

Preliminary Reconciliation Report

65 WALLINGTON

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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		2	543700	0	-71800	0	-71800	171000	300900	471900	
4	20		2	371500	0	41100	0	41100	194800	217800	412600	
		Added	Assmt:	2025	0	41100						
7	9		2	808000	0	66400	0	66400	228700	645700	874400	
		Added	Assmt:	2025	0	66400						
12	11		2	576100	600	0	0	600	194100	382600	576700	
12	14		2	549200	-209300	-339900	0	-549200	0	0	0	**DELETED**
12	14.01		2	0	208600	339900	0	548500	208600	339900	548500	NEW RECORD
13	27		2	612800	0	10000	0	10000	183800	439000	622800	
13	39		2	444600	0	35200	0	35200	193500	286300	479800	
		Added	Assmt:	2025	0	35200						
14	10		2	415900	0	-65600	0	-65600	141100	209200	350300	
15	33		4A	740400	0	6200	0	6200	292500	454100	746600	
		Added	Assmt:	2025	0	6200						
16	11	B01	4A	22800	0	-22800	0	-22800	0	0	0	**DELETED**
17	11		2	672700	0	-46700	0	-46700	193500	432500	626000	
19	4		4A	1172600	0	-120000	0	-120000	426000	626600	1052600	
21	11		2	327000	0	23600	0	23600	148500	202100	350600	
		Added	Assmt:	2025	0	23600						
22	32		2	377900	0	111400	0	111400	162500	326800	489300	
26.01	2		4B	1426200	0	111300	0	111300	948800	588700	1537500	
		Added	Assmt:	2025	0	111300						
26.02	6.14		15F/2	387700	0	0	0	0	150000	237700	387700	
28	34		4A	553700	0	29600	0	29600	253400	329900	583300	
		Added	Assmt:	2025	0	29600						
30	13		4A	332700	0	16900	0	16900	226800	122800	349600	
		Added	Assmt:	2025	0	16900						
31	34		2	476000	0	127300	0	127300	245000	358300	603300	
		Added	Assmt:	2025	0	127300						
32.01	11		2	635300	-142600	-175100	0	-317700	142600	175000	317600	
32.01	11	X	15F	0	142600	175000	0	317600	142600	175000	317600	NEW RECORD
32.03	10		2	906300	0	-93300	0	-93300	244600	568400	813000	
32.03	11		2	472600	0	18800	0	18800	197100	294300	491400	
35	20		2	615800	0	-44300	0	-44300	232400	339100	571500	
36	32		4A	348900	0	-18900	0	-18900	132800	197200	330000	
36	33		2	454600	-105100	-122300	0	-227400	105000	122200	227200	
36	33	X	15F	0	105000	122200	0	227200	105000	122200	227200	NEW RECORD
36	44		2	675400	0	-48600	0	-48600	232400	394400	626800	
37	35		4A	723900	0	55500	0	55500	152800	626600	779400	
		Added	Assmt:	2025	0	55500						
38	1		4A	2941800	0	-241800	0	-241800	1466600	1233400	2700000	
41	6		2	885100	0	-104500	0	-104500	264400	516200	780600	

Preliminary Reconciliation Report

65 WALLINGTON

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Block	Lot	Qual	Class	PRIOR Assessment	Land	NET CHANGE IN Impr	VALUE Exempt	NET CHANGE	Land	NEW Assessment Impr	Totl
43	27	2		638100	0	-158600	0	-158600	237500	242000	479500
47	12	2 Added	Assmt:	585100 2025	0 0	5300 5300	0	5300	213800	376600	590400
47	27	2		367800	0	-10100	0	-10100	237500	120200	357700
48	2	4A		207200	-188000	-19200	0	-207200	0	0	0 **DELETED**
48	3	4A		1657000	105000	0	0	105000	741100	1020900	1762000
49.09	39	2 Added	Assmt:	652500 2025	0 0	360100 360100	0	360100	292500	720100	1012600 PARTIAL REM'D
49.10	19	2 Added	Assmt:	648300 2025	0 0	283100 283100	0	283100	347800	583600	931400 PARTIAL REM'D
49.12	5	2 Added	Assmt:	578200 2025	0 0	49800 49800	0	49800	363500	264500	628000
49.16	12	2 Added	Assmt:	815800 2025	0 0	22900 22900	0	22900	237500	601200	838700
49.17	3	2		471700	0	-58600	0	-58600	255800	157300	413100
49.18	4.01	2		1013200	0	-59800	0	-59800	374500	578900	953400
51	2	2 Added	Assmt:	797200 2025	0 0	41300 41300	0	41300	254100	584400	838500
53.02	36	15F/2		691900	0	0	0	0	383000	308900	691900
53.02	40	2 Added	Assmt:	698900 2025	0 0	56700 56700	0	56700	430400	325200	755600
59	15	2		653000	0	42400	0	42400	277500	417900	695400
59	20	2 Added	Assmt:	374200 2025	0 0	121900 121900	0	121900	252500	243600	496100
59	29	2		1062800	0	-76400	0	-76400	263600	722800	986400
59	30	2		1031400	0	-78600	0	-78600	263600	689200	952800
60.01	2	4B Added	Assmt:	3943000 2025	0 0	682200 682200	0	682200	1822100	2803100	4625200
61	12	2		1020700	0	-86500	0	-86500	285400	648800	934200
61	18	2		732600	-14400	-64300	0	-78700	272100	381800	653900
62.01	3.01	15F/2		877800	0	0	0	0	362500	515300	877800
62.02	11	2		678700	0	-18400	0	-18400	325000	335300	660300
62.02	13	2 Added	Assmt:	631200 2025	0 0	299200 299200	0	299200	332000	598400	930400 PARTIAL REM'D
62.02	29	2		679500	0	-324200	0	-324200	325000	30300	355300 PARTIAL REM'D
64.01	18	2 Added	Assmt:	518700 2025	0 0	155700 155700	0	155700	210000	464400	674400
65.01	26	2		508400	0	-78100	0	-78100	216000	214300	430300 PARTIAL REM'D
65.01	29	2		563400	0	-3500	0	-3500	216000	343900	559900
65.01	31	2 Added	Assmt:	345800 2025	0 0	34500 34500	0	34500	225000	155300	380300
65.03	9	2 Added	Assmt:	360900 2025	0 0	451400 451400	0	451400	237500	574800	812300

Preliminary Reconciliation Report

65 WALLINGTON

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Block	Lot	Qual	Class	PRIOR Assessment	Land	NET CHANGE IN Impr	VALUE Exempt	NET CHANGE	Land	NEW Assessment Impr	Totl
65.04	24.02	2		560800	0	8500	0	8500	237500	331800	569300
		Added	Assmt:	2025	0	8500					
65.08	7	2		855900	0	14300	0	14300	268000	602200	870200
65.10	1	2		92800	-35500	0	0	-35500	54600	2700	57300
67	29	15C/1		240000	0	0	0	0	240000	0	240000
67	31	15C/2		771700	0	0	0	0	240000	531700	771700
70.01	19	2		437900	0	348800	0	348800	272800	513900	786700
		Added	Assmt:	2025	0	348800					
70.04	3	2		580200	0	23200	0	23200	306400	297000	603400
		Added	Assmt:	2025	0	23200					
70.05	8.01	4C /4A		1700100	0	8063600	0	8063600	1700000	8063700	9763700
		Added	Assmt:	2025	0	8063600					
72	46	2		784900	0	-14300	0	-14300	252400	518200	770600
74	1	6A		1693768	-1683768	-324	0	-1684092	10000	9676	9676

TOTAL NET CHANGE: (Excluding Railroad & Public Util)

-133100 Land Total
+9789100 Impr Total
+0 Exmt Total
+9656000 Net Total

3 Total Records Added
3 Total Records Deleted
61 Total Records Updated

0 Net Change Total

\$11,521,300 Total Value of Added Assessments for 2025
(Please Verify w/AA Table of Aggregates)

District: 65 WALLINGTON

HISTORY 1 TOTALS 2025

01/20/26

Class	Items	Land	Impr	Exempt	Net	
1	35	66886100	0	0	66886100	
2	2179	547571600	723135200	0	1270706800	
3A	0	0	0	0	0	
3B	0	0	0	0	0	
4A	160	90069200	92063200	0	182132400	
4B	33	35172000	65750600	0	100922600	
4C	20	62252400	84848700	0	147101100	
RATABLES	2427	801951300	965797700	0	1767749000	2025
5A	2	0	0	0	0	
5B	1	0	0	0	0	
RAILROAD	3	0	0	0	0	
6A	1	1693768	10000	0	1693768	
6B	0	0	0	0	0	
6C	0	0	0	0	0	
PUB UTIL	1	1693768	0	0	1693768	
15A	3	7862400	24421300	0	32283700	
15B	1	507800	3851600	0	4359400	
15C	44	29416400	11901000	0	41317400	
15D	9	3521400	12494300	0	16015700	
15E	0	0	0	0	0	
15F	17	3355600	5611900	0	8967500	
EXEMPT	74	44663600	58280100	0	102943700	

Deduction	Qty	Amount
SENIOR	28	7000
SURVIVING SPOUSE	1	250
DISABLED PERSON	4	1000
VETERAN	65	3250
WIDOW OF VET	23	1150

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

2501	Total	Items Ratable and Exempt
846614900	Total	Land
1024077800	Total	Impr
0	Total	Exmpt
1870692700	Total	Ratables and Exempts

District: 65 WALLINGTON

PRELIMINARY TAX LIST TOTALS - 01/20/26
2025

Class	Items	Land	Impr	Exempt	Net
1	34	66646100	0	0	66646100
2	2175	546138400	722490900	0	1268629300
3A	0	0	0	0	0
3B	0	0	0	0	0
4A	157	88286200	91748600	0	180034800
4B	33	35172000	66544100	0	101716100
4C	21	63952400	92912400	0	156864800
RATABLES	2420	800195100	973696000	0	1773891100 PRC
5A	2	0	0	0	0
5B	1	0	0	0	0
RAILROAD	3	0	0	0	0
6A	1	10000	9676	0	9676
6B	0	0	0	0	0
6C	0	0	0	0	0
PUB UTIL	1	10000	0	0	9676
15A	3	7862400	24421300	0	32283700
15B	1	507800	3851600	0	4359400
15C	46	29896400	12432700	0	42329100
15D	9	3521400	12494300	0	16015700
15E	0	0	0	0	0
15F	22	4498700	6971000	0	11469700
EXEMPT	81	46286700	60170900	0	106457600

Deduction	Qty	Amount
SENIOR	26	6500
SURVIVING SPOUSE	1	250
DISABLED PERSON	3	750
VETERAN	56	14000
WIDOW OF VET	21	5250

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

2501	Total	Items Ratable and Exempt
846481800	Total	Land
1033866900	Total	Impr
0	Total	Exmpt
1880348700	Total	Ratables and Exempts

	Prior	Current	Change	
Line Items:	2,501	2,501		Ok
Value Chg:	1,870,692,700	1,880,348,700	9,656,000	Ok

APPEAL/TAX LIST REPORT FOR 2025

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District: 65 WALLINGTON

Judged

Appeal#

Appeal#	Owner / Property Location	Block	Lot	Cla	Assessed	Added	Judged	Tax Ct	Tax List
07/23/25 65-2500106D 3	JIMENEZ, ELIZABETH Y 39 LESTER STREET ASSESSOR'S RECOMMENDATION	4	4	2	171000 372700 0 543700	0 0 0 0	171000 300900 0 471900	0 0 0 0	171000 300900 0 471900
07/23/25 65-2500114D 3	DAWLI, GEORGE 55 MAPLE AVENUE ASSESSOR'S RECOMMENDATION	14	10	2	141100 274800 0 415900	0 0 0 0	141100 209200 0 350300	0 0 0 0	141100 209200 0 350300
07/23/25 65-2500112L 5A	CHAUDHRY, SALEEM S & JAVEED S 54 LESTER STREET D.L.P. @ 10:31AM	14	23	2	171000 256100 0 427100	0 0 0 0	171000 256100 0 427100	0 0 0 0	171000 256100 0 427100
00/00/00 65-2500004T	65 WALLINGTON AVENUE, LLC 65 WALLINGTON AVENUE	16	11	4A	325000 1375000 0 1700000	0 0 0 0	0 0 0 0	0 0 0 0	325000 1375000 0 1700000 *
07/23/25 65-2500119D 3	AUCOIN, RICHARD 67 HALSTEAD AVENUE ASSESSOR'S RECOMMENDATION	17	11	2	193500 479200 0 672700	0 0 0 0	193500 432500 0 626000	0 0 0 0	193500 432500 0 626000
07/23/25 65-2500102D 2A	KARVELLAS, MICHAEL & ANDRIULLI 100 LESTER STREET	17	22	2	171000 491400 0 662400	0 0 0 0	171000 491400 0 662400	0 0 0 0	171000 491400 0 662400
00/00/00 65-2500013T	PANTELEAKIS, PETER 5 MAIN AVENUE	19	4	4A	426000 746600 0 1172600	0 0 0 0	0 0 0 0	0 0 0 0	426000 626600 0 1052600 *
07/23/25 65-2500120L 5D	RVM REALTY LLC 37 HATHAWAY STREET NJSA-54:4-34 FAILURE TO RESPOND TO INCOME REQUEST	26.01	2	4B	948800 477400 0 1426200	0 0 0 0	948800 477400 0 1426200	0 0 0 0	948800 588700 0 1537500 *
07/23/25 65-2500105D 2A	LISSI, JEFFREY & BARBARA ANN 150 HAYWARD PLACE	30	6	2	197100 127800 0 324900	0 0 0 0	197100 127800 0 324900	0 0 0 0	197100 127800 0 324900
07/23/25 65-2500108D 5D	92 MAIN STREET HOLDINGS LLC 92 MAIN AVENUE NJSA 54:4-34 FAILURE TO RESPOND TO INCOME REQUEST	31	1	4A	456900 645000 0 1101900	0 0 0 0	456900 645000 0 1101900	0 0 0 0	456900 645000 0 1101900
07/23/25 65-2500104D 3	LADA, PAWEL & IWONA 191 WALLINGTON AVENUE ASSESSOR'S RECOMMENDATION	32.03	10	2	244600 661700 0 906300	0 0 0 0	244600 568400 0 813000	0 0 0 0	244600 568400 0 813000
07/23/25 65-2500101D 3	BRETT, MARYANN & GERALD R. 34 DANKHOFF AVENUE ASSESSOR'S RECOMMENDATION	35	20	2	232400 383400 0 615800	0 0 0 0	232400 339100 0 571500	0 0 0 0	232400 339100 0 571500
07/23/25 65-2500121L 3	RYDUCHOWSKI, DANUTA 57 LOCUST AVENUE STIPULATION	36	32	4A	132800 216100 0 348900	0 0 0 0	132800 197200 0 330000	0 0 0 0	132800 197200 0 330000
07/23/25 65-2500118D 3	PAWLICKI, LUKASZ & PAWLICKA, J 209 MAPLE AVENUE ASSESSOR'S RECOMMENDATION	36	44	2	232400 443000 0 675400	0 0 0 0	232400 394400 0 626800	0 0 0 0	232400 394400 0 626800
00/00/00 65-2500005T	LIBERTY PLAZA, LLC 168 MAIN AVENUE	38	1	4A	1466600 1475200 0 2941800	0 0 0 0	0 0 0 0	0 0 0 0	1466600 1233400 0 2700000 *

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District: 65 WALLINGTON

Judged

Appeal#	Owner / Property Location	Block	Lot	Cla	Assessed	Added	Judged	Tax Ct	Tax List
07/23/25 65-2500111D 5D	KAMIENSKI, PAUL 106 LOCUST AVENUE NJSA-54.4-34 FAILURE TO RESPOND TO INCOME REQUEST	45	1	4A	589300 689700 0 1279000	0 0 0 0	589300 689700 0 1279000	0 0 0 0	589300 689700 0 1279000
07/23/25 65-2500110D 2A	CEDZIDLO, RICHARD STANLEY 132 ALDEN STREET	49.12	7	2	395000 753000 0 1148000	0 0 0 0	395000 753000 0 1148000	0 0 0 0	395000 753000 0 1148000
07/23/25 65-2500113D 3	ADZIMA, STEPHEN & ROXANNE 1 ORCHID DRIVE ASSESSOR'S RECOMMENDATION	49.18	4.01	2	374500 638700 0 1013200	0 0 0 0	374500 578900 0 953400	0 0 0 0	374500 578900 0 953400
00/00/00 65-2500001T	ISTAR BOWLING CENTERS I LP 299 PATERSON AVENUE	49.18	5	4A	1045000 97600 0 1142600	0 0 0 0	0 0 0 0	0 0 0 0	1045000 97600 0 1142600 *
00/00/00 65-2500002T	ISTAR BOWLING CENTERS I LP 299 PATERSON AVENUE	49.18	8	4A	2286000 1489500 0 3775500	0 0 0 0	0 0 0 0	0 0 0 0	2286000 1489500 0 3775500 *
00/00/00 65-2500003T	ISTAR BOWLING CENTERS I LP 299 PATERSON AVENUE	49.18	9	4A	266400 29600 0 296000	0 0 0 0	0 0 0 0	0 0 0 0	266400 29600 0 296000 *
00/00/00 65-2500014T	WALLINGTON PLAZA, LLC C/O RYAN 375 PATERSON AVENUE	53.01	44	4A	9129800 18348500 0 27478300	0 0 0 0	0 0 0 0	0 0 0 0	9129800 18348500 0 27478300 *
07/23/25 65-2500107D 2A	BARRETO, JESSICA & CASTILLO, J 40 WADSWORTH STREET	56	3	2	237300 204200 0 441500	0 0 0 0	237300 204200 0 441500	0 0 0 0	237300 204200 0 441500
00/00/00 65-2500009T	MANUFACTURES PROPERTIES LLC WADSWORTH ST & CURRIE AVE	56	4	4B	960900 58000 0 1018900	0 0 0 0	0 0 0 0	0 0 0 0	960900 58000 0 1018900 *
00/00/00 65-2500008T	MANUFACTURES PROPERTIES LLC 21 CURRIE AVENUE	57	2	4B	1011500 1629300 0 2640800	0 0 0 0	0 0 0 0	0 0 0 0	1011500 1629300 0 2640800 *
05/07/25 65-2500002A 3	86 MORRISSEE AVE LLC 86 MORRISSEE AVENUE ASSESSOR CORRECTION REC. FOR DECREASE-INSPECTION	59	29	2	263600 799200 0 1062800	0 0 0 0	263600 722800 0 986400	0 0 0 0	263600 722800 0 986400
05/07/25 65-2500003A 3	92 MORRISSEE AVE LLC 92 MORRISSEE AVENUE ASSESSOR CORRECTION REC. FOR DECREASE-INSPECTION	59	30	2	263600 767800 0 1031400	0 0 0 0	263600 689200 0 952800	0 0 0 0	263600 689200 0 952800
00/00/00 65-2500006T	SYR GROUP LLC 41 CURIE AVENUE	60.01	2	4B	1822100 2120900 0 3943000	0 0 0 0	0 0 0 0	0 0 0 0	1822100 2803100 0 4625200 *
00/00/00 65-2500010T	MANUFACTURES PROPERTIES LLC 53 WADSWORTH STREET	60.02	3	4B	375000 106300 0 481300	0 0 0 0	0 0 0 0	0 0 0 0	375000 106300 0 481300 *
07/23/25 65-2500116D 3	LOPEZ, DANIELLE 29 VAN DYKE STREET ASSESSOR'S RECOMMENDATION	61	12	2	285400 735300 0 1020700	0 0 0 0	285400 648800 0 934200	0 0 0 0	285400 648800 0 934200

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District: 65 WALLINGTON

Judged

Appeal#

Appeal#	Owner / Property Location	Block	Lot	Cla	Assessed	Added	Judged	Tax Ct	Tax List
05/07/25 65-2500001A 3	17 PLEASANT VIEW TERRACE CO 17 PLEASANT VIEW TERRACE ASSESSMENT CORRECTION REC FOR DECREASE--REINSPECTION	62.02	11	2	325000 353700 0 678700	0 0 0 0	325000 335300 0 660300	0 0 0 0	325000 335300 0 660300
07/23/25 65-2500109L 6B	ANDES, ROBERT K. & COMUNALE, A 12 FRADKIN STREET *** CORRECTED JUDGMENT *** AFFIRMED WITHOUT PREJUDICE	62.02	29	2	325000 354500 0 679500	0 0 0 0	325000 354500 0 679500	0 0 0 0	325000 30300 355300 *
07/23/25 65-2500103D 6B	CHETNIK, JAN 288 MAIN AVENUE AFFIRMED WITHOUT PREJUDICE	65.01	2	2	233300 365800 0 599100	0 0 0 0	233300 365800 0 599100	0 0 0 0	233300 365800 599100
07/23/25 65-2500115D 3	TORRES, DANIEL 29 STEIN AVENUE ASSESSOR'S RECOMMENDATION	65.01	29	2	216000 347400 0 563400	0 0 0 0	216000 343900 0 559900	0 0 0 0	216000 343900 559900
00/00/00 65-2500011T	520 MAIN AVE WALLINGTON LLC NJ 520 MAIN AVENUE	70.01	1.01	1	48740000 0 0 48740000	0 0 0 0	0 0 0 0	0 0 0 0	48740000 0 48740000 *
00/00/00 65-2500012T	460 MAIN AVE WALLINGTON, LLC 460 MAIN AVENUE	70.01	2	4B	5212500 15126500 0 20339000	0 0 0 0	0 0 0 0	0 0 0 0	5212500 15126500 20339000 *
00/00/00 65-2500015T	WALLINGTON IND. DEV. 2 ASSOC. 450 MAIN AVENUE	70.01	4.01	4A	2640000 2960300 0 5600300	0 0 0 0	0 0 0 0	0 0 0 0	2640000 2960300 5600300 *
00/00/00 65-2500016T	MORNINGSIDE @ WALLINGTON LLC 551 MAIN AVENUE	71	35.01	4A	2900000 50000 0 2950000	0 0 0 0	0 0 0 0	0 0 0 0	2900000 50000 2950000 *
00/00/00 65-2500017T	NEW WALLINGTON HOME LLC MAIN AVENUE REAR	71	35.02	1	5350000 0 0 5350000	0 0 0 0	0 0 0 0	0 0 0 0	5350000 0 5350000 *
07/23/25 65-2500117D 2A	JANIEC, JOSEPH & TERESA & JANI 17 KOSSUTH STREET	72	46	2	252400 532500 0 784900	0 0 0 0	252400 532500 0 784900	0 0 0 0	252400 518200 770600 *
00/00/00 65-2500007T	VERIZON VARIOUS	74	1	6A	1693768 10000 10000 1693768	0 0 0 0	0 0 0 0	0 0 0 0	10000 9676 9676 *

* Tax List Does Not Match Judgement

41 Listed.

Total Assessed Land:	92,703,568	Impr:	56,993,700	Exmp:	10,000	Net:	149,687,268
Total Judged Land:	7,053,000	Impr:	10,658,000	Exmp:		Net:	17,711,000

No Compare on: Last Yr Taxes:
No Compare on: Curr Yr Taxes:
Total Lines Compared: 2505
ok: 0 Line Items in current and not in Master File.

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