

Preliminary Reconciliation Report

70 WYCKOFF

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Block	Lot	Qual	Class	PRIOR Assessment	Land	NET CHANGE Impr	VALUE Exempt	NET CHANGE	Land	NEW Assessment Impr	Totl
203	22		2	1220700	0	71300	0	71300	450800	841200	1292000
204	15		2	724200	0	18800	0	18800	478700	264300	743000
216	10.03		2 / 1	433400	0	770400	0	770400	433400	770400	1203800
217	24		15F/2	848300	0	0	0	0	481600	366700	848300
231	10		2	1788000	0	167500	0	167500	578900	1376600	1955500
245	17		2	1002400	0	-27400	0	-27400	687500	287500	975000
262	19		2	641500	0	21600	0	21600	441500	221600	663100
263	55		2	829200	0	-24200	0	-24200	412500	392500	805000
265	7		15F/2	521100	0	0	0	0	383400	137700	521100
265	19		2	672800	0	606500	0	606500	460300	819000	1279300
270	11		2	438900	0	100400	0	100400	325300	214000	539300
280	2		2	1171500	0	-271500	0	-271500	687500	212500	900000
285	6		2	1276400	0	20900	0	20900	512000	785300	1297300
310	13		2	2474300	0	-79300	0	-79300	691500	1703500	2395000
312	1		15D/2	1025000	0	0	0	0	687500	337500	1025000
314	30		2	1372000	0	-72000	0	-72000	659100	640900	1300000
314	59		2	575500	0	65600	0	65600	421500	219600	641100
316	15.01		2	717700	0	232700	0	232700	545600	404800	950400
316	61		2	941400	0	42000	0	42000	655500	327900	983400
319	2		15F/2	693800	0	0	0	0	516500	177300	693800
332	1		2	1026000	0	-26000	0	-26000	328300	671700	1000000
336.01	17.03		2	859000	0	35000	0	35000	504500	389500	894000
340	6		15D	4820400	0	146000	0	146000	1777500	3188900	4966400
340	6	X	4A	146000	0	-146000	0	-146000	0	0	0 **DELETED**
340	29		2	950100	0	90500	0	90500	458100	582500	1040600
354	7		2	498700	0	348000	0	348000	406700	440000	846700
392	3		2	1428400	0	26900	0	26900	584600	870700	1455300
400	3		2	977800	0	57500	0	57500	424200	611100	1035300
411	2.02		1 / 15D	662500	0	0	0	0	662500	0	662500
			Omitted Added: 2024 2025	662500 662500	0 0	0 0					
411	2.03		2	625000	0	519200	0	519200	550000	594200	1144200
425.01	55		2	875000	0	-13000	0	-13000	659600	202400	862000
425.01	59		2	869900	0	367200	0	367200	706600	530500	1237100
429.01	6		2	895300	0	908600	0	908600	689600	1114300	1803900
429.01	8		2	890000	0	245700	0	245700	661400	474300	1135700
430	13		2	850000	0	80900	0	80900	625000	305900	930900
430	14		2	773400	0	543600	0	543600	650800	666200	1317000

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Block	Lot	Qual	Class	PRIOR Assessment	Land	NET CHANGE IN Impr	VALUE Exempt	NET CHANGE	Land	NEW Assessment Impr	Tot I
433	6		2	835100	0	998900	0	998900	668800	1165200	1834000
436	31		2	2007200	0	79900	0	79900	660900	1426200	2087100
443	1		2	1089400	0	-39400	0	-39400	424300	625700	1050000
449	16		15F/2	706500	0	0	0	0	446200	260300	706500
484	41		2	895100	0	-10100	0	-10100	411400	473600	885000
498	40.02		2	689900	0	200300	0	200300	381400	508800	890200
500	4.02		2	693600	0	65200	0	65200	402800	356000	758800
506	32.01		2	505200	0	685400	0	685400	352700	837900	1190600

TOTAL NET CHANGE: (Excluding Railroad & Public Util)

+0 Land Total
+6807600 Impr Total
+0 Exmt Total
+6807600 Net Total

0 Total Records Added
1 Total Records Deleted
43 Total Records Updated

-1 Net Change Total

\$662,500 Total Value of Added Assessments for 2025
(Please Verify w/AA Table of Aggregates)

District: 70 WYCKOFF

HISTORY 1 TOTALS 2025

01/30/26

Class	Items	Land	Impr	Exempt	Net	
1	101	31062700	0	0	31062700	
2	5534	2544216700	1942341300	0	4486558000	
3A	2	1272900	1221000	0	2493900	
3B	1	19400	0	0	19400	
4A	144	136906000	137759900	0	274665900	
4B	17	14930600	17550600	0	32481200	
4C	3	9889800	28596100	0	38485900	
RATABLES	5802	2738298100	2127468900	0	4865767000	2025
5A	1	0	0		0	
5B	0	0	0		0	
RAILROAD	1	0	0		0	
6A	1	0	100		0	
6B	0	0	0		0	
6C	0	0	0		0	
PUB UTIL	1	0			0	
15A	11	35328400	22668700		57997100	
15B	1	4324500	3666100		7990600	
15C	59	79811300	21266400		101077700	
15D	26	42685100	45384500		88069600	
15E	5	3666500	120900		3787400	
15F	33	47054500	50712400		97766900	
EXEMPT	135	212870300	143819000		356689300	

Deduction	Qty	Amount
SENIOR	8	2000
SURVIVING SPOUSE	0	0
DISABLED PERSON	1	250
VETERAN	209	10450
WIDOW OF VET	38	1900

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

5937	Total	Items Ratable and Exempt
2951168400	Total	Land
2271287900	Total	Impr
0	Total	Exmpt
5222456300	Total	Ratables and Exempts

District: 70 WYCKOFF

PRELIMINARY TAX LIST TOTALS - 01/30/26
2025

Class	Items	Land	Impr	Exempt	Net
1	101	31291800	0	0	31291800
2	5530	2542134900	1947869400	0	4490004300
3A	2	1272900	1221000	0	2493900
3B	1	19400	0	0	19400
4A	143	136906000	137613900	0	274519900
4B	17	14930600	17550600	0	32481200
4C	3	9889800	28596100	0	38485900
RATABLES	5797	2736445400	2132851000	0	4869296400 PRC
5A	1	0	0	0	0
5B	0	0	0	0	0
RAILROAD	1	0	0	0	0
6A	1	0	100	0	0
6B	0	0	0	0	0
6C	0	0	0	0	0
PUB UTIL	1	0	0	0	0
15A	11	35328400	22668700	0	57997100
15B	1	4324500	3666100	0	7990600
15C	59	79811300	21266400	0	101077700
15D	26	42710100	45868000	0	88578100
15E	5	3666500	120900	0	3787400
15F	37	48882200	51654400	0	100536600
EXEMPT	139	214723000	145244500	0	359967500

Deduction	Qty	Amount
SENIOR	7	1750
SURVIVING SPOUSE	0	0
DISABLED PERSON	1	250
VETERAN	203	50750
WIDOW OF VET	36	9000

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

5936	Total	Items Ratable and Exempt
2951168400	Total	Land
2278095500	Total	Impr
0	Total	Exmpt
5229263900	Total	Ratables and Exempts

	Prior	Current	Change	
Line Items:	5,937	5,936	1	Ok
Value Chg:	5,222,456,300	5,229,263,900	6,807,600	Ok

Fri Jan 31 2026 15:04:11

District: 70 WYCKOFF

Judged

Appeal#	Owner / Property Location	Block	Lot	Cla	Assessed	Added	Judged	Tax Ct	Tax List
07/23/25 70-2500108L 6A	VERIZON% DUFF & PHELPS VARIOUS AFFIRMED WITHOUT PREJUDICE	100	1.PP	6A	0 100 100 0	0 0 0 0	0 100 100 0	0 0 0 0	0 100 0 0
00/00/00 70-2500002T	VERIZON% DUFF & PHELPS VARIOUS	100	1.PP	6A	0 100 100 0	0 0 0 0	0 0 0 0	0 0 0 0	0 100 0 0
00/00/00 70-2500004T	WYCKOFF & MAIN WYCKOFF LP%LUKO 673 WYCKOFF AVE	224	8.01	4A	1144700 55300 0 1200000	0 0 0 0	0 0 0 0	0 0 0 0	1144700 55300 0 1200000 *
07/23/25 70-2500107D 1A	BURCH STACEY F 608 WISHING WELL RD MARKET	245	17	2	687500 314900 0 1002400	0 0 0 0	687500 287500 0 975000	0 0 0 0	687500 287500 0 975000
07/23/25 70-2500118L 1A	MITCHELL MICHAEL & LINDSAY 71 HARDING RD MARKET	263	55	2	412500 416700 0 829200	0 0 0 0	412500 392500 0 805000	0 0 0 0	412500 392500 0 805000
07/23/25 70-2500113D 2A	SCHWARTZ ERIC L&BURKHARDT LAUR 522 COVINGTON PL	280	2	2	687500 484000 0 1171500	0 0 0 0	687500 484000 0 1171500	0 0 0 0	687500 212500 0 900000 *
07/23/25 70-2500101L 1A	MOSERA TAYLOR & EMILY 489 WEYMOUTH DR MARKET	310	13	2	691500 1782800 0 2474300	0 0 0 0	691500 1703500 0 2395000	0 0 0 0	691500 1703500 0 2395000
07/23/25 70-2500119L 1A	MILAZZO DAN & MELISSA 425 HAMDEN CT MARKET	314	30	2	659100 712900 0 1372000	0 0 0 0	659100 640900 0 1300000	0 0 0 0	659100 640900 0 1300000
07/23/25 70-2500105L 6B	MURPHY KEVIN & ELLEN 357 SUNSET BLVD AFFIRMED WITHOUT PREJUDICE	317	4	2	480000 489100 0 969100	0 0 0 0	480000 489100 0 969100	0 0 0 0	480000 489100 0 969100
07/23/25 70-2500112L 1	CANTERBURY DEVELOPMENT CORP 204 MC NAMARA LANE MARKET	320	10.03	1	9945000 0 0 9945000	0 0 0 0	9945000 0 0 9945000	0 0 0 0	9945000 0 0 9945000
07/23/25 70-2500115L 1A	BIUNNO VINCENT & MURPHY MICH 131 GODWIN AVE MARKET	332	1	2	328300 697700 0 1026000	0 0 0 0	328300 671700 0 1000000	0 0 0 0	328300 671700 0 1000000
07/23/25 70-2500104L 6B	CUCCINELLI RYAN & KAITLIN 441 MEER AVE AFFIRMED WITHOUT PREJUDICE	348	4	2	488700 1386900 0 1875600	0 0 0 0	488700 1386900 0 1875600	0 0 0 0	488700 1386900 0 1875600
07/23/25 70-2500111L 6A	LUKOIL NOA LLC TENANT/TAXPAYER 296 SICOMAC AVE AFFIRMED WITHOUT PREJUDICE	391	40	4A	530100 169900 0 700000	0 0 0 0	530100 169900 0 700000	0 0 0 0	530100 169900 0 700000
00/00/00 70-2500001T	KALAYDJIAN VICKEN & JACKLYN 758 CHARNWOOD DR	421.01	51	2	718800 2041100 0 2759900	0 0 0 0	0 0 0 0	0 0 0 0	718800 2041100 0 2759900 *
07/23/25 70-2500106L 6A	LEOCE MICHAEL A & MARIE J 202 WAYFAIR CIR AFFIRMED WITHOUT PREJUDICE	428	22	2	662500 268000 0 930500	0 0 0 0	662500 268000 0 930500	0 0 0 0	662500 268000 0 930500

Fri Jan 31 2026 15:04:11

District: 70 WYCKOFF

Judged

Appeal#	Owner / Property Location	Block	Lot	Cla	Assessed	Added	Judged	Tax Ct	Tax List
00/00/00	RIFAI-BASHJAWISH, HODA	429.01	13.04	2	614400	0	0	0	614400
70-2500003T	375 VAN BEEKUM PL				1072900	0	0	0	1072900
					1687300	0	0	0	1687300 *
07/23/25	ISSA FAMILY WAQF/TRUST	437	3	2	590600	0	590600	0	590600
70-2500103L	828 MOUNTAIN AVE				138100	0	138100	0	138100
6A	AFFIRMED WITHOUT PREJUDICE				728700	0	728700	0	728700
07/23/25	WECHSLER, DOUGLAS J & NELIDA C	437	19	2	604100	0	604100	0	604100
70-2500102L	275 SQUAWBROOK RD				245900	0	245900	0	245900
6A	AFFIRMED WITHOUT PREJUDICE				850000	0	850000	0	850000
07/23/25	DAMIANI, NICHOLAS & LISE M	443	1	2	424300	0	424300	0	424300
70-2500109D	768 HICKORY HILL RD				665100	0	625700	0	625700
1	MARKET				1089400	0	1050000	0	1050000
07/23/25	291 SICOMAC AVE LLC	443	51	4A	396400	0	396400	0	396400
70-2500116L	291 SICOMAC AVE				64400	0	64400	0	64400
6A	AFFIRMED WITHOUT PREJUDICE				460800	0	460800	0	460800
07/23/25	SMESKO, RAYMOND & PATRICIA	449	1.02	2	565000	0	565000	0	565000
70-2500120L	212 BARNSTABLE DR				418300	0	418300	0	418300
2A	C212				983300	0	983300	0	983300
07/23/25	ROME, MICHAEL & MONICA	449	1.02	2	565000	0	565000	0	565000
70-2500110L	229 BARNSTABLE DR				326300	0	326300	0	326300
6B	AFFIRMED WITHOUT PREJUDICE				891300	0	891300	0	891300
07/23/25	WYKA, PAUL & LOHR, SARAH	483	43	2	438400	0	438400	0	438400
70-2500121L	102 RAVINE AVE				338300	0	338300	0	338300
2A					776700	0	776700	0	776700
07/23/25	MONTOYA, JOAQUIN & VINAS, CESA	484	41	2	411400	0	411400	0	411400
70-2500117L	420 RUTGERS CT				483700	0	473600	0	473600
1A	MARKET				895100	0	885000	0	885000
07/23/25	529 GOFFLE PROPERTY LLC	516	29	4A	399300	0	399300	0	399300
70-2500114L	529 GOFFLE RD				520300	0	520300	0	520300
6A	AFFIRMED WITHOUT PREJUDICE				919600	0	919600	0	919600

* Tax List Does Not Match Judgement

25 Listed.

Total Assessed Land:	22,445,100	Impr:	13,092,800	Exmp:	200	Net:	35,537,700
Total Judged Land:	19,967,200	Impr:	9,645,000	Exmp:	100	Net:	29,612,100

No Compare on: Last Yr Taxes:
No Compare on: Curr Yr Taxes:
Total Lines Compared: 5938
ok: 0 Line Items in current and not in Master File.

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