400	0	-60400	144400	265600	410000
330	31		4B	515400	0	-100000	0	-100000	139500	275900	415400
333	1		4B	1400000	0	-100000	0	-100000	193400	1106600	1300000
336	23	C124C 2	Assmt:	179700 2025	0 0	1200 1200	0	1200	90000	90900	180900
336	30		4C	3688600	0	-988600	0	-988600	194500	2505500	2700000
341	12.A	C001C 2	Assmt:	393900 2025	0 0	-143900 -143900	0	-143900	112500	137500	250000
343	5		2	733000	0	-33000	0	-33000	250000	450000	700000
343	10	C003F 2	Assmt:	219300 2025	0 0	6000 6000	0	6000	90000	135300	225300
343	10	C007F 2	Assmt:	239500 2025	0 0	5800 5800	0	5800	100000	145300	245300
343	10	C015A 2	Assmt:	212100 2025	0 0	1800 1800	0	1800	100000	113900	213900
343	10	C019A 2		237800	0	-12800	0	-12800	100000	125000	225000
343	12.A	C006D 2	Assmt:	371000 2025	0 0	2100 2100	0	2100	90000	283100	373100
343	12.A	C010A 2	Assmt:	377000 2025	0 0	23200 23200	0	23200	90000	310200	400200
343	12.A	C018B 2	Assmt:	393500 2025	0 0	3300 3300	0	3300	90000	306800	396800
343	14	C002G 2		216100	0	-16100	0	-16100	95000	105000	200000

## Preliminary Reconciliation Report

23 HACKENSACK CITY

02/02/26 Page 6

Block	Lot	Qual	Class	PRIOR Assessment	Land	NET CHANGE IN Impr	VALUE Exempt	NET CHANGE	Land	NEW Assessment Impr	Totl
344	1.01	2		699500	0	9200	0	9200	225800	482900	708700
		Added	Assmt:	2025	0	9200					
344	12	4C		10500000	0	-500000	0	-500000	2960000	7040000	10000000
344	16	C006F 2		215000	0	5000	0	5000	95000	125000	220000
		Added	Assmt:	2025	0	5000					
344	16	C008F 2		214400	0	5000	0	5000	95000	124400	219400
349	23	2		493200	0	32000	0	32000	222500	302700	525200
		Added	Assmt:	2025	0	32000					
349	27	2 /4A		525000	0	0	0	0	236300	288700	525000
351	113	C0010 2		210200	0	4400	0	4400	105000	109600	214600
		Added	Assmt:	2025	0	4400					
353	63	C0049 2		205700	0	4200	0	4200	105000	104900	209900
		Added	Assmt:	2025	0	4200					
401	12.04	4A		1826000	0	1924000	0	1924000	1326000	2424000	3750000
402	12	15F		4659200	4450000	-609200	0	3840800	7000000	1500000	8500000 PARTIAL REM'D
		Added	Assmt:	2025	2550000	2109200*					
402	16.01	4A		720300	-468000	-252300	0	-720300	0	0	0 **DELETED**
402	16.02	4A		1116600	-555800	-560800	0	-1116600	0	0	0 **DELETED**
403	10.02	1		565500	1034500	0	0	1034500	1600000	0	1600000
408	1	15F		1671000	2189000	2740000	0	4929000	3850000	2750000	6600000 PARTIAL REM'D
409	14.01	4C		5402100	0	-2402100	0	-2402100	351000	2649000	3000000
409	14.04	4C		2538200	0	-538200	0	-538200	300000	1700000	2000000
409	18	4A		2102500	0	-1002500	0	-1002500	819000	281000	1100000
411	13.01	15F/4A		3500000	0	-250000	0	-250000	3250000	0	3250000
412	16	4A		8000000	-2046900	-2273100	0	-4320000	1743600	1936400	3680000
412	16X	15F		0	2046900	2273100	0	4320000	2046900	2273100	4320000 NEW RECORD
415	21	C0008 2		377400	0	4300	0	4300	100000	281700	381700
		Added	Assmt:	2025	0	4300					
418	25	4C /4A		1520500	0	-1015500	0	-1015500	495000	10000	505000 PARTIAL REM'D
419	34	2 /4A		477300	0	0	0	0	255000	222300	477300
419	38	2		345700	0	111000	0	111000	157700	299000	456700
		Added	Assmt:	2025	0	111000					
420	3	4A		725000	0	-225000	0	-225000	220000	280000	500000
420	31	4A		1354200	0	-161000	0	-161000	630000	563200	1193200
421	8	C0032 15F/2		179100	0	0	0	0	92500	86600	179100
422	1	4A		596000	0	-71000	0	-71000	250000	275000	525000
423	21.03	4A		597000	0	-172000	0	-172000	352500	72500	425000
425	1	15F/4A		7000000	7861500	-2761500	0	5100000	12000000	100000	12100000
429	7	2		297600	0	175000	0	175000	143100	329500	472600
		Added	Assmt:	2025	0	175000					
429	14	1 /2		463100	0	-273600	0	-273600	189500	0	189500
431	12	2		317700	0	12900	0	12900	141300	189300	330600

# Preliminary Reconciliation Report

23 HACKENSACK CITY

02/02/26 Page 7

Block	Lot	Qual	Class	PRIOR Assessment	Land	NET CHANGE Impr	VALUE Exempt	NET CHANGE	Land	NEW Assessment Impr	Totl
			Added Assmt:	2025	0	12900					
435	1	CON3A 2	Added Assmt:	208400 2025	0 0	2600 2600	0	2600	77500	133500	211000
439	24		15F/2	268500	0	0	0	0	127000	141500	268500
440	13		2	406700	0	-56700	0	-56700	186400	163600	350000
441	43		2	512200	0	40000	0	40000	227800	324400	552200
442	11	C003N 2	Added Assmt:	258400 2025	0 0	1200 1200	0	1200	122500	137100	259600
442	11	C004A 2	Added Assmt:	211100 2025	0 0	3600 3600	0	3600	122500	92200	214700
442	11	C006B 2	Added Assmt:	267400 2025	0 0	1800 1800	0	1800	122500	146700	269200
443	24	C0055 2	/15F Added Assmt:	297100 2025	0 102500	0 194600*	0	0	102500	194600	297100
444	25		2	775000	9000	12400	0	21400	271300	525100	796400
445	1		4C	22800000	0	-4300000	0	-4300000	5120000	13380000	18500000
445	40		2 Added Assmt:	284100 2025	0 0	116000 150000*	0	116000	146500	253600	400100
447	4		2	449000	0	-40000	0	-40000	195600	213400	409000
449	48		2 Added Assmt:	451900 2025	0 0	129500 129500	0	129500	205600	375800	581400
450	37		2 Added Assmt:	492700 2025	0 0	39300 39300	0	39300	216800	315200	532000
452	8		2 Added Assmt:	399500 2025	0 0	1300 1300	0	1300	172900	227900	400800
452	10		4C	2000000	0	-500000	0	-500000	240000	1260000	1500000
452	68		2	443100	0	-40000	0	-40000	187600	215500	403100
452	92		2 Added Assmt:	759000 2025	0 0	6000 6000	0	6000	239200	525800	765000
454	89		2 Added Assmt:	448400 2025	0 0	180000 280000*	0	180000	212700	415700	628400
457	36		2	318300	-103500	-55700	0	-159200	103400	55700	159100
457	36X		15F	0	103500	55700	0	159200	103500	55700	159200 NEW RECORD
458	59		2	413600	0	136000	0	136000	191300	358300	549600
500	100		4A	2267700	0	-317700	0	-317700	526800	1423200	1950000
502	23		4A	1300000	0	-181300	0	-181300	162300	956400	1118700
504.01	5.02		4A	5750000	0	-1110300	0	-1110300	3050400	1589300	4639700
504.01	5.02	B01	4A Omitted Assmt: Omitted Added:	0 2025 2024	0 0 0	400000 400000 400000	0	400000	0	400000	400000 NEW RECORD
504.02	12.02		4A	146000000	0	-20000000	0	-20000000	28236000	97764000	126000000
504.02	14.07		4B	2517100	0	-517100	0	-517100	531100	1468900	2000000
504.02	14.08		4B	20000000	0	-711000	0	-711000	1254000	18746000	19289000
505	24		2	461000	0	25300	0	25300	184700	301600	486300

## Preliminary Reconciliation Report

23 HACKENSACK CITY

02/02/26 Page 8

Block	Lot	Qual	Class	PRIOR Assessment	Land	NET CHANGE IN Impr	VALUE Exempt	NET CHANGE	Land	NEW Assessment Impr	Totl
		Added	Assmt:	2025	0	25300					
506	16	C002E 2		288700	0	76000	0	76000	105000	259700	364700
		Added	Assmt:	2025	0	76000					
506	44		4A	1947100	-397500	-1549600	0	-1947100	0	0	0 **DELETED**
506	46		4A	1832500	0	-732500	0	-732500	412500	687500	1100000
507	9		4A	3078600	0	-78600	0	-78600	1057500	1942500	3000000
508	2		4A	1174900	0	-374900	0	-374900	622500	177500	800000
511	2		4A	2278900	0	-778900	0	-778900	538000	962000	1500000
511	41	2		282000	0	40100	0	40100	120300	201800	322100
		Added	Assmt:	2025	0	40100					
517	12		15F/2	332800	0	0	0	0	181900	150900	332800
518	47	C0006 2		200100	0	12700	0	12700	90000	122800	212800
		Added	Assmt:	2025	0	12700					
519	62		4A	875800	0	-130000	0	-130000	225000	520800	745800
521	10	2		344100	0	6700	0	6700	171000	179800	350800
		Added	Assmt:	2025	0	6700					
525	12		4A	755700	0	-55700	0	-55700	179600	520400	700000
527	5.01		4B	720000	0	-95000	0	-95000	414700	210300	625000
528	13		4B	447200	0	-72200	0	-72200	179600	195400	375000
530	7		4A	847200	-300000	-47200	0	-347200	298500	201500	500000
531.02	8		4A	695000	0	-70000	0	-70000	380000	245000	625000
537	1	C001G 2		214400	0	1300	0	1300	90000	125700	215700
		Added	Assmt:	2025	0	1300					
537	4		4C /15F	0	1000000	2500000	0	3500000	1000000	2500000	3500000
537	4	C0101 2		178400	-66500	-111900	0	-178400	0	0	0 **DELETED**
537	4	C0102 2		184900	-66500	-118400	0	-184900	0	0	0 **DELETED**
537	4	C0103 2		227600	-66500	-161100	0	-227600	0	0	0 **DELETED**
537	4	C0104 2		113100	-39900	-73200	0	-113100	0	0	0 **DELETED**
537	4	C0105 2		155800	-66500	-89300	0	-155800	0	0	0 **DELETED**
537	4	C0106 2		190000	-66500	-123500	0	-190000	0	0	0 **DELETED**
537	4	C0201 2		178400	-66500	-111900	0	-178400	0	0	0 **DELETED**
537	4	C0202 2		181500	-66500	-115000	0	-181500	0	0	0 **DELETED**
537	4	C0203 2		227600	-66500	-161100	0	-227600	0	0	0 **DELETED**
537	4	C0204 2		113100	-39900	-73200	0	-113100	0	0	0 **DELETED**
537	4	C0205 2		155800	-66500	-89300	0	-155800	0	0	0 **DELETED**
537	4	C0206 2		190000	-66500	-123500	0	-190000	0	0	0 **DELETED**
537	4	C0207 2		112500	-39900	-72600	0	-112500	0	0	0 **DELETED**
537	4	C0301 2		178400	-66500	-111900	0	-178400	0	0	0 **DELETED**
537	4	C0302 2		181500	-66500	-115000	0	-181500	0	0	0 **DELETED**
537	4	C0303 2		227600	-66500	-161100	0	-227600	0	0	0 **DELETED**



## Preliminary Reconciliation Report

23 HACKENSACK CITY

02/02/26 Page 9

Block	Lot	Qual	Class	PRIOR Assessment	Land	NET CHANGE IN Impr	VALUE Exempt	NET CHANGE	Land	NEW Assessment Impr	Totl	
537	4	C0304	2	120700	-39900	-80800	0	-120700	0	0	0	**DELETED**
537	4	C0305	2	155800	-66500	-89300	0	-155800	0	0	0	**DELETED**
537	4	C0306	2	190000	-66500	-123500	0	-190000	0	0	0	**DELETED**
537	4	C0307	2	119800	-39900	-79900	0	-119800	0	0	0	**DELETED**
539	10	C00C4	2	266300	0	-20300	0	-20300	117500	128500	246000	
540	15		4A	356300	723700	10000	0	733700	1080000	10000	1090000	PARTIAL REM'D
542	23		4C	1300000	0	-325000	0	-325000	204800	770200	975000	
542	29.60		15F/2	255000	0	0	0	0	117500	137500	255000	
543	28		2	21400	-9000	-12400	0	-21400	0	0	0	**DELETED**
548	26		4C	1680000	0	-180000	0	-180000	1065000	435000	1500000	
549	38		4A	941300	0	-91300	0	-91300	315000	535000	850000	
549	42		4A	872100	0	-297100	0	-297100	315000	260000	575000	
549	44		4A	920000	0	-170000	0	-170000	630000	120000	750000	
549	48		4A	450000	0	-75000	0	-75000	315000	60000	375000	
550	1.02		15F/2	407700	0	0	0	0	202500	205200	407700	
551	9		2	354700	0	4200	0	4200	211900	147000	358900	
		Added	Assmt:	2025	0	4200						
551	17		2	377000	0	96000	0	96000	211900	261100	473000	
		Added	Assmt:	2025	0	96000						
554	1.02		2	407200	0	3300	0	3300	212700	197800	410500	
		Added	Assmt:	2025	0	3300						
556	32		2	481200	0	7100	0	7100	228000	260300	488300	
		Added	Assmt:	2025	0	7100						
556	43		2	349400	0	-24400	0	-24400	222500	102500	325000	
558	15		2	333400	0	316600	0	316600	211900	438100	650000	
		Added	Assmt:	2025	0	316600						
559	4		2	350400	0	95500	0	95500	219400	226500	445900	
		Added	Assmt:	2025	0	95500						
559	21		2	414700	0	-77800	0	-77800	201300	135600	336900	
560	10		2	370200	0	6000	0	6000	203600	172600	376200	
		Added	Assmt:	2025	0	6000						
562	21		2	435700	0	61300	0	61300	214700	282300	497000	
		Added	Assmt:	2024	0	61300						
		Added	Assmt:	2025	0	61300						
565	16.01		2	384400	0	3800	0	3800	202500	185700	388200	
		Added	Assmt:	2025	0	3800						
582	9		2	439400	0	150000	0	150000	216300	373100	589400	
582	13		2	411300	0	62800	0	62800	229200	244900	474100	
		Added	Assmt:	2025	0	62800						
584	32		2	429800	0	2500	0	2500	204100	228200	432300	
		Added	Assmt:	2025	0	2500						
590	11		2	406000	0	-21000	0	-21000	206900	178100	385000	
599	16.02		2	408400	0	-8300	0	-8300	199100	201000	400100	

# Preliminary Reconciliation Report

23 HACKENSACK CITY

02/02/26 Page 10

Block	Lot	Qual	Class	PRIOR Assessment	Land	NET CHANGE IN Impr	VALUE Exempt	NET CHANGE	Land	NEW Assessment Impr	Total
601	15		15F/2	391100	0	0	0	0	211900	179200	391100
603	11		2	437500	0	-20000	0	-20000	196300	221200	417500
604	14.03		2	346900	0	2100	0	2100	261800	87200	349000
		Added	Assmt:	2025	0	2100					
607	3.02		2	426400	0	-26400	0	-26400	197300	202700	400000
609	7		2	339400	0	4400	0	4400	196300	147500	343800
		Added	Assmt:	2025	0	4400					
610	3		2	480000	-8000	-32000	0	-40000	241300	198700	440000
612	1		2	269000	-8000	241000	0	233000	211900	290100	502000
613	23.02		2	483000	0	44600	0	44600	226000	301600	527600
		Added	Assmt:	2025	0	44600					
616	30		2	420000	0	-10000	0	-10000	211900	198100	410000
618	20		2	464700	0	150000	0	150000	220600	394100	614700
623	29		2	390600	0	-40000	0	-40000	211900	138700	350600

TOTAL NET CHANGE: (Excluding Railroad & Public Util)

+11822800	Land Total
-87702100	Impr Total
+0	Exmt Total
-75879300	Net Total

6	Total Records Added
30	Total Records Deleted
260	Total Records Updated

-24 Net Change Total

\$8,441,300 Total Value of Added Assessments for 2025  
(Please Verify w/AA Table of Aggregates)

District: 23 HACKENSACK CITY

HISTORY 1 TOTALS 2025

02/02/26

Class	Items	Land	Impr	Exempt	Net	
1	181	44324900	0	0	44324900	
2	8027	1135149500	1443163100	0	2578312600	
3A	0	0	0	0	0	
3B	0	0	0	0	0	
4A	1022	598182300	1469539300	0	2067721600	
4B	222	161191400	335272600	711000	495753000	
4C	201	305296300	1050462000	1348600	1354409700	
RATABLES	9653	2244144400	4298437000	2059600	6540521800	2025
5A	25	0	0	0	0	
5B	13	0	0	0	0	
RAILROAD	38	0	0	0	0	
6A	1	0	0	0	0	
6B	0	0	0	0	0	
6C	0	0	0	0	0	
PUB UTIL	1	0	0	0	0	
15A	28	67947000	165912600	0	233859600	
15B	0	0	0	0	0	
15C	94	112764900	276759600	0	389524500	
15D	64	26135100	51330400	0	77465500	
15E	3	51327000	9156700	0	60483700	
15F	272	217714000	1413035100	0	1630749100	
EXEMPT	461	475888000	1916194400	0	2392082400	

Deduction	Qty	Amount
SENIOR	57	14250
SURVIVING SPOUSE	1	250
DISABLED PERSON	12	3000
VETERAN	174	8700
WIDOW OF VET	40	2000

Exemption	Amount
E	2059600
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

10114	Total	Items Ratable and Exempt
2720032400	Total	Land
6214631400	Total	Impr
2059600	Total	Exmpt
8932604200	Total	Ratables and Exempts

District: 23 HACKENSACK CITY

PRELIMINARY TAX LIST TOTALS - 02/02/26  
2025

Class	Items	Land	Impr	Exempt	Net	
1	179	44109700	0	0	44109700	
2	7997	1132512900	1442802700	0	2575315600	
3A	0	0	0	0	0	
3B	0	0	0	0	0	
4A	1015	590795900	1410039300	0	2000835200	
4B	219	157197800	317218100	711000	473704900	
4C	204	307522300	1027094700	1348600	1333268400	
RATABLES	9614	2232138600	4197154800	2059600	6427233800	PRC
5A	25	0	0	0	0	
5B	13	0	0	0	0	
RAILROAD	38	0	0	0	0	
6A	1	0	0	0	0	
6B	0	0	0	0	0	
6C	0	0	0	0	0	
PUB UTIL	1	0	0	0	0	
15A	28	67947000	165912600	0	233859600	
15B	0	0	0	0	0	
15C	94	112764900	276759600	0	389524500	
15D	64	26135100	51330400	0	77465500	
15E	3	51327000	9156700	0	60483700	
15F	287	241542600	1426615200	0	1668157800	
EXEMPT	476	499716600	1929774500	0	2429491100	

Deduction	Qty	Amount
SENIOR	48	12000
SURVIVING SPOUSE	1	250
DISABLED PERSON	9	2250
VETERAN	161	40250
WIDOW OF VET	38	9500

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

10090	Total	Items Ratable and Exempt
2731855200	Total	Land
6126929300	Total	Impr
2059600	Total	Exmpt
8856724900	Total	Ratables and Exempts

	Prior	Current	Change	
Line Items:	10,114	10,090	24	Ok
Value Chg:	8,932,604,200	8,856,724,900	75,879,300	Ok

APPEAL/TAX LIST REPORT FOR 2025

Page: 1

Mon Feb 3 2026 06:35:32

District: 23 HACKENSACK CITY

Judged

Appeal#

Appeal#	Owner / Property Location	Block	Lot	Cla	Assessed	Added	Judged	Tax Ct	Tax List
04/02/25 23-2500037A 3	SZ 488 GARDNER, LLC 488 GARDNER PL ASSESSOR CORRECTION REC. FOR DECREASE-VACANT LAND/DEMO	9.01	11	2	138900 115700 0 254600	0 0 0 0	138900 0 0 138900	0 0 0 0	138900 0 0 138900
00/00/00 23-2500052T	SUP II RIVERFRONT PLAZA LLC 500 SO RIVER ST	10	1.01	4A	13870000 35130000 0 49000000	0 0 0 0	0 0 0 0	0 0 0 0	13870000 35130000 0 49000000 *
07/23/25 23-2500125L 6B	CREAMER, J.F. & CREAMER BROTHER 432-40 SO RIVER ST AFFIRMED WITHOUT PREJUDICE	14	1.01	4B	912000 1565700 0 2477700	0 0 0 0	912000 1565700 0 2477700	0 0 0 0	912000 1565700 0 2477700
00/00/00 23-2500042T	HACKENSACK CAP. NJ LLC C/O PPT 382 SO RIVER STREET	15	1	4A	2522000 16853100 0 19375100	0 0 0 0	0 0 0 0	0 0 0 0	2522000 16853100 0 19375100 *
00/00/00 23-2500040T	HACKENSACK CAP. NJ LLC C/O PPTA 374 SO RIVER STREET	16.01	1	1	2280000 0 0 2280000	0 0 0 0	0 0 0 0	0 0 0 0	2280000 0 0 2280000 *
00/00/00 23-2500041T	HACKENSACK CAP. NJ LLC C/O PPT 374-380 SO RIVER ST B01	16.01	1	4A	0 524400 0 524400	0 0 0 0	0 0 0 0	0 0 0 0	0 524400 0 524400 *
07/23/25 23-2500117L 6A	300 HUDSON STREET, LLC 300 HUDSON ST AFFIRMED WITHOUT PREJUDICE	30.01	27.01	4A	688800 261200 0 950000	0 0 0 0	688800 261200 0 950000	0 0 0 0	688800 261200 0 950000
00/00/00 23-2500046T	EXTRA SPACE PROPERTY 72LLC 266-280 SO RIVER ST	30.02	7	4B	4140100 22059900 0 26200000	0 0 0 0	0 0 0 0	0 0 0 0	4140100 18359900 0 22500000 *
00/00/00 23-2500021T	255 HUDSON LLC 251/253 HUDSON ST	33	19	4A	399000 659300 0 1058300	0 0 0 0	0 0 0 0	0 0 0 0	399000 201000 0 600000 *
04/02/25 23-2500014A 3	255 HUDSON LLC 251/253 HUDSON ST ASSESSMENT CORRECTION REC FOR DECREASE--TAX COURT	33	19	4A	399000 659300 0 1058300	0 0 0 0	399000 201000 0 600000	0 0 0 0	399000 201000 0 600000
00/00/00 23-2500022T	255 HUDSON LLC 257 HUDSON ST	33	23	4B	584300 1240500 0 1824800	0 0 0 0	0 0 0 0	0 0 0 0	584300 1015700 0 1600000 *
04/02/25 23-2500015A 3	255 HUDSON LLC 257 HUDSON ST ASSESSMENT CORRECTION REC FOR DECREASE--TAX COURT	33	23	4B	584300 1240500 0 1824800	0 0 0 0	584300 1015700 0 1600000	0 0 0 0	584300 1015700 0 1600000
04/02/25 23-2500011A 3	275-277 HUDSON STREET, LLC 275-277 HUDSON ST ASSESSMENT CORRECTION REC FOR DECREASE--TAX COURT	33	29	4B	798000 1537400 0 2335400	0 0 0 0	798000 952000 0 1750000	0 0 0 0	798000 952000 0 1750000
00/00/00 23-2500014T	CURY BRIAN 169 OLD HOBOKEN RD	36.01	22	4B	517800 1132200 0 1650000	0 0 0 0	0 0 0 0	0 0 0 0	517800 982200 0 1500000 *
07/23/25 23-2500123L 6A	ROTHMAN REALTY I. LLC 161 SO RIVER ST AFFIRMED WITHOUT PREJUDICE	39.01	24	4A	226600 661000 0 887600	0 0 0 0	226600 661000 0 887600	0 0 0 0	226600 661000 0 887600

Mon Feb 3 2026 06:35:32

District: 23 HACKENSACK CITY

Judged

Appeal#	Owner / Property Location	Block	Lot	Cla	Assessed	Added	Judged	Tax Ct	Tax List
07/23/25 23-2500168L 6B	ANDEMI RLTY, LLC C/O MARIUSZ, 220 GRACIE PL AFFIRMED WITHOUT PREJUDICE	39.06	1	4B	342000 491800 0 833800	0 0 0 0	342000 491800 0 833800	0 0 0 0	342000 491800 0 833800
00/00/00 23-2500009T	PS ELECTRIC & GAS CO 217-31 SO RIVER ST	39.07	1	4B	1382300 917700 0 2300000	0 0 0 0	0 0 0 0	0 0 0 0	1382300 317700 0 1700000 *
00/00/00 23-2500068T	CAROL APTS C/O VAP INTERNATION 197-209 SO MAIN ST	45.01	11	4C	4800000 11200000 0 16000000	0 0 0 0	0 0 0 0	0 0 0 0	4800000 11200000 0 16000000 *
07/23/25 23-2500126L 6A	140 LIBERTY LLC 140 LIBERTY ST AFFIRMED WITHOUT PREJUDICE	46.01	13	4B	299300 651300 0 950600	0 0 0 0	299300 651300 0 950600	0 0 0 0	299300 651300 0 950600
07/23/25 23-2500127L 6A	SPRINKLES MFG LLC 40 GEORGE ST AFFIRMED WITHOUT PREJUDICE	46.01	37	4A	128300 4000 0 132300	0 0 0 0	128300 4000 0 132300	0 0 0 0	128300 4000 0 132300
07/23/25 23-2500128L 6A	SPRINKLES MFG, LLC 37 GEORGE ST AFFIRMED WITHOUT PREJUDICE	46.03	11	4A	361000 612200 0 973200	0 0 0 0	361000 612200 0 973200	0 0 0 0	361000 612200 0 973200
04/02/25 23-2500006A 3	NORFOLK REALTY LLC 140 PORTER ST ASSESSMENT CORRECTION REC FOR DECREASE--TAX COURT	49	11	4B	299300 1137900 0 1437200	0 0 0 0	299300 937900 0 1237200	0 0 0 0	299300 937900 0 1237200
07/23/25 23-2500199D 3	SOUTH STATE 149 LLC 151 SO STATE ST ASSESSOR'S RECOMMENDATION	49	26.04	4A	470300 329700 0 800000	0 0 0 0	470300 229700 0 700000	0 0 0 0	470300 229700 0 700000
00/00/00 23-2500069T	TSS REAL ESTATE LLC 69-89 COURT ST	61	1.03	4A	2451000 4566200 0 7017200	0 0 0 0	0 0 0 0	0 0 0 0	2451000 2249000 0 4700000 *
07/23/25 23-2500108L 6A	KOULIKOURDIS, PETER J 45 HUDSON ST AFFIRMED WITHOUT PREJUDICE	66	52	4A	129700 477700 0 607400	0 0 0 0	129700 477700 0 607400	0 0 0 0	129700 477700 0 607400
07/23/25 23-2500147L 6B	P.A.B.CORP. 125 HUDSON ST AFFIRMED WITHOUT PREJUDICE	67	28.02	4A	125400 131200 0 256600	0 0 0 0	125400 131200 0 256600	0 0 0 0	125400 131200 0 256600
07/23/25 23-2500148L 6B	P.A.B.CORP. 127 HUDSON ST AFFIRMED WITHOUT PREJUDICE	67	30	4A	149600 156300 0 305900	0 0 0 0	149600 156300 0 305900	0 0 0 0	149600 156300 0 305900
07/23/25 23-2500138L 6A	ROMNEY, THEODORE & MORANT, KEITH 106 LODI ST AFFIRMED WITHOUT PREJUDICE	70	8	4A	132100 599400 0 731500	0 0 0 0	132100 599400 0 731500	0 0 0 0	132100 317900 0 450000 *
07/23/25 23-2500102L 1	108 SOUTH STATE LLC 108 SO STATE ST MARKET	72	10	4A	271700 328300 0 600000	0 0 0 0	271700 203300 0 475000	0 0 0 0	271700 203300 0 475000
00/00/00 23-2500011T	SULLIVAN COUNTY DEVELOPMENT IN 106 SO STATE ST	72	12	4A	318300 1136900 0 1455200	0 0 0 0	0 0 0 0	0 0 0 0	318300 581700 0 900000 *

Mon Feb 3 2026 06:35:32

District: 23 HACKENSACK CITY

Judged

Appeal#	Owner / Property Location	Block	Lot	Cla	Assessed	Added	Judged	Tax Ct	Tax List
07/23/25 23-2500150L 6A	53-57 ESSEX LLC 53-57 ESSEX ST AFFIRMED WITHOUT PREJUDICE	75.01	19.01	4A	884000 708700 0 1592700	0 0 0 0	884000 708700 0 1592700	0 0 0 0	884000 708700 0 1592700
07/23/25 23-2500192L 3	CASTILLO, HECTOR 27 FAIR ST ASSESSOR'S RECOMMENDATION	75.01	36	4A	142500 231000 0 373500	0 0 0 0	142500 172500 0 315000	0 0 0 0	142500 172500 0 315000
07/23/25 23-2500193L 6B	CASTILLO, HECTOR 29 FAIR ST AFFIRMED WITHOUT PREJUDICE	75.01	37	4A	79600 6000 0 85600	0 0 0 0	79600 6000 0 85600	0 0 0 0	79600 6000 0 85600
07/23/25 23-2500146L 1	HBR REALTY LLC 116 KANSAS ST MARKET	76	2.01	4A	403800 1730400 0 2134200	0 0 0 0	403800 996200 0 1400000	0 0 0 0	403800 996200 0 1400000
04/02/25 23-2500033A 3	HBR REALTY LLC 116 KANSAS ST ASSESSMENT CORRECTION REC FOR DECREASE--MARKET VALUE	76	2.01	4A	403800 1730400 0 2134200	0 0 0 0	403800 1096200 0 1500000	0 0 0 0	403800 996200 0 1400000 *
00/00/00 23-2500016T	MICHAEL REALTY C/O KING MECHAN 146-50 KANSAS ST	76	45.02	4A	945000 1924300 0 2869300	0 0 0 0	0 0 0 0	0 0 0 0	945000 1055000 0 2000000 *
07/23/25 23-2500153L 3	ATTESSA PROPERTIES C/O GILSENA 117-19 SO STATE ST ASSESSOR'S RECOMMENDATION	78	19.01	4A	133000 473100 0 606100	0 0 0 0	133000 352000 0 485000	0 0 0 0	133000 352000 0 485000
07/23/25 23-2500149L 3	ELJE PROPERTY, LLC 170 LODI ST STIPULATION	78	28	4A	237500 462500 0 700000	0 0 0 0	237500 412500 0 650000	0 0 0 0	237500 412500 0 650000
00/00/00 23-2500002T	J & F HOLDING LLC 90-96 HOBART ST	78	43	4B	238000 2562000 0 2800000	0 0 0 0	0 0 0 0	0 0 0 0	238000 2562000 0 2800000 *
07/23/25 23-2500119L 6A	ELBOW CAY REALTY LLC 145 LEXINGTON AVE AFFIRMED WITHOUT PREJUDICE	78	54	4B	218500 419200 0 637700	0 0 0 0	218500 419200 0 637700	0 0 0 0	218500 419200 0 637700
07/23/25 23-2500158L 6A	59 CLEVELAND STREET, LLC 59 CLEVELAND ST AFFIRMED WITHOUT PREJUDICE	79	16	4A	171000 429000 0 600000	0 0 0 0	171000 429000 0 600000	0 0 0 0	171000 429000 0 600000
07/23/25 23-2500156L 6A	MAGNOTTA, GERALD 55 HOBART ST AFFIRMED WITHOUT PREJUDICE-TCP	80	1.03	4B	237500 462500 0 700000	0 0 0 0	237500 462500 0 700000	0 0 0 0	237500 462500 0 700000
04/02/25 23-2500020A 3	MAGNOTTA, GERALD 55 HOBART ST ASSESSMENT CORRECTION REC FOR DECREASE--TAX COURT	80	1.03	4B	237500 562500 0 800000	0 0 0 0	237500 462500 0 700000	0 0 0 0	237500 462500 0 700000
07/23/25 23-2500130L 3	NJ4955 LLC 55 GREEN ST STIPULATION	82.01	10	4B	346800 303200 0 650000	0 0 0 0	346800 178200 0 525000	0 0 0 0	346800 178200 0 525000
00/00/00 23-2500048T	25 GREEN STREET HQ LLC 21-25 GREEN ST	82.01	25.02	4B	570000 2110400 0 2680400	0 0 0 0	0 0 0 0	0 0 0 0	570000 1430000 0 2000000 *

Mon Feb 3 2026 06:35:32

District: 23 HACKENSACK CITY

Judged

Appeal#	Owner / Property Location	Block	Lot	Cla	Assessed	Added	Judged	Tax Ct	Tax List
07/23/25 23-2500120L 6A	ELBOW CAY REALTY LLC %BARON,RO 202 LEXINGTON AVE AFFIRMED WITHOUT PREJUDICE	83	3	4A	209000 518900 0 727900	0 0 0 0	209000 518900 0 727900	0 0 0 0	209000 518900 0 727900
04/02/25 23-2500002A 3	CRYSTAL PROPERTIES, INC. 161 LIBERTY ST ASSESSMENT CORRECTION REC FOR DECREASE--TAX COURT	86	29	4A	137800 677200 0 815000	0 0 0 0	137800 407800 0 545600	0 0 0 0	137800 407800 0 545600
04/02/25 23-2500003A 3	CRYSTAL PROPERTIES, INC. 160-164 SOUTH ST ASSESSMENT CORRECTION REC FOR DECREASE--TAX COURT	86	30	4B	736300 1618100 0 2354400	0 0 0 0	736300 1118100 0 1854400	0 0 0 0	736300 1118100 0 1854400
00/00/00 23-2500063T	BAKER, JOHN %GEN AVIATION &ELEC 30 JERSEY PL	87	6	4B	928200 2625900 0 3554100	0 0 0 0	0 0 0 0	0 0 0 0	928200 2625900 0 3554100 *
04/02/25 23-2500001A 3	TZW PROPERTIES LLC 250 DIVISION PL ASSESSMENT CORRECTION REC FOR DECREASE--TAX COURT	87.01	24	4B	627000 1391700 0 2018700	0 0 0 0	627000 973000 0 1600000	0 0 0 0	627000 973000 0 1600000
00/00/00 23-2500003T	211SN HACKENSACK LLC 211 SO NEWMAN ST	95	1.03	4B	3871300 6628700 0 10500000	0 0 0 0	0 0 0 0	0 0 0 0	3871300 6628700 0 10500000 *
00/00/00 23-2500029T	STEPHEN ADZIMA, LLC 123-133 SO NEWMAN ST	100.01	2.02	4B	1182300 1717700 0 2900000	0 0 0 0	0 0 0 0	0 0 0 0	1182300 1717700 0 2900000 *
00/00/00 23-2500057T	BERGEN BEVERAGE PTNRS % PEPSI 88 POLIFLY RD	100.01	3.01	4B	3163500 4982400 0 8145900	0 0 0 0	0 0 0 0	0 0 0 0	3163500 4982400 0 8145900 *
00/00/00 23-2500061T	ONE PARK POLIFLY LLC ETAL 70 POLIFLY RD	100.01	4.01	4C	3040000 7637300 0 10677300	0 0 0 0	0 0 0 0	0 0 0 0	3040000 7637300 0 10677300 *
00/00/00 23-2500026T	REGENT PROPCO LLC 50 POLIFLY RD	100.01	5	4A	1681500 19318500 0 21000000	0 0 0 0	0 0 0 0	0 0 0 0	1681500 17318500 0 19000000 *
07/23/25 23-2500152L 3	LARK REALTY CO 99 SO NEWMAN ST ASSESSOR'S RECOMMENDATION	100.01	11	4B	1272500 4722800 0 5995300	0 0 0 0	1272500 2949500 0 4222000	0 0 0 0	1272500 2949500 0 4222000
07/23/25 23-2500151L 6A	211 MARY STREET ASSO. % KAMSON 211 MARY ST AFFIRMED WITHOUT PREJUDICE	100.03	7	4C	105000 3789500 0 3894500	0 0 0 0	105000 3789500 0 3894500	0 0 0 0	105000 3789500 0 3894500
00/00/00 23-2500007T	P S ELECTRIC & GAS CO 60 SO NEWMAN ST	100.08	10	4B	5546100 2953900 0 8500000	0 0 0 0	0 0 0 0	0 0 0 0	3500000 1800000 0 5300000 *
00/00/00 23-2500067T	NMR REINGOLD C/O EGA FOODS,LLC 193 ESSEX ST	100.08	14.02	4A	507300 1692000 0 2199300	0 0 0 0	0 0 0 0	0 0 0 0	507300 1692000 0 2199300 *
00/00/00 23-2500030T	139 RT. 17 S., LLC 139 ROUTE 17	105.01	11	4A	655000 1005300 0 1660300	0 0 0 0	0 0 0 0	0 0 0 0	655000 1005300 0 1660300 *



Mon Feb 3 2026 06:35:32

District: 23 HACKENSACK CITY

Judged

Appeal#

Appeal#	Owner / Property Location	Block	Lot	Cla	Assessed	Added	Judged	Tax Ct	Tax List
04/02/25 23-2500016A 3	MARZBAN, SARA 279 CLARK ST. ASSESSMENT CORRECTION REC FOR DECREASE--MARKET VALUE	106	13	2	77500 113700 0 191200	0 0 0 0	77500 91000 0 168500	0 0 0 0	77500 91000 0 168500
00/00/00 23-2500043T	ROYAL TOWERS NJ LP 360 W PLEASANTVIEW AVE	111.01	1	4C	4200000 19318900 0 23518900	0 0 0 0	0 0 0 0	0 0 0 0	4200000 13300000 0 17500000 *
04/02/25 23-2500018A 3	ROYAL TOWERS NJ LP 360 W PLEASANTVIEW AVE ASSESSMENT CORRECTION REC FOR DECREASE--TAX COURT	111.01	1	4C	4200000 19318900 0 23518900	0 0 0 0	4200000 15800000 0 20000000	0 0 0 0	4200000 13300000 0 17500000 *
00/00/00 23-2500044T	ROYAL TOWERS NJ LP - OFFICE 355-79 W PLEASANTVIEW AVE	112	1	4C	5920000 17380000 0 23300000	0 0 0 0	0 0 0 0	0 0 0 0	5920000 11580000 0 17500000 *
04/02/25 23-2500017A 3	ROYAL TOWERS NJ LP - OFFICE 355-79 W PLEASANTVIEW AVE ASSESSMENT CORRECTION REC FOR DECREASE--TAX COURT	112	1	4C	5920000 17380000 0 23300000	0 0 0 0	5920000 14080000 0 20000000	0 0 0 0	5920000 11580000 0 17500000 *
00/00/00 23-2500054T	SANZARI '89 ASSOCIATES, LP 370 W PLEASANTVIEW AVE	114.02	1.01	4A	2400000 5600000 0 8000000	0 0 0 0	0 0 0 0	0 0 0 0	2400000 5600000 0 8000000 *
04/02/25 23-2500029A 3	BP HOLDINGS LLC 337 ESSEX ST ASSESSMENT CORRECTION REC FOR DECREASE--MARKET VALUE	128	41	4A	472500 503400 0 975900	0 0 0 0	472500 278400 0 750900	0 0 0 0	472500 278400 0 750900
07/23/25 23-2500140D 2A	YNFANTE, RAMONA 56 SO PROSPECT AVE	131	23	2	191300 262700 0 454000	0 0 0 0	191300 262700 0 454000	0 0 0 0	191300 262700 0 454000
07/23/25 23-2500105D 1	KLETTTLINGER, JOYCE C/O M. CACAN 405 SIMONS AVE MARKET	133.01	54	2	191300 222100 0 413400	0 0 0 0	191300 188700 0 380000	0 0 0 0	191300 188700 0 380000
07/23/25 23-2500163L 3	419 ESSEX STREET ASSOC., LLC 419 ESSEX ST STIPULATION	136.01	47	4A	472500 152500 0 625000	0 0 0 0	472500 102500 0 575000	0 0 0 0	472500 102500 0 575000
00/00/00 23-2500031T	111 RIVER ST ASSOC % AUTOZONE 89 OLD RIVER ST	204	13.01	4A	837000 1435900 0 2272900	0 0 0 0	0 0 0 0	0 0 0 0	837000 1435900 0 2272900 *
07/23/25 23-2500124L 6A	SLK 17, LLC 87 OLD RIVER ST AFFIRMED WITHOUT PREJUDICE	204	20	4A	364300 115700 0 480000	0 0 0 0	364300 115700 0 480000	0 0 0 0	314300 10700 0 325000 *
00/00/00 23-2500036T	COMMERCE BK/NORTH %TD BANK/TAX 111 RIVER ST	204.01	16	4A	1725800 1299700 0 3025500	0 0 0 0	0 0 0 0	0 0 0 0	1725800 574200 0 2300000 *
07/23/25 23-2500177L 6B	MAIN PORTFOLIO, LLC 57 MAIN ST AFFIRMED WITHOUT PREJUDICE	208	27	4A	136500 66000 0 202500	0 0 0 0	136500 66000 0 202500	0 0 0 0	136500 66000 0 202500
07/23/25 23-2500178L 6B	MAIN PORTFOLIO, LLC 53-55 MAIN ST AFFIRMED WITHOUT PREJUDICE	208	28.01	4A	344500 460500 0 805000	0 0 0 0	344500 460500 0 805000	0 0 0 0	344500 460500 0 805000

Mon Feb 3 2026 06:35:32  
District: 23 HACKENSACK CITY

Judged Appeal#	Owner / Property Location	Block	Lot	Cla	Assessed	Added	Judged	Tax Ct	Tax List
07/23/25 23-2500179L 6B	MAIN PORTFOLIO LLC 51 MAIN ST AFFIRMED WITHOUT PREJUDICE	208	28.02	4A	160600 338100 0	0 0 0	160600 338100 0	0 0 0	160600 338100 498700
00/00/00 23-2500004T	41 MAIN ASSOCIATES 41-43 MAIN ST	208	30	4A	277900 1538400 0	0 0 0	0 0 0	0 0 0	277900 922100 1200000 *
04/02/25 23-2500013A 3	PW STATE ST LLC ETALS 60 STATE ST ASSESSMENT CORRECTION REC FOR DECREASE--TAX COURT	208	31	4A	2475200 11510000 0	0 0 0	2475200 5024800 0	0 0 0	2475200 5024800 7500000
00/00/00 23-2500051T	HORIZON AT EDGEWATER, LLC 85 MAIN ST	209	20	4A	682500 1417500 0	0 0 0	0 0 0	0 0 0	682500 1417500 2100000 *
04/02/25 23-2500031A 3	TENKEN REALTY CO LLC %LOMBARDO 136 STATE ST ASSESSMENT CORRECTION REC FOR DECREASE--MARKET VALUE	210.01	15	4C	637000 2017400 0	0 0 0	637000 1263000 0	0 0 0	637000 1263000 1900000
07/23/25 23-2500159L 1	127 PROPERTIES LLC % KASDAN,MA 127 MAIN ST MARKET	210.01	19	4A	175500 521100 0	0 0 0	175500 474500 0	0 0 0	175500 474500 650000
07/23/25 23-2500134L 1	MONAGHAN, JOS G. & CUMMINGS, RIC 11 STATE ST ***CORRECTED JUDGEMENT*** MARKET	211	18	4A	543400 240300 0	0 0 0	543400 56600 0	0 0 0	543400 56600 600000
04/02/25 23-2500021A 3	55 STATE STREET HOLDINGS LLC 55 STATE ST ASSESSMENT CORRECTION REC FOR DECREASE--TAX COURT	213	26	4A	444600 1318800 0	0 0 0	444600 1115400 0	0 0 0	444600 1115400 1560000
07/23/25 23-2500160L 6A	ODUNSI, BABATUNDE & ANNAN, TON 81 TRINITY PL AFFIRMED WITHOUT PREJUDICE	216	13	4A	195000 505000 0	0 0 0	195000 505000 0	0 0 0	195000 401600 596600 *
07/23/25 23-2500137L 6A	DI CAROLIS REALTY CO. 33 DICAROLIS CT AFFIRMED WITHOUT PREJUDICE-TCP	218	14	4B	2565000 1635000 0	0 0 0	2565000 1635000 0	0 0 0	2565000 1635000 4200000
04/02/25 23-2500024A 3	DI CAROLIS REALTY CO. 33 DICAROLIS CT ASSESSMENT CORRECTION REC FOR DECREASE--MARKET VALUE	218	14	4B	2565000 2185000 0	0 0 0	2565000 1635000 0	0 0 0	2565000 1635000 4200000
07/23/25 23-2500135L 3	DICAROLIS REALTY LLC 135 SUSSEX ST STIPULATION	218	19	4A	335300 89700 0	0 0 0	204400 89700 0	0 0 0	204400 89700 294100
07/23/25 23-2500136L 3	DICAROLIS REALTY LLC 131-133 SUSSEX ST STIPULATION	218	21	1	130900 0 0	0 0 0	130900 0 0	0 0 0	130900 0 130900
00/00/00 23-2500017T	SUSSEX APARTMENTS, LLC 102 SUSSEX ST.	219	1	4C	700000 2029500 0	0 0 0	0 0 0	0 0 0	700000 2029500 2729500 *
00/00/00 23-2500045T	EMERSON REALTY LLC 134 MYER ST	220	9	4B	425000 1682200 0	0 0 0	0 0 0	0 0 0	425000 775000 1200000 *

Mon Feb 3 2026 06:35:32

District: 23 HACKENSACK CITY

Judged

Appeal#	Owner / Property Location	Block	Lot	Cla	Assessed	Added	Judged	Tax Ct	Tax List
07/23/25 23-2500161L 3	GALGANO, RYAN & KEVIN 120 LAWRENCE ST ASSESSOR'S RECOMMENDATION	222.01	8	2	154400 147800 0 302200	0 0 0 0	154400 130600 0 285000	0 0 0 0	154400 130600 0 285000
00/00/00 23-2500010T	140 LAWRENCE LLC 140 LAWRENCE ST.	222.01	14	4A	185900 1347800 0 1533700	0 0 0 0	0 0 0 0	0 0 0 0	185900 1014100 0 1200000 *
07/23/25 23-2500118L 3	59 NEWMAN STREET LLC 59 NEWMAN ST STIPULATION	228	40	4A	180500 450500 0 631000	0 0 0 0	180500 319500 0 500000	0 0 0 0	180500 319500 0 500000
00/00/00 23-2500062T	29 FIRST ASSOCIATES LLC 29 FIRST ST	232	29	4C	530000 7970000 0 8500000	0 0 0 0	0 0 0 0	0 0 0 0	530000 7970000 0 8500000 *
07/23/25 23-2500139D 3	SONG, JONG HWA & MIN, EUN DAN 90 PROSPECT AVE STIPULATION	237	1.01	2	87500 189300 0 276800	0 0 0 0	87500 183000 0 270500	0 0 0 0	87500 183000 0 270500
07/23/25 23-2500198D 3	RSC PROPERTIES LLC 150 OVERLOOK AVE ASSESSOR'S RECOMMENDATION	238	5	4A	107500 252500 0 360000	0 0 0 0	107500 217500 0 325000	0 0 0 0	107500 217500 0 325000
00/00/00 23-2500055T	ALFRED SANZARI ENTERPRISES LP 25 PROSPECT AVE.	240.01	1.04	4A	259600 2354000 0 2613600	0 0 0 0	0 0 0 0	0 0 0 0	259600 2354000 0 2613600 *
07/23/25 23-2500162L 3	MOLINA, ADELFI 100-102 SUMMIT AVE ASSESSOR'S RECOMMENDATION	240.01	6	4A	211300 324100 0 535400	0 0 0 0	211300 278700 0 490000	0 0 0 0	211300 278700 0 490000
07/23/25 23-2500166L 6B	MOLINA, ADELFI E 172 SUMMIT AVE AFFIRMED WITHOUT PREJUDICE	241	9	2	221800 391600 0 613400	0 0 0 0	221800 391600 0 613400	0 0 0 0	221800 391600 0 613400
07/23/25 23-2500165L 6B	PAFMB LLC 176 SUMMIT AVE AFFIRMED WITHOUT PREJUDICE	241	10	4A	233500 732400 0 965900	0 0 0 0	233500 732400 0 965900	0 0 0 0	233500 475000 0 708500 *
00/00/00 23-2500012T	185 PROSPECT AVE. CO. 185 PROSPECT AVE.	241	14	4C	10640000 49360000 0 60000000	0 0 0 0	0 0 0 0	0 0 0 0	10640000 49360000 0 60000000 *
00/00/00 23-2500032T	CAMBRIDGE MANOR ASSOC %RIDGETO 45-81 CAMBRIDGE TERR	247	3	4C	3600000 9900000 0 13500000	0 0 0 0	0 0 0 0	0 0 0 0	3600000 6900000 0 10500000 *
04/02/25 23-2500026A 3	CAMBRIDGE MANOR ASSOC %RIDGETO 45-81 CAMBRIDGE TERR ASSESSMENT CORRECTION REC FOR DECREASE--TAX COURT	247	3	4C	3600000 9900000 0 13500000	0 0 0 0	3600000 6900000 0 10500000	0 0 0 0	3600000 6900000 0 10500000
00/00/00 23-2500019T	RFEH RETAIL URBAN RENEWAL LLC 80 RIVER ST	300	3.02	1	1200000 0 0 1200000	0 0 0 0	0 0 0 0	0 0 0 0	1200000 0 0 1200000 *
00/00/00 23-2500018T	RFEH RETAIL URBAN RENEWAL, LLC 110-120 RIVER ST	300	3.05	1	2100000 0 0 2100000	0 0 0 0	0 0 0 0	0 0 0 0	2100000 0 0 2100000 *

Mon Feb 3 2026 06:35:32

District: 23 HACKENSACK CITY

Judged

Appeal#

Appeal#	Owner / Property Location	Block	Lot	Cla	Assessed	Added	Judged	Tax Ct	Tax List
00/00/00 23-2500020T	RFEH RETAIL URBAN RENEWAL, LLC 110-120 RIVER ST RETAIL	300	3.05X	15F	0 2500000 0 2500000	0 0 0 0	0 0 0 0	0 0 0 0	0 4500000 4500000 *
04/02/25 23-2500032A 3	TENKEN REALTY CO LLC %LOMBARDO 140 STATE ST ASSESSMENT CORRECTION REC FOR DECREASE--MARKET VALUE	303	1	4C	312000 2170500 0 2482500	0 0 0 0	312000 1238000 0 1550000	0 0 0 0	312000 1238000 1550000
07/23/25 23-2500129L 3	HUDSON EDGE LLC 27-35 MERCER ST STIPULATION	303	11	4A	227500 1875000 0 2102500	0 0 0 0	227500 1072500 0 1300000	0 0 0 0	227500 1072500 1300000
04/02/25 23-2500008A 3	HUDSON EDGE LLC 27-35 MERCER ST ASSESSMENT CORRECTION REC FOR DECREASE--TAX COURT	303	11	4A	227500 1875000 0 2102500	0 0 0 0	227500 1072500 0 1300000	0 0 0 0	227500 1072500 1300000
00/00/00 23-2500050T	GOLDEN WEST DIAMOND CORP 171-173 MAIN ST	303	15	4A	494000 1306000 0 1800000	0 0 0 0	0 0 0 0	0 0 0 0	494000 1306000 1800000 *
04/02/25 23-2500023A 3	SBJBP LLC 20 MERCER ST ASSESSMENT CORRECTION REC FOR DECREASE--MARKET VALUE	304	2	4A	716000 1334000 0 2050000	0 0 0 0	716000 489000 0 1205000	0 0 0 0	716000 489000 1205000
04/02/25 23-2500022A 3	YM UNION INC 197 UNION ST ASSESSMENT CORRECTION REC FOR DECREASE--MARKET VALUE	306	3	4A	545000 295700 0 840700	0 0 0 0	545000 127500 0 672500	0 0 0 0	545000 127500 672500
00/00/00 23-2500025T	EAST SALEM HOLDINGS LLC 25 E SALEM ST	309	1	4A	1408500 4091500 0 5500000	0 0 0 0	0 0 0 0	0 0 0 0	1408500 4091500 5500000 *
07/23/25 23-2500200D 3	190 MAIN STREET ASSOCIATES, L.L.C. 190 MAIN ST ASSESSOR'S RECOMMENDATION	311	3	4A	780000 3070000 0 3850000	0 0 0 0	780000 2670000 0 3450000	0 0 0 0	780000 2670000 3450000
07/23/25 23-2500131L 6B	HACKENSACK EMERALD % MAVERICK 204 MAIN ST AFFIRMED WITHOUT PREJUDICE	311	11	4A	273000 681500 0 954500	0 0 0 0	273000 681500 0 954500	0 0 0 0	273000 681500 954500
07/23/25 23-2500167L 3	CAMPOVERDE REALTY LLC 222 MAIN ST ASSESSOR'S RECOMMENDATION	311	19.02	4A	84500 373200 0 457700	0 0 0 0	84500 315500 0 400000	0 0 0 0	84500 315500 400000
07/23/25 23-2500115L 1	262 MAIN STREET, LLC 262 MAIN ST MARKET	312	14.01	4A	117000 891500 0 1008500	0 0 0 0	117000 533000 0 650000	0 0 0 0	117000 533000 650000
04/02/25 23-2500004A 3	262 MAIN STREET, LLC 262 MAIN ST ASSESSMENT CORRECTION REC FOR DECREASE--TAX COURT	312	14.01	4A	117000 891500 0 1008500	0 0 0 0	117000 533000 0 650000	0 0 0 0	117000 533000 650000
07/23/25 23-2500116L 1	266 MAIN STREET, LLC 266 MAIN ST MARKET	312	14.03	4A	117000 533000 0 650000	0 0 0 0	117000 533000 0 650000	0 0 0 0	117000 533000 650000
04/02/25 23-2500005A 3	266 MAIN STREET, LLC 266 MAIN ST ASSESSMENT CORRECTION REC FOR DECREASE--TAX COURT	312	14.03	4A	117000 863800 0 980800	0 0 0 0	117000 533000 0 650000	0 0 0 0	117000 533000 650000

Mon Feb 3 2026 06:35:32

District: 23 HACKENSACK CITY

Judged

Appeal#

Appeal#	Owner / Property Location	Block	Lot	Cla	Assessed	Added	Judged	Tax Ct	Tax List
07/23/25 23-2500182L 6B	MAIN PORTFOLIO LLC 207 MAIN & 3/11 BANTA PL AFFIRMED WITHOUT PREJUDICE	313	5	4A	234000 451600 0 685600	0 0 0 0	234000 451600 0 685600	0 0 0 0	234000 451600 0 685600
07/23/25 23-2500180L 6B	MAIN PORTFOLIO, LLC 181 MAIN ST AFFIRMED WITHOUT PREJUDICE	313	11.01	4A	258400 44400 0 302800	0 0 0 0	258400 44400 0 302800	0 0 0 0	258400 44400 0 302800
07/23/25 23-2500181L 6B	MAIN PORTFOLIO, LLC 185 MAIN ST AFFIRMED WITHOUT PREJUDICE	313	12	4A	117000 178600 0 295600	0 0 0 0	117000 178600 0 295600	0 0 0 0	117000 178600 0 295600
07/23/25 23-2500187L 6B	STATE RETAIL, LLC 231 MAIN ST AFFIRMED WITHOUT PREJUDICE	314	9.03	4A	91000 136100 0 227100	0 0 0 0	91000 136100 0 227100	0 0 0 0	91000 136100 0 227100
07/23/25 23-2500183L 3	STATE RETAIL LLC 215 MAIN ST ASSESSOR'S RECOMMENDATION	314	12.04	4A	110500 539500 0 650000	0 0 0 0	110500 514500 0 625000	0 0 0 0	110500 514500 0 625000
07/23/25 23-2500184L 6B	MAIN PORTFOLIO LLC 217 MAIN ST AFFIRMED WITHOUT PREJUDICE	314	12.06	4A	110500 548900 0 659400	0 0 0 0	110500 548900 0 659400	0 0 0 0	110500 548900 0 659400
07/23/25 23-2500185L 6B	MAIN PORTFOLIO LLC 219 MAIN ST AFFIRMED WITHOUT PREJUDICE	314	12.07	4A	110500 548900 0 659400	0 0 0 0	110500 548900 0 659400	0 0 0 0	110500 548900 0 659400
07/23/25 23-2500186L 6B	MAIN PORTFOLIO LLC 221 MAIN ST AFFIRMED WITHOUT PREJUDICE	314	12.08	4A	110500 510100 0 620600	0 0 0 0	110500 510100 0 620600	0 0 0 0	110500 510100 0 620600
04/02/25 23-2500030A 3	OM298 UNION LLC 298 UNION ST ASSESSMENT CORRECTION REC FOR DECREASE--MARKET VALUE	318	2	4A	251800 203400 0 455200	0 0 0 0	251800 68200 0 320000	0 0 0 0	251800 68200 0 320000
04/02/25 23-2500028A 3	JP HOSPITALITY GROUP LLC 281 STATE ST ASSESSMENT CORRECTION REC FOR DECREASE--MARKET VALUE	318	26	4A	825500 514600 0 1340100	0 0 0 0	825500 314500 0 1140000	0 0 0 0	825500 314500 0 1140000
07/23/25 23-2500169L 6B	SELTSER, ILYA 241 UNION ST AFFIRMED WITHOUT PREJUDICE	319	10	2	135000 144900 0 279900	0 0 0 0	135000 144900 0 279900	0 0 0 0	135000 144900 0 279900
00/00/00 23-2500013T	221-233 PARK STREET, LLC 221-233 PARK ST	322	12	4B	760000 1721400 0 2481400	0 0 0 0	0 0 0 0	0 0 0 0	760000 540000 0 1300000 *
07/23/25 23-2500132D 2A	RUBIO, CRISTINO 353-55 PARK ST	324	25	2	140800 521600 0 662400	0 0 0 0	140800 521600 0 662400	0 0 0 0	140800 521600 0 662400
07/23/25 23-2500114L 6A	159 CENTRAL AVE LLC 159 CENTRAL AVE AFFIRMED WITHOUT PREJUDICE	325	3.01	4C	162000 563000 0 725000	0 0 0 0	162000 563000 0 725000	0 0 0 0	162000 563000 0 725000
07/23/25 23-2500101L 1	AL-AZZAM, MOUSA 207 CENTRAL AVE MARKET	325	24	4A	156900 539500 0 696400	0 0 0 0	156900 443100 0 600000	0 0 0 0	156900 443100 0 600000

Mon Feb 3 2026 06:35:32

District: 23 HACKENSACK CITY

Judged

Appeal#	Owner / Property Location	Block	Lot	Cla	Assessed	Added	Judged	Tax Ct	Tax List
07/23/25 23-2500104D 1	MORALES, JAIME D & ZOILA V 197 BERDAN PL MARKET	328	31	2	144400 326000 0 470400	0 0 0 0	144400 265600 0 410000	0 0 0 0	144400 265600 0 410000
04/02/25 23-2500027A 3	PROSPECT RIDGE APARTMENTS, LLC 315 CENTRAL AVE ASSESSMENT CORRECTION REC FOR DECREASE--TAX COURT	336	30	4C	194500 3494100 0 3688600	0 0 0 0	194500 2505500 0 2700000	0 0 0 0	194500 2505500 0 2700000
00/00/00 23-2500008T	PW APT LLC 279 SECOND ST.	339	58	4C	191200 1668800 0 1860000	0 0 0 0	0 0 0 0	0 0 0 0	191200 1668800 0 1860000 *
00/00/00 23-2500027T	PROSPECT HEIGHTS PROPCO LLC 336 PROSPECT AVE	341	10	4A	1524000 29275000 0 30799000	0 0 0 0	0 0 0 0	0 0 0 0	1524000 29275000 0 30799000 *
07/23/25 23-2500175D 3	ONAS, ADRIAN S & DUTU, LAURA 266 SUMMIT AVE ASSESSOR'S RECOMMENDATION	343	5	2	250000 483000 0 733000	0 0 0 0	250000 450000 0 700000	0 0 0 0	250000 450000 0 700000
07/23/25 23-2500170L 3	CORTESE, ANTHONY 277 PROSPECT AVE ASSESSOR'S RECOMMENDATION C019A	343	10	2	100000 137800 0 237800	0 0 0 0	100000 125000 0 225000	0 0 0 0	100000 125000 0 225000
07/23/25 23-2500189L 3	LIAUTAUD, JACKSON 235 PROSPECT AVE. STIPULATION C002G	343	14	2	95000 121100 0 216100	0 0 0 0	95000 105000 0 200000	0 0 0 0	95000 105000 0 200000
04/02/25 23-2500019A 3	345 PROSPECT HACK C/O GOLDBERG 345 PROSPECT AVE ASSESSMENT CORRECTION REC FOR DECREASE--TAX COURT	344	12	4C	2960000 7540000 0 10500000	0 0 0 0	2960000 7040000 0 10000000	0 0 0 0	2960000 7040000 0 10000000
00/00/00 23-2500006T	BGFAM LLC 411 PASSAIC ST	349	35	4C	2160000 7416400 0 9576400	0 0 0 0	0 0 0 0	0 0 0 0	2160000 7416400 0 9576400 *
07/23/25 23-2500171L 6B	MISTRY, SANJAY 370 ESPLANADE AFFIRMED WITHOUT PREJUDICE C0018	354	37	2	89300 82700 0 172000	0 0 0 0	89300 82700 0 172000	0 0 0 0	89300 82700 0 172000
07/23/25 23-2500133L 3	NLF HACKENSACK H LLC C/O RYAN 360 RIVER ST. STIPULATION	402.01	10.01	4A	678300 21700 0 700000	0 0 0 0	678300 21700 0 700000	0 0 0 0	678300 21700 0 700000
00/00/00 23-2500037T	SUGENSTEVE HACKENSACK LLC 440-68 MAIN ST	405	3	4A	4200000 5800000 0 10000000	0 0 0 0	0 0 0 0	0 0 0 0	4200000 5800000 0 10000000 *
04/02/25 23-2500012A 3	ANDERSON HOLDINGS LLC 5 ANDERSON ST ASSESSMENT CORRECTION REC FOR DECREASE--MARKET VALUE	409	14.01	4C	351000 5051100 0 5402100	0 0 0 0	351000 3849000 0 4200000	0 0 0 0	351000 2649000 0 3000000 *
00/00/00 23-2500001T	LBE PROPERTIES, LLC 405 MAIN ST	409	18	4A	819000 1283500 0 2102500	0 0 0 0	0 0 0 0	0 0 0 0	819000 281000 0 1100000 *
00/00/00 23-2500034T	ON THE PARK LLC 50 ANDERSON ST	410	9.01	4C	500000 2561100 0 3061100	0 0 0 0	0 0 0 0	0 0 0 0	500000 2561100 0 3061100 *

Mon Feb 3 2026 06:35:32

District: 23 HACKENSACK CITY

Judged

Appeal#	Owner / Property Location	Block	Lot	Cla	Assessed	Added	Judged	Tax Ct	Tax List
00/00/00 23-2500033T	ON THE PARK LLC 40-46 ANDERSON ST	410	9.02	4C	1950000 1461100 0	0 0 0	0 0 0	0 0 0	1950000 1461100 3411100 *
00/00/00 23-2500053T	50 PASSAIC STREET H, LLC 50 PASSAIC ST	414	4	4A	773500 1673700 0	0 0 0	0 0 0	0 0 0	773500 1673700 2447200 *
00/00/00 23-2500039T	ON THE PARK LLC 430 UNION ST	414	11	4C	435000 3286100 0	0 0 0	0 0 0	0 0 0	435000 3286100 3721100 *
04/02/25 23-2500036A 3	AAKC, LLC C/O ABC CLEANERS 74 ANDERSON ST ASSESSMENT CORRECTION REC FOR DECREASE--MARKET VALUE	420	3	4A	220000 505000 0	0 0 0	220000 280000 0	0 0 0	220000 280000 500000
07/23/25 23-2500121L 3	EZEKIEL 376-382 FIRST ST. STIPULATION	423	21.03	4A	352500 244500 0	0 0 0	352500 72500 0	0 0 0	352500 72500 425000
07/23/25 23-2500122L 6A	ROTHMAN REALTY I LLC 155 PASSAIC ST AFFIRMED WITHOUT PREJUDICE	424	28	4A	300000 534700 0	0 0 0	300000 534700 0	0 0 0	300000 534700 834700
00/00/00 23-2500060T	LINDEN STREET ASSOCIATES LLC 29 LINDEN ST.	428	30	4C	2440000 11810000 0	0 0 0	0 0 0	0 0 0	2440000 11810000 14250000 *
04/02/25 23-2500009A 3	MARURI, CESAR 286 PASSAIC ST ASSESSMENT CORRECTION REC FOR DECREASE--MARKET VALUE	440	13	2	186400 220300 0	0 0 0	186400 163600 0	0 0 0	186400 163600 350000
07/23/25 23-2500109D 2A	WANG, LILI & CHEN, ANNIE WANG 290 ANDERSON ST. C002N	442	11	2	122500 133200 0	0 0 0	122500 133200 0	0 0 0	122500 133200 255700
07/23/25 23-2500190D 6A	LIU, MENG QIU 188 CLINTON PL AFFIRMED WITHOUT PREJUDICE	444	1	2	212600 315300 0	0 0 0	212600 315300 0	0 0 0	212600 315300 527900
00/00/00 23-2500059T	KG MOUNTAINSIDE LLC NY 380 PROSPECT AVE.	445	1	4C	5120000 17680000 0	0 0 0	0 0 0	0 0 0	5120000 13380000 18500000 *
04/02/25 23-2500007A 3	KG MOUNTAINSIDE LLC NY 380 PROSPECT AVE. ASSESSMENT CORRECTION REC FOR DECREASE--TAX COURT	445	1	4C	5120000 17680000 0	0 0 0	5120000 13380000 0	0 0 0	5120000 13380000 18500000
00/00/00 23-2500038T	6-16 CO, LLC C/OAFFILIATED MGM 406 PROSPECT AVE	445	17.01	4C	3200000 5588400 0	0 0 0	0 0 0	0 0 0	3200000 5588400 8788400 *
07/23/25 23-2500106D 1	CACANI, MICHAEL 348 PASSAIC ST MARKET	447	4	2	195600 253400 0	0 0 0	195600 213400 0	0 0 0	195600 213400 409000
00/00/00 23-NOTPAID	TOOMEY, CHRISTOPHER B. & AGATH 342 ANDERSON ST	449	6	2	223600 301900 0	0 0 0	0 0 0	0 0 0	223600 301900 525500 *

Mon Feb 3 2026 06:35:32

District: 23 HACKENSACK CITY

Judged

Appeal#	Owner / Property Location	Block	Lot	Cla	Assessed	Added	Judged	Tax Ct	Tax List
07/23/25 23-2500195D 5A	409 HAMILTON PLACE LLC 409 HAMILTON PL D.L.P. @ 10:05AM	452	92	2	239200 519800 0 759000	0 0 0 0	239200 519800 0 759000	0 0 0 0	239200 525800 0 765000 *
00/00/00 23-2500035T	RIVERHACK LLC C/O TD CANADA TR 540 RIVER ST.	500	100	4A	526800 1740900 0 2267700	0 0 0 0	0 0 0 0	0 0 0 0	526800 1423200 0 1950000 *
07/23/25 23-2500110D 3	CHICK-FIL-A INC 41 ROUTE 4 STIPULATION	504.01	5.02	4A	3050400 2699600 0 5750000	0 0 0 0	3050400 1589300 0 4639700	0 0 0 0	3050400 1589300 0 4639700
00/00/00 23-2500047T	LUKOIL N AMERICA LLIC 27 ROUTE 4 EAST	504.01	5.03	4A	1707700 387600 0 2095300	0 0 0 0	0 0 0 0	0 0 0 0	1707700 387600 0 2095300 *
00/00/00 23-2500049T	LUKOIL N AMERICA LLIC 20 ROUTE 4 WEST	504.02	7	4A	940800 507400 0 1448200	0 0 0 0	0 0 0 0	0 0 0 0	940800 507400 0 1448200 *
00/00/00 23-2500028T	BLOOMINGDALES REAL ESTATE LLC STATE HWY. RT. 4	504.02	12.01	4A	16006800 45993200 0 62000000	0 0 0 0	0 0 0 0	0 0 0 0	16006800 45993200 0 62000000 *
07/23/25 23-2500142L 7	RIVERSIDE SQUARE LTD C/O SIMON 380 & 390 HACKENSACK AVE WITHDRAWN	504.02	12.02	4A	28236000 107764000 0 136000000	0 0 0 0	28236000 107764000 0 136000000	0 0 0 0	28236000 97764000 0 126000000 *
04/02/25 23-2500010A 3	RIVERSIDE SQUARE LTD C/O SIMON 380 & 390 HACKENSACK AVE ASSESSMENT CORRECTION REC FOR DECREASE--MARKET VALUE	504.02	12.02	4A	28236000 117764000 0 146000000	0 0 0 0	28236000 107764000 0 136000000	0 0 0 0	28236000 97764000 0 126000000 *
07/23/25 23-2500143L 7	RIVERSIDE II, LLC (TAX DEPT) ROUTE 4 WEST WITHDRAWN	504.02	12.04	4A	0 2000000 0 2000000	0 0 0 0	0 2000000 0 2000000	0 0 0 0	0 2000000 0 2000000
07/23/25 23-2500144L 7	RIVERSIDE II LLC (TAX DEPT) ROUTE 4 WEST WITHDRAWN	504.02	12.05	4A	0 7000000 0 7000000	0 0 0 0	0 7000000 0 7000000	0 0 0 0	0 7000000 0 7000000
00/00/00 23-2500070T	HACKENSACK VF, LLC C/O VORNADO 450 HACKENSACK AVE	504.02	13.01	4A	24362900 50637100 0 75000000	0 0 0 0	0 0 0 0	0 0 0 0	24362900 50637100 0 75000000 *
00/00/00 23-2500015T	HACK. IND. CTR % NAI JAMES HAN 44 COMMERCE WAY	504.02	14.07	4B	531100 1986000 0 2517100	0 0 0 0	0 0 0 0	0 0 0 0	531100 1468900 0 2000000 *
07/23/25 23-2500191L 3	HACKENSACK PROJECT, LLC 65 COMMERCE WAY STIPULATION	504.02	14.08	4B	1254000 19457000 711000 20000000	0 0 0 0	1254000 18746000 711000 19289000	0 0 0 0	1254000 18746000 0 19289000
07/23/25 23-2500196L 3	SUNDOUS AIYAH LLC 555 MAIN ST ASSESSOR'S RECOMMENDATION	506	44	4A	397500 1549600 0 1947100	0 0 0 0	397500 702500 0 1100000	0 0 0 0	0 0 0 0 *
04/02/25 23-2500034A 3	SUNDOUS AIYAH LLC 555 MAIN ST ASSESSMENT CORRECTION REC FOR DECREASE--MARKET VALUE	506	44	4A	397500 1549600 0 1947100	0 0 0 0	397500 702500 0 1100000	0 0 0 0	0 0 0 0 *



Mon Feb 3 2026 06:35:32

District: 23 HACKENSACK CITY

Judged

Appeal#

Appeal#	Owner / Property Location	Block	Lot	Cl	Assessed	Added	Judged	Tax Ct	Tax List
07/23/25 23-2500197L 3	SUNDOUS AIYAH LLC 547 MAIN ST ASSESSOR'S RECOMMENDATION	506	46	4A	412500 1420000 0 1832500	0 0 0 0	412500 687500 0 1100000	0 0 0 0	412500 687500 1100000
04/02/25 23-2500035A 3	SUNDOUS AIYAH LLC 547 MAIN ST ASSESSMENT CORRECTION REC FOR DECREASE--MARKET VALUE	506	46	4A	412500 1420000 0 1832500	0 0 0 0	412500 687500 0 1100000	0 0 0 0	412500 687500 1100000
00/00/00 23-2500056T	605 MAIN STREET, LLC 605 MAIN ST.	507	9	4A	1057500 2021100 0 3078600	0 0 0 0	0 0 0 0	0 0 0 0	1057500 1942500 3000000 *
00/00/00 23-2500005T	ABCD REALTY OF HACKENSACK LLC 185 LINDEN ST.	508	2	4A	622500 552400 0 1174900	0 0 0 0	0 0 0 0	0 0 0 0	622500 177500 800000 *
04/02/25 23-2500025A 3	ABCD REALTY OF HACKENSACK LLC 185 LINDEN ST ASSESSMENT CORRECTION REC FOR DECREASE--MARKET VALUE	508	2	4A	622500 552400 0 1174900	0 0 0 0	622500 177500 0 800000	0 0 0 0	622500 177500 800000
00/00/00 23-2500023T	CONTINENTAL PL.OWNER,LLC C/O L 401 & 411 HACKENSACK AVE	512.01	6	4A	9690000 37210000 0 46900000	0 0 0 0	0 0 0 0	0 0 0 0	9690000 37210000 46900000 *
00/00/00 23-2500024T	CONTINENTAL PL.OWNER,LLC C/O L 433 HACKENSACK AVE.	514	1	4A	4902000 33198000 0 38100000	0 0 0 0	0 0 0 0	0 0 0 0	4902000 33198000 38100000 *
07/23/25 23-2500141D 5A	SCHROEDER, JILLIAN 33 POPLAR AVE D.L.P. @ 10:00AM C0004	518	47	2	90000 93800 0 183800	0 0 0 0	90000 93800 0 183800	0 0 0 0	90000 93800 183800
07/23/25 23-2500188L 6B	SAM ELFAR REALTY LLC 647-49 MAIN ST AFFIRMED WITHOUT PREJUDICE	519	62	4A	225000 650800 0 875800	0 0 0 0	225000 650800 0 875800	0 0 0 0	225000 520800 745800 *
07/23/25 23-2500154L 6B	ELM AVENUE FRIARS LLC 22 ELM AVE. AFFIRMED WITHOUT PREJUDICE	522	1.01	4A	203600 656900 0 860500	0 0 0 0	203600 656900 0 860500	0 0 0 0	203600 656900 860500
07/23/25 23-2500172L 3	VECCHIARELLI ENTERPRISES OF NJ 38 JOHNSON AVE ASSESSOR'S RECOMMENDATION	525	12	4A	179600 576100 0 755700	0 0 0 0	179600 520400 0 700000	0 0 0 0	179600 520400 700000
07/23/25 23-2500157L 6A	GORTER, EDWIN D & WENDY 85 ZABRISKIE REAR AFFIRMED WITHOUT PREJUDICE	527	5.04	4B	486000 14000 0 500000	0 0 0 0	486000 14000 0 500000	0 0 0 0	486000 14000 500000
00/00/00 23-2500065T	OAK STREET REALTY LLC 59-69 OAK ST	529	12	4B	654600 2596400 0 3251000	0 0 0 0	0 0 0 0	0 0 0 0	654600 2596400 3251000 *
00/00/00 23-2500066T	OAK STREET REALTY LLC OAK ST	529	16	4A	228200 20800 0 249000	0 0 0 0	0 0 0 0	0 0 0 0	228200 20800 249000 *
07/23/25 23-2500173L 3	ONE KINDERKAMACK ROAD LLC 206 JOHNSON AVE ASSESSOR'S RECOMMENDATION	531.02	8	4A	380000 315000 0 695000	0 0 0 0	380000 245000 0 625000	0 0 0 0	380000 245000 625000

Mon Feb 3 2026 06:35:32

District: 23 HACKENSACK CITY

Judged

Appeal#

Appeal#	Owner / Property Location	Block	Lot	Cla	Assessed	Added	Judged	Tax Ct	Tax List
07/23/25 23-2500174L 6B	YES-CASA HOME REAL ESTATE LLC 51 MADISON ST AFFIRMED WITHOUT PREJUDICE	532.01	14.02	4A	137800 97200 0	0 0 0	137800 97200 0	0 0 0	137800 97200 0
00/00/00 23-2500058T	JOHNSON HOUSE APTS LLC 40 ZABRISKIE ST	539	1	4C	2200000 5000000 0	0 0 0	0 0 0	0 0 0	2200000 5000000 0
					7200000	0	0	0	7200000 *
07/23/25 23-2500176D 3	ANDALORA, LORIN 19 JEFFERSON ST. ASSESSOR'S RECOMMENDATION C00C4	539	10	2	117500 148800 0	0 0 0	117500 128500 0	0 0 0	117500 128500 0
					266300	0	246000	0	246000
00/00/00 23-2500064T	JOHNSON HOUSE 2 APTS % MAX FLU 211 JOHNSON AVE	539	17	4C	517000 5583000 0	0 0 0	0 0 0	0 0 0	517000 5583000 0
					6100000	0	0	0	6100000 *
07/23/25 23-2500145D 1	12 PLEX REALTY LLC 181-183 GRAND AVE MARKET	548	26	4C	1065000 615000 0	0 0 0	1065000 435000 0	0 0 0	1065000 435000 0
					1680000	0	1500000	0	1500000
07/23/25 23-2500112L 3	803-817 MAIN REALTY LLC 815-817 MAIN ST STIPULATION	549	42	4A	315000 557100 0	0 0 0	315000 260000 0	0 0 0	315000 260000 0
					872100	0	575000	0	575000
07/23/25 23-2500113L 1	803-817 MAIN ST REALTY LLC 807-811 MAIN ST MARKET	549	44	4A	630000 290000 0	0 0 0	630000 120000 0	0 0 0	630000 120000 0
					920000	0	750000	0	750000
07/23/25 23-2500111L 1	803 MAIN LLC 803 MAIN ST MARKET	549	48	4A	315000 135000 0	0 0 0	315000 60000 0	0 0 0	315000 60000 0
					450000	0	375000	0	375000
07/23/25 23-2500103L 6A	863 MAIN STREET, LLC 861 MAIN ST AFFIRMED WITHOUT PREJUDICE	568.01	3	4A	320000 328300 0	0 0 0	320000 328300 0	0 0 0	320000 328300 0
					648300	0	648300	0	648300
07/23/25 23-2500155L 7	SUWANNAWISUT, JESSADA & PATCHA 169 ELM AVE WITHDRAWN	573	15	2	196300 184100 0	0 0 0	196300 184100 0	0 0 0	196300 184100 0
					380400	0	380400	0	380400
00/00/00 23-NOTPAID	ALVAREZ ROSA ETAL 85 WILLOW AVE	587	25	2	196300 311100 0	0 0 0	0 0 0	0 0 0	196300 311100 0
					507400	0	0	0	507400 *
07/23/25 23-2500164L 3	HARVIN JR, WINFIELD SCOTT ETAL 219 ELM AVE ASSESSOR'S RECOMMENDATION	590	11	2	206900 199100 0	0 0 0	206900 178100 0	0 0 0	206900 178100 0
					406000	0	385000	0	385000
07/23/25 23-2500107D 5A	TRIPODI, MICHAEL & TING FU 215 CEDAR AVE D.L.P. @ 9:50AM	608	20.01	2	196300 492900 0	0 0 0	196300 492900 0	0 0 0	196300 492900 0
					689200	0	689200	0	689200
07/23/25 23-2500194D 3	DOW, JAMES E., JR. & MABEL 155 ALLEN ST ASSESSOR'S RECOMMENDATION	616	30	2	211900 208100 0	0 0 0	211900 198100 0	0 0 0	211900 198100 0
					420000	0	410000	0	410000

\* Tax List Does Not Match Judgement

209 Listed.

APPEAL/TAX LIST REPORT FOR 2025

Page: 15

Mon Feb 3 2026 06:35:32  
 District: 23 HACKENSACK CITY

Appeal#	Owner / Property Location	Block	Lot	Cla	Assessed	Added	Judged	Tax Ct	Tax List
Total Assessed	Land:	308,607,500	Impr:	989,625,700	Exmp:	711,000	Net:	1,297,522,200	
Total Judged	Land:	126,856,900	Impr:	374,667,400	Exmp:	711,000	Net:	500,813,300	

No Compare on: Last Yr Taxes:  
No Compare on: Curr Yr Taxes:  
Total Lines Compared: 10129  
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)