

## Preliminary Reconciliation Report

31 LODI

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Block	Lot	Qual	Class	PRIOR Assessment	Land	NET CHANGE IN Impr	VALUE Exempt	NET CHANGE	Land	NEW Assessment Impr	Totl	
4	4.01	2 Added	Assmt:	329500 2025	0 0	17600 17600	0	17600	137200	209900	347100	
4	5.01	2 Added	Assmt:	377600 2025	0 0	8300 8300	0	8300	155500	230400	385900	
9	53	4A		125000	0	-35000	0	-35000	75000	15000	90000	
17	29	C0004	2	264500	0	-10000	0	-10000	115000	139500	254500	
17	29	C0007	2	278100	0	-20000	0	-20000	115000	143100	258100	
17	29	C0010	2	262000	0	-10000	0	-10000	115000	137000	252000	
17	29	C0013	2	286200	0	-30000	0	-30000	115000	141200	256200	
22	1	15F/2		237000	0	0	0	0	160000	77000	237000	
23	24	2		315100	0	-100	0	-100	153000	162000	315000	
23	34	15F/2		270600	-177500	-93100	0	-270600	0	0	0	
23	34	C0001 Added	2 Assmt:	0 2025	177500 0	284800 284800*	0	462300	177500	284800	462300	NEW RECORD
23	34	C0002 Added	2 Assmt:	0 2025	177500 0	284800 284800*	0	462300	177500	284800	462300	NEW RECORD
30	1	2		789000	0	-406400	0	-406400	347600	35000	382600	
31	22	2 Added	Assmt:	263000 2025	0 0	12000 12000	0	12000	160000	115000	275000	
40	4	2 Added	Assmt:	261400 2025	0 0	6100 6100	0	6100	130200	137300	267500	
51	4	2 Added	Assmt:	300900 2025	0 0	4400 4400	0	4400	152000	153300	305300	
53	67	2 Added	Assmt:	160000 2025	0 0	281600 281600	0	281600	160000	281600	441600	
59	65	2		300000	-76500	-73500	0	-150000	76500	73500	150000	
59	65	X	15F	0	76500	73500	0	150000	76500	73500	150000	NEW RECORD
62	57	2		300800	-80000	-70400	0	-150400	80000	70400	150400	
62	57	X	15F	0	80000	70400	0	150400	80000	70400	150400	NEW RECORD
62	65	2 Added	Assmt:	373500 2025	0 0	58500 117000*	0	58500	177500	254500	432000	
73	19	4B		431300	0	-100000	0	-100000	320000	11300	331300	
73	23	4B		222800	0	-50000	0	-50000	160000	12800	172800	
73	30	4B		340100	0	-130500	0	-130500	164600	45000	209600	
73	31	4B		381800	0	-130500	0	-130500	237500	13800	251300	
74	3	4A		394000	0	-79000	0	-79000	174900	140100	315000	
81	3	4A		252400	0	-174000	0	-174000	76400	2000	78400	
85	1.01	4A		8231100	-4569000	-3662100	0	-8231100	0	0	0	**DELETED**
85	1.03	4A		0	4569000	3662100	0	8231100	4569000	3662100	8231100	NEW RECORD
85	1.04	4A / 1 Added	Assmt:	659500 2025	0 0	1040000 1040000	0	1040000	659500	1040000	1699500	
89.01	19.01	1	/4A	1229900	107600	-387700	0	-280100	949800	0	949800	

# 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	Totl		
90	12		2	353700	0	-14800	0	-14800	202000	136900	338900		
98	6		2	314900	0	20200	0	20200	151300	183800	335100		
		Added	Assmt:	2025	0	20200							
100	52		2	339200	0	6000	0	6000	154500	190700	345200		
		Added	Assmt:	2025	0	6000							
105.02	6		2	209300	0	23500	0	23500	146900	85900	232800		
		Added	Assmt:	2025	0	23500							
105.02	7		2	274500	0	3500	0	3500	157800	120200	278000		
		Added	Assmt:	2025	0	3500							
107	10		2	278500	0	7500	0	7500	169800	116200	286000		
		Added	Assmt:	2025	0	7500							
113	29		2	321000	0	-121000	0	-121000	160500	39500	200000		
120	33.01		2	416400	0	2100	0	2100	175500	243000	418500		
		Added	Assmt:	2025	0	2100							
122	1		4A	10878700	0	-2878700	0	-2878700	882700	7117300	8000000		
140	5.01		4C	1725000	0	225000	0	225000	625000	1325000	1950000		
		Added	Assmt:	2025	0	225000							
145	46		2	384700	0	10300	0	10300	170000	225000	395000		
		Added	Assmt:	2025	0	10300							
157	16		2	75000	63400	11600	0	75000	126800	23200	150000		
		Added	Assmt:	2025	63400	11600*							
157	16	X	15F	75000	-63400	-11600	0	-75000	0	0	0	**DELETED**	
157	39		4C	533100	0	100800	0	100800	290100	343800	633900		
		Added	Assmt:	2025	0	100800							
169.02	21.04		4A	1750000	0	-250000	0	-250000	451700	1048300	1500000		
174.06	8		15F/2	315700	0	0	0	0	194200	121500	315700		
210	15		2	469900	0	21100	0	21100	170000	321000	491000		
		Added	Assmt:	2025	0	21100							
217	10		2	235000	0	94800	0	94800	165000	164800	329800		
		Added	Assmt:	2025	0	94800							
218	19		2	293400	0	7800	0	7800	162600	138600	301200		
		Added	Assmt:	2025	0	7800							
218	35		2	231900	0	21800	0	21800	147500	106200	253700		
219	50		2	276800	0	16500	0	16500	155000	138300	293300		
		Added	Assmt:	2025	0	16500							
220	31		2	208800	0	241200	0	241200	148500	301500	450000		
		Added	Assmt:	2025	0	241200							
220	47		15F/2	356500	0	0	0	0	165000	191500	356500		
229	55		2	458400	0	-14300	0	-14300	145300	298800	444100		
230	6		2	203300	72200	131200	0	203400	144300	262400	406700		
230	6	X	15F	203300	-72100	-131200	0	-203300	0	0	0	**DELETED**	
232	5		15F/1	140200	-140200	0	0	-140200	0	0	0		
232	5		C0001 2	0	149100	303000	0	452100	149100	303000	452100	NEW RECORD	
		Added	Assmt:	2025	0	303000*							
232	5		C0002 2	0	149100	303000	0	452100	149100	303000	452100	NEW RECORD	

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Block	Lot	Qual	Class	PRIOR Assessment	Land	NET CHANGE IN Impr	VALUE Exempt	NET CHANGE	Land	NEW Assessment Impr	Total	
		Added	Assmt:	2025	0	303000*						
244	40	2	Assmt:	260500	0	14000	0	14000	156200	118300	274500	
		Added	Assmt:	2025	0	14000						
247	61	2	Assmt:	418200	0	10200	0	10200	160000	268400	428400	
		Added	Assmt:	2025	0	10200						
250	17	2		273800	-170000	-103800	0	-273800	0	0	0	**DELETED**
250	17	C0001 2		0	170000	234500	0	404500	170000	234500	404500	NEW RECORD
		Added	Assmt:	2025	0	234500*						
250	17	C0002 2		0	170000	234500	0	404500	170000	234500	404500	NEW RECORD
		Added	Assmt:	2025	0	234000*						
250	17	X	15F	0	0	0	0	0	0	0	0	NEW RECORD
254	5		4A	350700	0	-25000	0	-25000	150700	175000	325700	
259	101	2	Assmt:	192500	0	9100	0	9100	128300	73300	201600	
		Added	Assmt:	2025	0	9100						
260	36	2		409500	0	-50000	0	-50000	159700	199800	359500	
260	177	2	Assmt:	232400	0	15200	0	15200	158700	88900	247600	
		Added	Assmt:	2025	0	15200						
260	195	2	Assmt:	230500	0	43300	0	43300	159000	114800	273800	
		Added	Assmt:	2025	0	43300						
263	145	2	Assmt:	314800	0	3600	0	3600	186300	132100	318400	
		Added	Assmt:	2025	0	3600						
265	81	2		445700	-247500	-198200	0	-445700	0	0	0	**DELETED**
265	81.01	2		0	186300	345500	0	531800	186300	345500	531800	NEW RECORD
265	81.02	2		0	186300	345500	0	531800	186300	345500	531800	NEW RECORD
290	1		6A	68660	-100000	-6866	0	-68660	0	0	0	

TOTAL NET CHANGE: (Excluding Railroad & Public Util)

+738300	Land Total
-650500	Impr Total
+0	Exmt Total
+87800	Net Total

12	Total Records Added
5	Total Records Deleted
60	Total Records Updated

7 Net Change Total

\$4,081,800 Total Value of Added Assessments for 2025  
(Please Verify w/AA Table of Aggregates)

District: 31 LODI

01/20/26

		HISTORY 1		TOTALS	2025		
Class	Items	Land	Impr	Exempt	Net		
1	60	5241400	0	0	5241400		
2	4458	680002950	759822150	0	1439825100		
3A	0	0	0	0	0		
3B	0	0	0	0	0		
4A	295	130604700	142509500	0	273114200		
4B	110	62425600	93536400	0	155962000		
4C	95	52900500	83250400	0	136150900		
RATABLES	5018	931175150	1079118450	0	2010293600	2025	
5A	0	0	0	0	0		
5B	0	0	0	0	0		
RAILROAD	0	0	0	0	0		
6A	1	100000	6866	0	68660		
6B	0	0	0	0	0		
6C	0	0	0	0	0		
PUB UTIL	1	100000	0	0	68660		
15A	15	8094500	31679300	0	39773800		
15B	2	1594600	21882700	0	23477300		
15C	84	35380600	27271600	0	62652200		
15D	16	12071200	59306300	0	71377500		
15E	9	13292400	2046900	0	15339300		
15F	83	4888750	4397550	0	9286300		
EXEMPT	209	75322050	146584350	0	221906400		

Deduction	Qty	Amount
SENIOR	66	16500
SURVIVING SPOUSE	3	750
DISABLED PERSON	8	2000
VETERAN	118	5900
WIDOW OF VET	46	2300

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

5227	Total	Items Ratable and Exempt
1006497200	Total	Land
1225702800	Total	Impr
0	Total	Exmpt
2232200000	Total	Ratables and Exempts

District: 31 LODI

PRELIMINARY TAX LIST TOTALS - 01/20/26  
2025

Class	Items	Land	Impr	Exempt	Net	
1	59	5391500	0	0	5391500	
2	4460	680233650	761655150	0	1441888800	
3A	0	0	0	0	0	
3B	0	0	0	0	0	
4A	295	130422000	139720100	0	270142100	
4B	110	62425600	93125400	0	155551000	
4C	95	52900500	83576200	0	136476700	
RATABLES	5019	931373250	1078076850	0	2009450100	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	15	8094500	31679300		39773800	
15B	2	1594600	21882700		23477300	
15C	84	35380600	27271600		62652200	
15D	16	12071200	59306300		71377500	
15E	9	13292400	2046900		15339300	
15F	89	5428950	4788650		10217600	
EXEMPT	215	75862250	146975450		222837700	

Deduction	Qty	Amount
SENIOR	59	14750
SURVIVING SPOUSE	3	750
DISABLED PERSON	8	2000
VETERAN	108	27000
WIDOW OF VET	43	10750

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

5234	Total	Items	Ratable and Exempt
1007235500	Total	Land	
1225052300	Total	Impr	
0	Total	Exmpt	
2232287800	Total	Ratables and Exempts	

	Prior	Current	Change	
Line Items:	5,227	5,234	7	Ok
Value Chg:	2,232,200,000	2,232,287,800	87,800	Ok

APPEAL/TAX LIST REPORT FOR 2025

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District: 31 LODI

Judged

Appeal#	Owner / Property Location	Block	Lot	Cla	Assessed	Added	Judged	Tax Ct	Tax List
07/23/25 31-2500106L 7	124 HOME PL 3 LLC 124 HOME PL UNIT 3 WITHDRAWN C0003	17	29	2	115000 142400 0 257400	0 0 0 0	115000 142400 0 257400	0 0 0 0	115000 142400 0 257400
07/23/25 31-2500111L 3	HOME PLACE-4 ASSOC LLC 124 HOME PL UNIT 4 STIPULATION C0004	17	29	2	115000 149500 0 264500	0 0 0 0	115000 139500 0 254500	0 0 0 0	115000 139500 0 254500
07/23/25 31-2500107L 3	124 HOME PL UNIT 7, LLC 124 HOME PL UNIT 7 STIPULATION C0007	17	29	2	115000 163100 0 278100	0 0 0 0	115000 143100 0 258100	0 0 0 0	115000 143100 0 258100
07/23/25 31-2500112L 3	HOME PLACE-10 ASSOC LLC 124 HOME PL UNIT 10 STIPULATION C0010	17	29	2	115000 147000 0 262000	0 0 0 0	115000 137000 0 252000	0 0 0 0	115000 137000 0 252000
07/23/25 31-2500108L 3	265 UNION AVE LLC 124 HOME PL UNIT 13 STIPULATION C0013	17	29	2	115000 171200 0 286200	0 0 0 0	115000 141200 0 256200	0 0 0 0	115000 141200 0 256200
00/00/00 31-NOTPAID	GASATAYA, JOHN & JENNIFER ETAL 348 HARRISON AVE	50	22	2	159800 508400 0 668200	0 0 0 0	0 0 0 0	0 0 0 0	159800 508400 0 668200 *
07/23/25 31-2500127D 7	HOGAN, JAMES 216 CORABELLE AVE WITHDRAWN	68	42.01	2	151900 159900 0 311800	0 0 0 0	151900 159900 0 311800	0 0 0 0	151900 159900 0 311800
07/23/25 31-2500122D 6A	SHIMANSKY, PHYLLIS TRSTES/ETAL 475 WESTMINSTER PL AFFIRMED WITHOUT PREJUDICE	73	19	4B	320000 111300 0 431300	0 0 0 0	320000 111300 0 431300	0 0 0 0	320000 11300 0 331300 *
07/23/25 31-2500123D 6A	SHIMANSKY, JOHN & PHYLLIS 477 WESTMINSTER PL AFFIRMED WITHOUT PREJUDICE	73	23	4B	160000 62800 0 222800	0 0 0 0	160000 62800 0 222800	0 0 0 0	160000 12800 0 172800 *
07/23/25 31-2500124D 6A	SHIMANSKY, JOHN & PHYLLIS 15 HILLSIDE PL AFFIRMED WITHOUT PREJUDICE	73	30	4B	164600 175500 0 340100	0 0 0 0	164600 175500 0 340100	0 0 0 0	164600 45000 0 209600 *
07/23/25 31-2500125D 6A	SHIMANSKY, JOHN & PHYLLIS 494 FARNHAM AVE AFFIRMED WITHOUT PREJUDICE	73	31	4B	237500 144300 0 381800	0 0 0 0	237500 144300 0 381800	0 0 0 0	237500 13800 0 251300 *
07/23/25 31-2500126D 6A	SHIMANSKY, JOHN & PHYLLIS FARNHAM AVE AFFIRMED WITHOUT PREJUDICE	73	34	1	35000 0 0 35000	0 0 0 0	35000 0 0 35000	0 0 0 0	35000 0 0 35000
07/23/25 31-2500105D 3	BARAKA REALTY MANAGEMENT CORP 495 WESTMINSTER PL ASSESSOR'S RECOMMENDATION	74	3	4A	174900 219100 0 394000	0 0 0 0	174900 140100 0 315000	0 0 0 0	174900 140100 0 315000
07/23/25 31-2500103L 7	MERCER STREET LLC GRAHAM LN WITHDRAWN	81	3	4A	76400 176000 0 252400	0 0 0 0	76400 176000 0 252400	0 0 0 0	76400 2000 0 78400 *
04/02/25 31-2500001A 3	MERCER STREET LLC GRAHAM LN ASSESSMENT CORRECTION REC FOR DECREASE--FLOOD ZONE	81	3	4A	76400 176000 0 252400	0 0 0 0	76400 2000 0 78400	0 0 0 0	76400 2000 0 78400

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Judged

Appeal#	Owner / Property Location	Block	Lot	Cl	Assessed	Added	Judged	Tax Ct	Tax List
00/00/00 31-2500009T	KW LODI LLC 147 MAIN ST	81.01	1.02	4A	1190100 1442800 0	0 0 0	0 0 0	0 0 0	1190100 1442800 2632900 *
00/00/00 31-2500003T	UE LODI DELAWARE LLC 5 & 25 WASHINGTON ST	87	1.02	4A	2189700 1250000 0	0 0 0	0 0 0	0 0 0	2189700 1250000 3439700 *
07/23/25 31-2500110L 6B	LEFKANDINOS, GEORGE 51 WASHINGTON ST AFFIRMED WITHOUT PREJUDICE	96	18.01	2	161700 236900 0	0 0 0	161700 236900 0	0 0 0	161700 236900 398600
07/23/25 31-2500102L 6A	GRAND MADISON LLC 145 UNION ST AFFIRMED WITHOUT PREJUDICE	97	6.02	4A	643300 181800 0	0 0 0	643300 181800 0	0 0 0	643300 181800 825100
07/23/25 31-2500128D 3	PUZIO, PATRICIA 171 TERRACE AVE STIPULATION	113	29	2	160500 160500 0	0 0 0	160500 39500 0	0 0 0	160500 39500 200000
00/00/00 31-2500004T	EXTRA SPACE STORAGE, INC 104 ROUTE 46	122	1	4A	882700 9996000 0	0 0 0	0 0 0	0 0 0	882700 7117300 10878700 *
00/00/00 31-2500007T	RAE REALTY ASSOC LLC 49 CONTANT AVE	132	1	4C	575000 1192900 0	0 0 0	0 0 0	0 0 0	575000 1192900 1767900 *
00/00/00 31-2500005T	IPT LODI DC LLC 250 GREGG ST	147.01	1.01	4B	6798000 17452300 0	0 0 0	0 0 0	0 0 0	6798000 17452300 24250300 *
07/23/25 31-2500113L 6B	NICKLANA LLC 15 JOHN ST AFFIRMED WITHOUT PREJUDICE	160	1.01	2	24000 0 0	0 0 0	24000 0 0	0 0 0	24000 0 24000
07/23/25 31-2500114L 6B	NICKLANA LLC 17 JOHN ST AFFIRMED WITHOUT PREJUDICE	160	2	2	125000 75000 0	0 0 0	125000 75000 0	0 0 0	125000 75000 200000
07/23/25 31-2500115L 6B	NICKLANA LLC 23 JOHN ST AFFIRMED WITHOUT PREJUDICE	160	4	4A	184200 150000 0	0 0 0	184200 150000 0	0 0 0	184200 150000 334200
07/23/25 31-2500116L 6B	NICKLANA LLC 27 JOHN ST AFFIRMED WITHOUT PREJUDICE	160	5	4A	220000 3600 0	0 0 0	220000 3600 0	0 0 0	220000 3600 223600
07/23/25 31-2500117L 6B	NICKLANA LLC 29 JOHN ST AFFIRMED WITHOUT PREJUDICE	160	6	2	140000 85000 0	0 0 0	140000 85000 0	0 0 0	140000 85000 225000
07/23/25 31-2500118L 6B	NICKLANA LLC 57 MONEY ST AFFIRMED WITHOUT PREJUDICE	160	10	2	140100 49600 0	0 0 0	140100 49600 0	0 0 0	140100 49600 189700
07/23/25 31-2500119L 6B	NICKLANA LLC 62 ROUTE 46 AFFIRMED WITHOUT PREJUDICE	160	12	4A	222000 176500 0	0 0 0	222000 176500 0	0 0 0	222000 176500 398500

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District: 31 Lodi

Judged

Appeal#	Owner / Property Location	Block	Lot	Cla	Assessed	Added	Judged	Tax Ct	Tax List
07/23/25 31-2500120L 6B	NICKLANA LLC 60 ROUTE 46 AFFIRMED WITHOUT PREJUDICE	160	19	4A	200000 100000 0	0 0 0	200000 100000 0	0 0 0	200000 100000 0
00/00/00 31-2500001T	JEMCIL INC 449 MAIN ST	169.02	21.04	4A	451700 1298300 0	0 0 0	0 0 0	0 0 0	451700 1048300 1500000 *
00/00/00 31-2500008T	72 ESSEX LLC 72 ESSEX ST	174.03	12	4A	574800 700200 0	0 0 0	0 0 0	0 0 0	574800 700200 1275000 *
00/00/00 31-2500006T	IPT LODI DC LLC 200 GREGG ST	177.01	1.01	4B	3267000 6860700 0	0 0 0	0 0 0	0 0 0	3267000 6860700 10127700 *
00/00/00 31-2500002T	RED APPLE LODI NJ LLC NJ ROUTE 17 (RADIO TOWER)	224	2.02	4B	4128500 900000 0	0 0 0	0 0 0	0 0 0	4128500 900000 5028500 *
07/23/25 31-2500101L 6A	AMERICAN ONE INVESTMENT LLC 206 ROUTE 46 AFFIRMED WITHOUT PREJUDICE	238	1	4A	615000 270200 0	0 0 0	615000 270200 0	0 0 0	615000 270200 885200
07/23/25 31-2500109L 3	BIG GROUP CO LLC 16 VREELAND ST STIPULATION	254	5	4A	150700 200000 0	0 0 0	150700 175000 0	0 0 0	150700 175000 325700
04/02/25 31-2500002A 3	VARGAS, NELLY & GUZMAN, JOSE 15 CLARK ST ASSESSMENT CORRECTION REC FOR DECREASE--CORRECTION 2024	260	36	2	159700 249800 0	0 0 0	159700 199800 0	0 0 0	159700 199800 359500
07/23/25 31-2500121L 6B	BIG A 178 PASADENA LLC 178 PASADENA AVE AFFIRMED WITHOUT PREJUDICE	272	15	4A	181000 116800 0	0 0 0	181000 116800 0	0 0 0	181000 116800 297800
07/23/25 31-2500104L 6A	NEW JERSEY BELL TELEPHONE CO. VARIOUS AFFIRMED WITHOUT PREJUDICE	290	1	6A	100000 6866 38206 68660	0 0 0 0	100000 6866 38206 68660	0 0 0 0	0 0 0 0 *

\* Tax List Does Not Match Judgement

40 Listed.

Total Assessed Land:	25,616,200	Impr:	45,662,266	Exmp:	38,206	Net:	71,240,260
Total Judged Land:	5,398,900	Impr:	3,541,666	Exmp:	38,206	Net:	8,902,360



No Compare on: Last Yr Taxes:  
No Compare on: Curr Yr Taxes:  
Total Lines Compared: 5235  
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)