

Preliminary Reconciliation Report

33 MAHWAH

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Block	Lot	Qual	Class	PRIOR Assessment	Land	NET CHANGE Impr	VALUE Exempt	NET CHANGE	Land	NEW Assessment Impr	Totl
1	118	2	Assmt:	907500 2025	0	1700	0	1700	402800	506400	909200
1	154	15C/15F		79000	0	0	0	0	79000	0	79000
2	15	15C		214000	0	-32400	0	-32400	181600	0	181600
2	56	2	/1	33300	0	0	0	0	33300	0	33300
9	13	2	Omitted Added: Added Assmt:	45400 2024 2025	0 0 0	324800 324800 324800	0	324800	44400	325800	370200 PARTIAL REM'D
10	1	15F/2		253900	0	0	0	0	128600	125300	253900
10	30	2		242300	8100	0	0	8100	131700	118700	250400
10	31	1		8600	-8600	0	0	-8600	0	0	0 **DELETED**
10	33	1		8600	-8600	0	0	-8600	0	0	0 **DELETED**
11	5	2	Assmt:	31600 2025	0	443200	0	443200	31600	443200	474800
12	3	15C/1		90500	-53400	0	0	-53400	37100	0	37100
12	27	15C/1		71700	0	0	0	0	71700	0	71700
12	28	15C		90900	42700	0	0	42700	133600	0	133600
16.02	7	2	Assmt:	480600 2025	0	519100	0	519100	344900	654800	999700
18	5	15C/2		534000	0	0	0	0	355000	179000	534000
21	24.01	2		1023200	0	28900	0	28900	371000	681100	1052100
21.02	5	2	Assmt:	1189500 2025	0	4000	0	4000	488000	705500	1193500
21.02	16	2		972500	0	2700	0	2700	491000	484200	975200
21.04	17	2		1201100	0	28900	0	28900	488000	742000	1230000
21.05	30	2		1000000	0	-100000	0	-100000	565500	334500	900000
21.06	23	2		1790500	0	-190500	0	-190500	436700	1163300	1600000
21.06	25	2		440300	0	1328700	0	1328700	440300	1328700	1769000
21.08	22	2		1000000	0	-50000	0	-50000	500500	449500	950000
22	5	2		350000	-40200	-9800	0	-50000	300000	0	300000
23.03	29	2		1336500	0	-115500	0	-115500	488000	733000	1221000
24	28	2	Omitted Added: Added Assmt:	797100 2024 2025	0 0 0	76700 76700 76700	0	76700	364500	509300	873800
24	48	2	Assmt:	525100 2025	0	31800	0	31800	332300	224600	556900
26	2	1	/4A	55350200	-13903900	-39100000	0	-53003900	2346300	0	2346300
26	2	C0002	4A	12000000	-8099300	-3900700	0	-12000000	0	0	0 **DELETED**
26	2	C0003	1	20100000	-15100000	0	0	-15100000	5000000	0	5000000
28	4	2	Assmt:	100400 2025	0	154500	0	154500	63500	191400	254900
29	7	15F/2		265300	0	0	0	0	156300	109000	265300

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Block	Lot	Qual	Class	PRIOR Assessment	Land	NET CHANGE IN Impr	VALUE Exempt	NET CHANGE	Land	NEW Assessment Impr	Totl	
33	6	2 Added	Assmt:	313200 2025	0 0	17400 16500*	0	17400	176300	154300	330600	
33	52	2 Added	Assmt:	341600 2025	0 0	111900 111900	0	111900	187500	266000	453500	
33	70	2 Added	Assmt:	124900 2025	0 0	222800 222800	0	222800	124900	222800	347700	PARTIAL REM'D
38	9	2 Added	Assmt:	280500 2025	0 0	21900 21900	0	21900	200000	102400	302400	
46	12	2		292600	0	4500	0	4500	172600	124500	297100	
49	7	2		340300	0	2200	0	2200	187500	155000	342500	
50	19	2		258000	0	-5900	0	-5900	188000	64100	252100	
52	1.01	2		0	169000	77100	0	246100	169000	77100	246100	NEW RECORD
52	1.02	1		0	200000	0	0	200000	200000	0	200000	NEW RECORD
52	1.03	1		0	200000	0	0	200000	200000	0	200000	NEW RECORD
52	5	2		294700	-217600	-77100	0	-294700	0	0	0	**DELETED**
53	12	2 Added	Assmt:	218600 2025	0 0	308100 308100	0	308100	162500	364200	526700	
53	13	2 Added	Assmt:	225200 2025	0 0	385800 385800	0	385800	163300	447700	611000	
54	19	2		227500	-227500	0	0	-227500	0	0	0	**DELETED**
54	19.01	1		0	200000	0	0	200000	200000	0	200000	NEW RECORD
54	19.02	1		0	200000	0	0	200000	200000	0	200000	NEW RECORD
54	19.03	2		0	186800	321900	0	508700	186800	321900	508700	NEW RECORD
54	20.01	2		521900	-200000	-321900	0	-521900	0	0	0	**DELETED**
54	26.02	2 / 1		250000	0	0	0	0	250000	0	250000	
57	5	2		326900	-34500	-25800	0	-60300	138000	128600	266600	
57	7	2		336700	9000	0	0	9000	196500	149200	345700	
57	12	2		294700	0	2800	0	2800	200000	97500	297500	
57	14	2		402000	0	9800	0	9800	185800	226000	411800	
61	79	2		394600	0	2700	0	2700	258800	138500	397300	
62	4	15F/2		404700	0	0	0	0	267500	137200	404700	
69	5	4B / 4A		1451400	0	824100	0	824100	1451400	824100	2275500	
70	49.30	2		798500	0	-404700	0	-404700	348800	45000	393800	
70	56	2 Added	Assmt:	721400 2025	0 0	48200 48200	0	48200	400800	368800	769600	
70	1163	15F/2		392800	0	0	0	0	145000	247800	392800	
70	2215	2		300000	0	-40000	0	-40000	100000	160000	260000	
70.02	104	2		426200	0	-5900	0	-5900	319400	100900	420300	
73	16	2 / 1		290000	0	555500	0	555500	290000	555500	845500	
73	17	2 Added	Assmt:	290000 2025	0 0	616900 616900	0	616900	290000	616900	906900	

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Block	Lot	Qual	Class	PRIOR Assessment	Land	NET CHANGE IN Impr	VALUE Exempt	NET CHANGE	Land	NEW Assessment Impr	Totl
73	18	2 Added	Assmt:	290000 2025	0 0	571900 571900	0	571900	290000	571900	861900
78	13	2		561500	0	1700	0	1700	351300	211900	563200
89	42	2 Added	Assmt:	433800 2025	0 0	41300 41300	0	41300	329400	145700	475100
94	8	2		460400	0	-30400	0	-30400	321400	108600	430000
96	12	2 Added	Assmt:	523200 2025	0 0	5800 5800	0	5800	330000	199000	529000
102	27	15C		2238300	0	-301000	0	-301000	1937300	0	1937300
105	87.12	15F/2		796300	0	0	0	0	402000	394300	796300
109	1088	2		325000	0	26300	0	26300	175000	176300	351300
109.01	2.08	2		997600	0	-116100	0	-116100	394600	486900	881500
109.01	1422	2 Added	Assmt:	346700 2025	0 0	1900 1900	0	1900	175000	173600	348600
109.02	1271	2		324500	0	3800	0	3800	175000	153300	328300
109.02	1307	2 /15F Omitted Omitted	Assmt: Assmt:	215000 2025 2024	0 175000 175000	0 40000* 40000*	0	0	175000	40000	215000
110.01	9	4A /1		540200	0	0	0	0	540200	0	540200
115	14	2		486900	0	5100	0	5100	200000	292000	492000
115	85	2		470500	0	2400	0	2400	200000	272900	472900
115	96	2		469500	0	5600	0	5600	200000	275100	475100
118	19	2		621500	0	6800	0	6800	392400	235900	628300
118	50	15C		841500	0	-415000	0	-415000	426500	0	426500
119	10	2 Added	Assmt:	1138700 2025	0 0	144000 144000	0	144000	438000	844700	1282700
120	43	2 Added	Assmt:	774500 2025	0 0	52200 52200	0	52200	438000	388700	826700
120	48	2 Added	Assmt:	615100 2025	0 0	6700 6700	0	6700	442500	179300	621800
120	114.04	2 Added	Assmt:	407900 2025	22700 22700	310800 310800*	0	333500	430600	310800	741400
120.01	19	2		824800	0	125900	0	125900	450300	500400	950700
120.01	126	2		866200	0	26000	0	26000	438000	454200	892200
123	15	2		501500	0	19300	0	19300	304200	216600	520800
125	2	2 Added	Assmt:	634900 2025	0 0	35700 35700	0	35700	413000	257600	670600
126	126.05	2 Added	Assmt:	450400 2025	0 0	705600 705600	0	705600	450400	705600	1156000
126	310	2		505700	0	2200	0	2200	240000	267900	507900
126	391	2		707900	0	108500	0	108500	254100	562300	816400
126	401	2		495200	0	7000	0	7000	240000	262200	502200
127	12	2		590900	0	26500	0	26500	304200	313200	617400

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Block	Lot	Qual	Class	PRIOR Assessment	Land	NET CHANGE IN Impr	VALUE Exempt	NET CHANGE	Land	NEW Assessment Impr	Totl
		Added	Assmt:	2025	0	26500					
127	14	2	Assmt:	563500 2025	0	323400 323400	0	323400	324000	562900	886900
127	15	2	Assmt:	412000 2025	0	786500 786500	0	786500	317000	881500	1198500
127	22	2	Assmt:	698600 2025	0	25200 25200	0	25200	442500	281300	723800
130	5	4A	/2	358900	0	0	0	0	267700	91200	358900
138	37	2		293600	0	2800	0	2800	185000	111400	296400
138	81	2	Assmt:	314400 2025	0	37400 37400	0	37400	185000	166800	351800
139	2	4A		10513100	0	-2000000	0	-2000000	4315000	4198100	8513100
139	3.01	4B	/4A	9782800	0	3190700	0	3190700	3805000	9300000	12973500
139	17	2		491500	0	137500	0	137500	309500	319500	629000
139	25.03	2	Assmt:	350000 2025	0	496800 480300*	0	496800	350000	496800	846800
139	27	2		1400000	10000	-110000	0	-100000	369800	930200	1300000
139	50.04	2		273500	0	723100	0	723100	273500	723100	996600
139	358	2	/15F	281400 2025	0 175000	0 106400*	0	0	175000	106400	281400
139	469	2		275600	0	2000	0	2000	175000	102600	277600
139	749	2		299100	0	2500	0	2500	175000	126600	301600
139	1277	2		311600	0	900	0	900	175000	137500	312500
139	2920	15F	/2	270000	0	0	0	0	100000	170000	270000
139	3704	15F	/2	292300	0	0	0	0	170000	122300	292300
144	9	2		576500	0	6100	0	6100	368600	214000	582600
145.01	3	15F	/2	1118400	0	0	0	0	431500	686900	1118400
147	4.02	15D	/2	511200	0	0	0	0	291000	220200	511200
148	27	2		672200	0	-37700	0	-37700	389500	245000	634500
149	7	2		528400	0	-23400	0	-23400	388000	117000	505000
150	4	2		649800	0	28100	0	28100	389500	288400	677900
150	19.05	2	Assmt:	868100 2025	0	40300 40300	0	40300	442700	465700	908400
152	45	2		604800	0	3100	0	3100	388000	219900	607900
152	68.01	15D	/1	415900	0	0	0	0	415900	0	415900
152.01	10.01	2		724800	0	22400	0	22400	388000	359200	747200
152.01	95.07	2		1136600	0	16000	0	16000	437900	714700	1152600
154	17	1		112200	-13500	0	0	-13500	98700	0	98700
154	19	2		511900	1100	0	0	1100	355000	158000	513000
154	39	2		737500	0	-18900	0	-18900	374300	344300	718600
156	44	2		584900	0	135800	0	135800	403800	316900	720700

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Block	Lot	Qual	Class	PRIOR Assessment	Land	NET CHANGE IN Impr	VALUE Exempt	NET CHANGE	Land	NEW Assessment Impr	Tot l
		Added	Assmt:	2025	0	135800					
157	11	2		701500	0	97600	0	97600	411500	387600	799100
		Added	Assmt:	2025	0	97600					
159	12	2		472200	0	-130700	0	-130700	341500	0	341500
159	50	2		549000	0	-114400	0	-114400	350300	84300	434600
161	5	2	/1	257000	0	0	0	0	257000	0	257000
162	239.36	2		1081600	0	225900	0	225900	392400	915100	1307500
		Added	Assmt:	2025	0	225900					
164	49	15F/2		1001900	0	0	0	0	370500	631400	1001900
165	23	2		545200	0	155900	0	155900	349200	351900	701100
		Added	Assmt:	2025	0	152600*					
173	139	4A		3262500	0	3262500	0	3262500	444500	6080500	6525000 PARTIAL REM'D
		Added	Assmt:	2025	0	1631300*					
175	94	2		473800	0	16600	0	16600	165000	325400	490400
177	13.03	2	/1	247800	0	741800	0	741800	247800	741800	989600
		Added	Assmt:	2025	0	741800					
181	1	4A	/1	600000	0	0	0	0	600000	0	600000

TOTAL NET CHANGE: (Excluding Railroad & Public Util)

-36657700 Land Total
-28475300 Impr Total
+0 Exmt Total
-65133000 Net Total

6 Total Records Added
6 Total Records Deleted
125 Total Records Updated

0 Net Change Total

\$10,387,500 Total Value of Added Assessments for 2025
(Please Verify w/AA Table of Aggregates)

District: 33 MAHWAH

02/02/26

DISTRICT 33 MAWAAI		HISTORY 1 TOTALS 2025		02/02/20		
Class	Items	Land	Impr	Exempt	Net	
1	290	64300400	0	0	64300400	
2	9367	2310840900	2196915600	0	4507756500	
3A	14	4567500	13144200	0	17711700	
3B	22	605340	0	0	605340	
4A	161	255431600	514062500	1598200	767895900	
4B	85	162150400	231137200	276000	393011600	
4C	8	14925000	33339400	0	48264400	
RATABLES	9947	2812821140	2988598900	1874200	5799545840	2025
5A	3	0	0		0	
5B	3	141500	0		141500	
RAILROAD	6	141500	0		141500	
6A	1	0	9466		0	
6B	0	0	0		0	
6C	0	0	0		0	
PUB UTIL	1	0			0	
15A	13	20428700	58325000		78753700	
15B	1	578100	2225000		2803100	
15C	383	213402300	174502000		387904300	
15D	34	12017800	21126600		33144400	
15E	4	908500	792000		1700500	
15F	45	19987700	15100000		35087700	
EXEMPT	480	267323100	272070600		539393700	
Deduction		Qty	Amount			
SENIOR		47	11750			
SURVIVING SPOUSE		0	0			
DISABLED PERSON		10	2500			
VETERAN		260	13000			
WIDOW OF VET		99	4950			
Exemption		Amount				
E	1874200					
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					
10427		Total	Items Ratable and Exempt			
3080144240		Total	Land			
3260669500		Total	Impr			
1874200		Total	Exmpt			
6338939540		Total	Ratables and Exempts			

District: 33 MAHWAH

PRELIMINARY TAX LIST TOTALS - 02/02/26
2025

Class	Items	Land	Impr	Exempt	Net
1	283	49519600	0	0	49519600
2	9361	2308870800	2203943900	0	4512814700
3A	14	4567500	13144200	0	17711700
3B	22	605340	0	0	605340
4A	160	227233600	466306200	1466700	692073100
4B	87	167406800	241261300	407500	408260600
4C	8	14925000	33339400	0	48264400
RATABLES	9935	2773128640	2957995000	1874200	5729249440 PRC
5A	3	0	0	0	0
5B	3	141500	0	0	141500
RAILROAD	6	141500	0	0	141500
6A	1	0	9466	0	0
6B	0	0	0	0	0
6C	0	0	0	0	0
PUB UTIL	1	0	0	0	0
15A	13	20428700	58325000	0	78753700
15B	1	578100	2225000	0	2803100
15C	387	213987800	173932600	0	387920400
15D	36	12724700	21346800	0	34071500
15E	4	908500	792000	0	1700500
15F	51	21730100	17577800	0	39307900
EXEMPT	492	270357900	274199200	0	544557100

Deduction	Qty	Amount
SENIOR	45	11250
SURVIVING SPOUSE	0	0
DISABLED PERSON	9	2250
VETERAN	246	61500
WIDOW OF VET	99	24750

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

10427	Total	Items Ratable and Exempt
3043486540	Total	Land
3232194200	Total	Impr
1874200	Total	Exmpt
6273806540	Total	Ratables and Exempts

	Prior	Current	Change	
Line Items:	10,427	10,427		Ok
Value Chg:	6,338,939,540	6,273,806,540	65,133,000	Ok

Mon Feb 3 2026 06:43:02

District: 33 MAHWAH

Judged

Appeal#	Owner / Property Location	Block	Lot	Cla	Assessed	Added	Judged	Tax Ct	Tax List
04/02/25 33-2500002A 3	COHEN, JEFFREY & ANGELA 9 HELLER CT ASSESSMENT CORRECTION REC FOR DECREASE--2025 SETTLEMENT	21.05	30	2	565500 434500 0 1000000	0 0 0 0	565500 334500 0 900000	0 0 0 0	565500 334500 0 900000
04/02/25 33-2500001A 3	CASTRO, PEDRO & MARIA 84 WALSH DRIVE ASSESSMENT CORRECTION REC FOR DECREASE--2024 SETTLEMENT	21.08	22	2	500500 499500 0 1000000	0 0 0 0	500500 449500 0 950000	0 0 0 0	500500 449500 0 950000
05/21/25 33-2500104L 3	MAHWAH CAMPGAW %PAULIUS ASSOC 139 CAMPGAW ROAD STIPULATION	22	5	2	340200 9800 0 350000	0 0 0 0	290200 9800 0 300000	0 0 0 0	300000 0 0 300000
07/23/25 33-2500103L 3	PAPANYAN, ARTHUR & GEVORGIAN 146 JOHNSON AVENUE STIPULATION	38	1	2	190000 298100 0 488100	0 0 0 0	190000 248100 0 438100	0 0 0 0	190000 298100 0 488100 *
00/00/00 33-2500007T	MAHWAH BP LLC 65 RAMAPO VALLEY ROAD	41	1	4B	9506500 8279900 0 17786400	0 0 0 0	0 0 0 0	0 0 0 0	9506500 8279900 0 17786400 *
00/00/00 33-2500008T	HOME DEPOT USA INC 465 STATE HIGHWAY 17	64	18	4A	5896000 10158100 255000 15799100	0 0 0 0	0 0 0 0	0 0 0 0	5896000 10158100 0 15799100 *
00/00/00 33-2500003T	INWOOD RLTY GRP & 615 W173RD ST 115 FRANKLIN TURNPIKE	70	44	4A	8124500 16430900 0 24555400	0 0 0 0	0 0 0 0	0 0 0 0	8124500 16430900 0 24555400 *
04/02/25 33-2500003A 3	DUREJA, ANIL & VANDANA 168 STEPHENS LANE ASSESSMENT CORRECTION REC FOR DECREASE--FIRE-BLDG BEING NOT CAPTURE PRIOR TO BOOK CLOSING	70	49.30	2	348800 449700 0 798500	0 0 0 0	348800 45000 0 393800	0 0 0 0	348800 45000 0 393800
05/21/25 33-2500101L 7	LEE, JOHN INJONG & KIM, YUJI 8 COPPERFIELD WAY WITHDRAWN	123	17.02	2	388600 606400 0 995000	0 0 0 0	388600 606400 0 995000	0 0 0 0	388600 606400 0 995000
00/00/00 33-2500005T	CLEYMORE, L.L.C. 225 RAMAPO VALLEY ROAD	132	2.01	4A	1190400 3339500 0 4529900	0 0 0 0	0 0 0 0	0 0 0 0	1190400 3339500 0 4529900 *
05/21/25 33-2500105L 6A	INSERRA PLAZA, LLC 20 RIDGE ROAD AFFIRMED WITHOUT PREJUDICE	135	42	4A	1030000 2220000 0 3250000	0 0 0 0	1030000 2220000 0 3250000	0 0 0 0	1030000 2220000 0 3250000
00/00/00 33-2500006T	VOLVO CAR USA LLC 1800 VOLVO PLACE	135	60	4A	9500000 16600000 0 26100000	0 0 0 0	0 0 0 0	0 0 0 0	9500000 16600000 0 26100000 *
00/00/00 33-2500004T	CF MARMOSET TEB LLC 555 MACARTHUR BOULEVARD	135	61.02	4B	9000000 8750000 0 17750000	0 0 0 0	0 0 0 0	0 0 0 0	9000000 8750000 0 17750000 *
00/00/00 33-2500001T	MAHWAH ESTATES LLC 1200 MACARTHUR BOULEVARD	139	2	4A	4315000 6198100 0 10513100	0 0 0 0	0 0 0 0	0 0 0 0	4315000 4198100 0 8513100 *
05/21/25 33-2500102L 5A	VERMA, VINEET & LAUREN 268 MYRTLE AVENUE D.L.P. @ 9:50AM	139	27	2	359800 1040200 0 1400000	0 0 0 0	359800 1040200 0 1400000	0 0 0 0	369800 930200 0 1300000 *

APPEAL/TAX LIST REPORT FOR 2025

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District: 33 MAHWAH

Judged

Appeal#	Owner / Property Location	Block	Lot	Cla	Assessed	Added	Judged	Tax Ct	Tax List
00/00/00	VITTI, VINCENT E. & SUSAN	181	6	4A	689500	0	0	0	689500
33-2500002T	860 WYCKOFF AVENUE				3870500	0	0	0	3870500
					0	0	0	0	
					4560000	0	0	0	4560000 *

* Tax List Does Not Match Judgement

16 Listed.

Total Assessed Land:	51,945,300	Impr:	79,185,200	Exmp:	255,000	Net:	130,875,500
Total Judged Land:	3,673,400	Impr:	4,953,500	Exmp:		Net:	8,626,900

No Compare on: Last Yr Taxes:
No Compare on: Curr Yr Taxes:
Total Lines Compared: 10434
ok: 0 Line Items in current and not in Master File.

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