

## Preliminary Reconciliation Report

64 WALDWICK

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Block	Lot	Qual	Class	PRIOR Assessment	Land	NET CHANGE IN Impr	VALUE Exempt	NET CHANGE	Land	NEW Assessment Impr	Totl
6	55		2	615300	0	300	0	300	363100	252500	615600
7	48		2	480900	0	13400	0	13400	286200	208100	494300
7	86		2	494800	0	487800	0	487800	374700	607900	982600
9	15		2	593300	0	19900	0	19900	318500	294700	613200
11	10		2	550800	0	119000	0	119000	270000	399800	669800
11	34		15F/2	462800	0	21300	0	21300	261900	222200	484100
15	28	2 Added	Assmt:	539000 2025	0 0	2300 2300	0	2300	292500	248800	541300
16	28	2 Added	Assmt:	539400 2025	0 0	6400 6400	0	6400	292500	253300	545800
16	30		2	698900	0	7000	0	7000	292500	413400	705900
17	45		2	511600	-7500	0	0	-7500	360000	144100	504100
17	47		2	441500	45000	0	0	45000	337500	149000	486500
17	61.01	4A / 1 Added	Assmt:	713700 2025	0 0	1139600 1139600	0	1139600	713700	1139600	1853300
18.01	26	2 Added	Assmt:	365900 2025	0 0	322600 322600	0	322600	286800	401700	688500
18.02	16	2 Added	Assmt:	453800 2025	0 0	10400 10400	0	10400	276800	187400	464200
20	37	2 Added	Assmt:	654700 2025	0 0	39900 39900	0	39900	312600	382000	694600
22	2		2	447700	0	-42900	0	-42900	270000	134800	404800
30	2	2 Added	Assmt:	1082800 2025	0 0	61700 61700	0	61700	366000	778500	1144500
34	1	2 Added	Assmt:	456500 2025	0 0	9300 9300	0	9300	270000	195800	465800
34	5		2	502400	0	6900	0	6900	315000	194300	509300
40	21		2	487600	0	45100	0	45100	315000	217700	532700
68	5	2 Added	Assmt:	645700 2025	0 0	15700 15700	0	15700	289900	371500	661400
72.02	10	2 Added	Assmt:	536800 2025	0 0	10800 10800	0	10800	332600	215000	547600
72.03	19	2 Added	Assmt:	490900 2025	0 0	307300 307300	0	307300	291000	507200	798200
72.04	63	2 Added	Assmt:	495600 2025	0 0	3000 3000	0	3000	319900	178700	498600
73.05	1	2 Added	Assmt:	572000 2025	0 0	186200 186200	0	186200	284700	473500	758200
73.07	4		2	521800	0	36700	0	36700	318700	239800	558500
73.07	31	2 Omitted Added:	Assmt:	757300 2024 2025	0 0 0	161600 161300* 157300*	0	161600	360600	558300	918900
105	13	2 Added	Assmt:	523700 2025	0 0	4600 4600	0	4600	273700	254600	528300
105	15		2	595500	0	142100	0	142100	320600	417000	737600

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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	142100						
106	9	2	Added Assmt:	534100 2025	0 0	12400 12400	0	12400	273700	272800	546500	
111	21	2		407500	0	142000	0	142000	258100	291400	549500	
113	9.02	2	Added Assmt:	438700 2025	0 0	1100 1100	0	1100	171500	268300	439800	
119	1.04	2	Added Assmt:	389200 2025	0 0	4100 4100	0	4100	251700	141600	393300	
119	7	2	Added Assmt:	345400 2025	0 0	66700 66700	0	66700	201400	210700	412100	
119.01	4	2	Added Assmt:	791500 2025	0 0	7400 7400	0	7400	374900	424000	798900	
120	2	2	Added Assmt:	350200 2025	0 0	93300 93300	0	93300	255200	188300	443500	
120.01	28	2		478500	0	38800	0	38800	236200	281100	517300	
125	13	2		927700	0	35700	0	35700	269100	694300	963400	
127	1	4A		833100	0	-33100	0	-33100	257800	542200	800000	
127	7	2	Added Assmt:	503300 2025	0 0	4900 4900	0	4900	239400	268800	508200	
128	39	15B/2		743400	0	0	0	0	344700	398700	743400	
130	6	2 /1		239400	0	0	0	0	239400	0	239400	
130.01	14	2	Added Assmt:	486800 2025	0 0	84700 84700	0	84700	278400	293100	571500	
134.01	24	2		752000	0	90600	0	90600	365500	477100	842600	
134.02	13	2		507200	0	1700	0	1700	305400	203500	508900	
134.02	15	2		782000	-420800	-361200	0	-782000	0	0	0	**DELETED**
134.02	15.01	1		0	365600	0	0	365600	365600	0	365600	NEW RECORD
134.02	15.02	1		0	442900	0	0	442900	442900	0	442900	NEW RECORD
134.02	15.03	1		0	366700	0	0	366700	366700	0	366700	NEW RECORD
134.02	15.04	1		0	365900	0	0	365900	365900	0	365900	NEW RECORD
134.03	11	2		531000	0	25700	0	25700	333700	223000	556700	
134.03	13	2	Omitted Added:	728200 2024	0 0	199400 199400	0	199400	305400	622200	927600	
			Added Assmt:	2025	0	199400						
134.04	4	2	Omitted Added:	642100 2024	0 0	14900 2800*	0	14900	366800	290200	657000	
			Added Assmt:	2025	0	2800*						
			Added Assmt:	2025	0	12100*						
134.04	14.03	2		1154700	0	8300	0	8300	374800	788200	1163000	
134.04	29	2	Added Assmt:	597700 2025	0 0	126600 126600	0	126600	365500	358800	724300	
135	3.02	2	Added Assmt:	932800 2025	0 0	32000 32000	0	32000	316300	648500	964800	
135	5.01	2		608000	0	1800	0	1800	329300	280500	609800	
136	1.01	4A		2282400	0	-182400	0	-182400	920600	1179400	2100000	

## 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
138	25		2	496200	0	23500	0	23500	278400	241300	519700
141	5		2	518700	0	28500	0	28500	259900	287300	547200
		Added	Assmt:	2025	0	23200*					
144	31		2	393000	0	9500	0	9500	229400	173100	402500
144	80		2	815900	0	5300	0	5300	327100	494100	821200
		Added	Assmt:	2025	0	5300					
149	11		2	403600	0	43800	0	43800	253800	193600	447400
		Added	Assmt:	2025	0	43800					
149	28		2	429300	0	4400	0	4400	269900	163800	433700
149	39		2	869400	0	5000	0	5000	323900	550500	874400
		Added	Assmt:	2025	0	5000					
149	59		15F/2	704800	0	0	0	0	278400	426400	704800
153.02	15.01		1	0	0	0	0	0	0	0	0 NEW RECORD
153.02	15.02		1	0	0	0	0	0	0	0	0 NEW RECORD
153.02	15.03		1	0	0	0	0	0	0	0	0 NEW RECORD
153.02	15.04		1	0	0	0	0	0	0	0	0 NEW RECORD
153.04	2.01		2	1477500	-68900	-934900	0	-1003800	279500	194200	473700
153.04	2.02		4A	1477500	26400	-228900	0	-202500	374800	900200	1275000
154	9		2	470000	0	1400	0	1400	273700	197700	471400
		Added	Assmt:	2025	0	1400					
157	3		15F/2	572900	0	0	0	0	311500	261400	572900
157	10		2	813200	0	38800	0	38800	348800	503200	852000
		Omitted	Added:	2024	0	38800					
		Added	Assmt:	2025	0	38800					
157	14.02		2	839500	0	20600	0	20600	306800	553300	860100
		Added	Assmt:	2025	0	20600					
162.02	13		15F/2	564200	0	0	0	0	297700	266500	564200
162.03	4		2	470900	0	26200	0	26200	259000	238100	497100
		Added	Assmt:	2025	0	26200					
162.04	9		2	513200	0	-40000	0	-40000	305200	168000	473200
162.05	6		2	640900	0	2700	0	2700	284300	359300	643600
162.08	7		2	551500	0	205600	0	205600	272000	485100	757100
		Added	Assmt:	2025	0	205600					
162.08	9		2	571900	0	100300	0	100300	272000	400200	672200
		Added	Assmt:	2025	0	100300					
162.08	24		2	657100	0	4400	0	4400	375700	285800	661500
		Added	Assmt:	2025	0	4400					
162.11	10		2	591800	0	24100	0	24100	375800	240100	615900
		Added	Assmt:	2025	0	24100					
162.11	18		15F/2	685000	0	0	0	0	376300	308700	685000
163	19		2	500500	0	5900	0	5900	284000	222400	506400
		Added	Assmt:	2025	0	5900					
163.02	6		2	660900	0	4600	0	4600	321100	344400	665500
		Added	Assmt:	2025	0	4600					

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Block	Lot	Qual	Class	PRIOR Assessment	Land	NET CHANGE Impr	VALUE Exempt	NET CHANGE	Land	NEW Assessment Impr	Totl
163.03	26		15F/2	831300	0	0	0	0	394600	436700	831300
163.03	30		15F	1265800	0	5400	0	5400	394600	876600	1271200
163.03	37	2 Added	Assmt:	897100 2025	0 0	3100 3100	0	3100	424000	476200	900200
163.05	5	2 Added	Assmt:	578600 2025	0 0	206900 206900	0	206900	338100	447400	785500
163.07	2	2 Added	Assmt:	586300 2025	0 0	6800 6800	0	6800	331800	261300	593100
163.08	2	2 Added	Assmt:	520100 2025	0 0	181800 181800	0	181800	308700	393200	701900
163.08	9		2	601200	0	310200	0	310200	394600	516800	911400
163.12	2	2 Added	Assmt:	681000 2025	0 0	4500 4500	0	4500	375200	310300	685500
163.12	4		2	747100	0	77800	0	77800	375300	449600	824900
163.12	6	2 Added	Assmt:	757600 2025	0 0	32400 32400	0	32400	375500	414500	790000
163.13	4	2 Added	Assmt:	857700 2025	0 0	5000 5000	0	5000	394500	468200	862700
163.16	4	2 Added	Assmt:	839500 2025	0 0	3000 3000	0	3000	407700	434800	842500
163.16	15	2 Added	Assmt:	733600 2025	0 0	12000 12000	0	12000	394400	351200	745600
163.16	19.01		2	576200	0	52300	0	52300	362100	266400	628500
163.16	2201.034		2	350900	0	14200	0	14200	220000	145100	365100
163.16	2215.2		2	382100	0	7400	0	7400	220000	169500	389500
163.16	2221.3	2 Added	Assmt:	394800 2025	0 0	8400 8400	0	8400	220000	183200	403200
163.16	2225.3	2 Added	Assmt:	385500 2025	0 0	24800 24800	0	24800	220000	190300	410300
163.16	2226.1	2 Added	Assmt:	362700 2025	0 0	2400 2400	0	2400	220000	145100	365100
163.16	2231.3	2 Added	Assmt:	359200 2025	0 0	1700 1700	0	1700	220000	140900	360900
163.16	2231.4	2 Added	Assmt:	375700 2025	0 0	2000 2000	0	2000	220000	157700	377700
163.16	2232.2	2 Added Added	Assmt: Assmt:	382500 2025 2025	0 0 0	15300 7500* 7800*	0	15300	220000	177800	397800
163.16	2232.3	2 Added	Assmt:	400400 2025	0 0	7700 7700	0	7700	220000	188100	408100
163.16	2235.4	2 Added	Assmt:	417700 2025	0 0	7800 7800	0	7800	220000	205500	425500
163.16	2236.4	2 Added	Assmt:	391300 2025	0 0	2100 2100	0	2100	220000	173400	393400
163.17	5	2 Omitted Added	Assmt: Assmt:	749000 2024 2025	0 0 0	5300 5300 5300	0	5300	401800	352500	754300
163.17	11		2	662100	0	90200	0	90200	396000	356300	752300

# Preliminary Reconciliation Report

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Block	Lot	Qual	Class	PRIOR Assessment	Land	NET CHANGE IN Impr	VALUE Exempt	NET CHANGE	Land	NEW Assessment Impr	Tot l
		Added	Assmt:	2025	0	90200					
163.17	19	2	Added Assmt:	826700 2025	0 0	8200 8200	0	8200	401400	433500	834900
163.18	2	2	Added Assmt:	603100 2025	0 0	9200 9200	0	9200	394900	217400	612300
163.18	7	2		786300	0	22800	0	22800	394600	414500	809100
164	3	2	Added Assmt:	515500 2025	0 0	2100 2100	0	2100	278900	238700	517600
165	5	2	Added Assmt:	602000 2025	0 0	106400 106400	0	106400	278900	429500	708400 PARTIAL REM'D
1006	6.01		6A	100000	-100000	-10000	0	-100000	0	0	0

TOTAL NET CHANGE: (Excluding Railroad & Public Util)

+1115300 Land Total  
+4143400 Impr Total  
+0 Exmt Total  
+5258700 Net Total

8 Total Records Added  
1 Total Records Deleted  
110 Total Records Updated

7 Net Change Total

\$4,325,000 Total Value of Added Assessments for 2025  
(Please Verify w/AA Table of Aggregates)

District: 64 WALDWICK

HISTORY 1 TOTALS 2025

01/20/26

Class	Items	Land	Impr	Exempt	Net	
1	86	10650700	0	0	10650700	
2	3383	1007544600	902953800	0	1910498400	
3A	0	0	0	0	0	
3B	0	0	0	0	0	
4A	132	73469800	135288500	0	208758300	
4B	19	16999100	28166900	0	45166000	
4C	2	9145800	27762000	0	36907800	
RATABLES	3622	1117810000	1094171200	0	2211981200	2025
5A	1	942000	0		942000	
5B	0	0	0		0	
RAILROAD	1	942000	0		942000	
6A	1	100000	10000		100000	
6B	0	0	0		0	
6C	0	0	0		0	
PUB UTIL	1	100000			100000	
15A	4	26801900	37030900		63832800	
15B	4	5311300	8883500		14194800	
15C	32	14761400	7039100		21800500	
15D	8	6507000	6317500		12824500	
15E	1	225500	0		225500	
15F	24	13039200	34284500		47323700	
EXEMPT	73	66646300	93555500		160201800	

Deduction	Qty	Amount
SENIOR	18	4500
SURVIVING SPOUSE	0	0
DISABLED PERSON	2	500
VETERAN	114	5700
WIDOW OF VET	55	2750

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

3695	Total	Items Ratable and Exempt
1184456300	Total	Land
1187726700	Total	Impr
0	Total	Exmpt
2372183000	Total	Ratables and Exempts

District: 64 WALDWICK

PRELIMINARY TAX LIST TOTALS - 01/20/26  
2025

Class	Items	Land	Impr	Exempt	Net
1	92	11238700	0	0	11238700
2	3376	1005066700	904076000	0	1909142700
3A	0	0	0	0	0
3B	0	0	0	0	0
4A	133	74209900	135983700	0	210193600
4B	19	16999100	28166900	0	45166000
4C	2	9145800	27762000	0	36907800
RATABLES	3622	1116660200	1095988600	0	2212648800 PRC
5A	1	942000	0	0	942000
5B	0	0	0	0	0
RAILROAD	1	942000	0	0	942000
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	4	26801900	37030900	0	63832800
15B	5	5656000	9282200	0	14938200
15C	32	14761400	7039100	0	21800500
15D	8	6507000	6317500	0	12824500
15E	1	225500	0	0	225500
15F	30	14959600	36211800	0	51171400
EXEMPT	80	68911400	95881500	0	164792900

Deduction	Qty	Amount
SENIOR	18	4500
SURVIVING SPOUSE	0	0
DISABLED PERSON	2	500
VETERAN	103	25750
WIDOW OF VET	54	13500

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

3702	Total	Items Ratable and Exempt
1185571600	Total	Land
1191870100	Total	Impr
0	Total	Exmpt
2377441700	Total	Ratables and Exempts

	Prior	Current	Change	
Line Items:	3,695	3,702	7	Ok
Value Chg:	2,372,183,000	2,377,441,700	5,258,700	Ok

APPEAL/TAX LIST REPORT FOR 2025

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Tue Jan 21 2026 05:42:49

District: 64 WALDWICK

Judged

Appeal#	Owner / Property Location	Block	Lot	Cla	Assessed	Added	Judged	Tax Ct	Tax List
06/18/25 64-2500105L 6A	ANCHOR DEVELOPMENT GROUP LLC 171 FRANKLIN TURNPIKE AFFIRMED WITHOUT PREJUDICE	2	65.01	4A	854800 2600200 0 3455000	0 0 0 0	854800 2600200 0 3455000	0 0 0 0	854800 2600200 0 3455000
00/00/00 64-2500004T	VALLEY NAT BK 67 FRANKLIN TURNPIKE	17	60.01	4A	613100 803600 0 1416700	0 0 0 0	0 0 0 0	0 0 0 0	613100 803600 0 1416700 *
00/00/00 64-2500001T	HUDSON CITY SAVINGS BANK 7 EAST PROSPECT STREET	17	62.01	4A	1238600 721200 0 1959800	0 0 0 0	0 0 0 0	0 0 0 0	1238600 721200 0 1959800 *
00/00/00 64-2500005T	MANSUETO & MORGAN LLC 20 EAST PROSPECT STREET	18.01	37.02	4A	920600 874900 0 1795500	0 0 0 0	0 0 0 0	0 0 0 0	920600 874900 0 1795500 *
06/18/25 64-2500104D 3	JOHNSON, ANDREW & DANIEL T 58 WALDWICK AVENUE ASSESSOR'S RECOMMENDATION	22	2	2	270000 177700 0 447700	0 0 0 0	270000 177700 0 447700	0 0 0 0	270000 134800 0 404800 *
06/18/25 64-2500116D 6B	DEWEIL, RALPH & JOANN 137 MANHATTAN AVENUE AFFIRMED WITHOUT PREJUDICE	51	27	2	269300 315500 0 584800	0 0 0 0	269300 315500 0 584800	0 0 0 0	269300 315500 0 584800
06/18/25 64-2500102D 2A	YESILYURT, BULENT & DILEK 17 LINCOLN PLACE	74	34	2	367500 690200 0 1057700	0 0 0 0	367500 690200 0 1057700	0 0 0 0	367500 690200 0 1057700
00/00/00 64-2500006T	UB WALDWICK I LLC C/O PROP TAX 30 FRANKLIN TURNPIKE	109.01	6	4A	1999000 3849200 0 5848200	0 0 0 0	0 0 0 0	0 0 0 0	1999000 3849200 0 5848200 *
00/00/00 64-2500002T	BANK OF AMERICA-CORP RE ASSESS 21 WYCKOFF AVENUE	109.01	6.03	4A	887100 972500 0 1859600	0 0 0 0	0 0 0 0	0 0 0 0	887100 972500 0 1859600 *
06/18/25 64-2500114L 7	ACCIARDI, MICHAEL 9 DOW AVENUE WITHDRAWN	119	9	2	236900 198600 0 435500	0 0 0 0	236900 198600 0 435500	0 0 0 0	236900 198600 0 435500
06/18/25 64-2500113L 3	PROSPECT WALDWICK LLC 54 WEST PROSPECT STREET STIPULATION	127	1	4A	257800 575300 0 833100	0 0 0 0	257800 542200 0 800000	0 0 0 0	257800 542200 0 800000
06/18/25 64-2500101D 6A	85 HOPPER AVE ASSOC RP AULETTA 85 HOPPER AVENUE AFFIRMED WITHOUT PREJUDICE	133	16	4A	291900 958100 0 1250000	0 0 0 0	291900 958100 0 1250000	0 0 0 0	291900 958100 0 1250000
06/18/25 64-2500112D 6A	DURANTE INVESTMENT GROUP 216 WYCKOFF AVENUE AFFIRMED WITHOUT PREJUDICE	135	2.01	1	317100 0 0 317100	0 0 0 0	317100 0 0 317100	0 0 0 0	317100 0 0 317100
06/18/25 64-2500111D 6A	DURANTE SARATOGA HOLDINGS LP 214 WYCKOFF AVENUE AFFIRMED WITHOUT PREJUDICE	135	2.02	1	316800 0 0 316800	0 0 0 0	316800 0 0 316800	0 0 0 0	316800 0 0 316800
06/18/25 64-2500110D 6A	DURANTE, RON 53 CRESCENT AVENUE AFFIRMED WITHOUT PREJUDICE	135	16.01	1	329000 0 0 329000	0 0 0 0	329000 0 0 329000	0 0 0 0	329000 0 0 329000



Tue Jan 21 2026 05:42:49

District: 64 WALDWICK

Judged

Appeal#

Appeal#	Owner / Property Location	Block	Lot	Cla	Assessed	Added	Judged	Tax Ct	Tax List
06/18/25 64-2500108D 6A	ROCKET VENTURES 18 LEE COURT AFFIRMED WITHOUT PREJUDICE	135	18	1	368700 0 0 368700	0 0 0 0	368700 0 0 368700	0 0 0 0	368700 0 0 368700
06/18/25 64-2500109D 6A	DURANTE SARATOGA HOLDINS LP 14 LEE COURT AFFIRMED WITHOUT PREJUDICE	135	22	1	367900 0 0 367900	0 0 0 0	367900 0 0 367900	0 0 0 0	367900 0 0 367900
06/18/25 64-2500107L 6A	DURANTE INVESTMT GROUP LP 2 LEE COURT AFFIRMED WITHOUT PREJUDICE	135	31	1	371800 0 0 371800	0 0 0 0	371800 0 0 371800	0 0 0 0	371800 0 0 371800
04/02/25 64-2500002A 3	VINGOE REALTY CORP 149 CRESCENT AVENUE ASSESSMENT CORRECTION REC FOR DECREASE--CORRECT SF	153.04	2.01	2	348400 1129100 0 1477500	0 0 0 0	279500 194200 0 473700	0 0 0 0	279500 194200 0 473700
06/18/25 64-2500115L 3	151 CRESCENT LLC 151 CRESCENT AVENUE STIPULATION	153.04	2.02	4A	348400 1129100 0 1477500	0 0 0 0	348400 926600 0 1275000	0 0 0 0	374800 900200 0 1275000
04/02/25 64-2500001A 3	SUTER, TRAVIS T & WEINSTEIN, S 1 ROBERTA LANE ASSESSMENT CORRECTION REC FOR DECREASE--INSPECTION	162.04	9	2	305200 208000 0 513200	0 0 0 0	305200 168000 0 473200	0 0 0 0	305200 168000 0 473200
00/00/00 64-2500003T	A S WALDWICK LTD.CO WALGREEN C 72 CRESCENT AVENUE	163	10	4A	1290000 2586000 0 3876000	0 0 0 0	0 0 0 0	0 0 0 0	1290000 2586000 0 3876000 *
06/18/25 64-2500106L 3	KURTISHI, ARLINDA & ALBERTIM 34 MARY LANE STIPULATION	163.08	9	2	394600 206600 0 601200	0 0 0 0	394600 133400 0 528000	0 0 0 0	394600 516800 0 911400 *
06/18/25 64-2500103L 6A	VERIZON-NEW JERSEY VARIOUS AFFIRMED WITHOUT PREJUDICE	1006	6.01	6A	100000 10000 10000 100000	0 0 0 0	100000 10000 10000 100000	0 0 0 0	0 0 0 0 *

\* Tax List Does Not Match Judgement

24 Listed.

Total Assessed Land:	13,064,500	Impr:	18,005,800	Exmp:	10,000	Net:	31,060,300
Total Judged Land:	6,047,200	Impr:	6,914,700	Exmp:	10,000	Net:	12,951,900

No Compare on: Last Yr Taxes:  
No Compare on: Curr Yr Taxes:  
Total Lines Compared: 3704  
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)