

# Preliminary Reconciliation Report

31 RIVERTON BORO

11/06/25 Page 1

Block	Lot	Qual	Class	PRIOR Assessment	Land	NET CHANGE IN Impr	VALUE Exempt	NET CHANGE	Land	NEW Assessment Impr	Tot l
204	8		2	252300	0	20100	0	20100	106400	166000	272400
301	7		2	319600	0	75200	0	75200	101900	292900	394800
304	9		2	541500	0	0	-25000	25000	185200	381300	566500
404	6		2	446300	0	-90800	0	-90800	101300	254200	355500
601	11		2	158100	0	68200	0	68200	65100	161200	226300
603	10		2	200000	0	0	-25000	25000	63100	161900	225000
604	8		2 /15F	282700	0	0	0	0	97500	185200	282700
801	16		2	215900	0	120400	0	120400	93600	242700	336300
1000	2		2	175700	0	29400	0	29400	95000	110100	205100
1004	10		1 /2	233200	0	-131900	0	-131900	101300	0	101300
1101	12		2	198700	0	11300	0	11300	94000	116000	210000
1104	15.01		2 /1	113800	0	270900	0	270900	113800	270900	384700
1104	15.02		2 /1	113800	0	271300	0	271300	113800	271300	385100
1104	15.03		2 /1	113800	0	271300	0	271300	113800	271300	385100
1105	10		2	233800	0	74300	0	74300	94800	213300	308100
1400	14		2	181900	0	12500	0	12500	85300	109100	194400
1401	7		2	287700	-97700	-190000	0	-287700	0	0	0 **DELETED**
1401	7.01		2	0	92400	276800	0	369200	92400	276800	369200 NEW RECORD
1401	7.02		1	0	99900	0	0	99900	99900	0	99900 NEW RECORD
1501	21		4A	911300	0	-244800	0	-244800	236300	430200	666500
1801	3		2	240600	0	167400	0	167400	110800	297200	408000

TOTAL NET CHANGE: (Excluding Railroad & Public Util)

+94600	Land	Total
+1011600	Impr	Total
-50000	Exmt	Total
+1156200	Net	Total

2	Total	Records Added
1	Total	Records Deleted
18	Total	Records Updated

1 Net Change Total

\$ Total Value of Added Assessments for 2022  
(Please Verify w/AA Table of Aggregates)

District: 31 RIVERTON BORO

HISTORY 1 TOTALS 2025

11/06/25

Class	Items	Land	Impr	Exempt	Net	
1	22	1569800	0	0	1569800	
2	887	87702100	134141900	50000	221794000	
3A	0	0	0	0	0	
3B	0	0	0	0	0	
4A	48	6796300	13049000	0	19845300	
4B	1	200000	450000	0	650000	
4C	12	2499800	3558700	0	6058500	
RATABLES	970	98768000	151199600	50000	249917600	2025
5A	1	0	0	0	0	
5B	0	0	0	0	0	
RAILROAD	1	0	0	0	0	
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	7	653600	3946100	0	4599700	
15B	1	198800	2107500	0	2306300	
15C	11	2219900	1393900	0	3613800	
15D	8	1025300	6891500	0	7916800	
15E	0	0	0	0	0	
15F	6	535700	826000	0	1361700	
EXEMPT	33	4633300	15165000	0	19798300	

Deduction	Qty	Amount
SENIOR	6	1500
SURVIVING SPOUSE	0	0
DISABLED PERSON	0	0
VETERAN	47	2350
WIDOW OF VET	6	300

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	50000
K	0
N	0
U	0

1003	Total	Items Ratable and Exempt
103401300	Total	Land
166364600	Total	Impr
50000	Total	Exmpt
269715900	Total	Ratables and Exempts

District: 31 RIVERTON BORO

PRELIMINARY TAX LIST TOTALS - 11/06/25  
2022

Class	Items	Land	Impr	Exempt	Net	
1	21	1429600	0	0	1429600	
2	890	88034400	135583500	0	223617900	
3A	0	0	0	0	0	
3B	0	0	0	0	0	
4A	48	6796300	12804200	0	19600500	
4B	1	200000	450000	0	650000	
4C	12	2499800	3558700	0	6058500	
RATABLES	972	98960100	152396400	0	251356500	PRC
5A	1	0	0	0	0	
5B	0	0	0	0	0	
RAILROAD	1	0	0	0	0	
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	7	653600	3946100	0	4599700	
15B	1	198800	2107500	0	2306300	
15C	11	2219900	1393900	0	3613800	
15D	8	1025300	6891500	0	7916800	
15E	0	0	0	0	0	
15F	5	438200	640800	0	1079000	
EXEMPT	32	4535800	14979800	0	19515600	

Deduction	Qty	Amount
SENIOR	6	1500
SURVIVING SPOUSE	1	250
DISABLED PERSON	0	0
VETERAN	45	11250
WIDOW OF VET	7	1750

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

1004	Total	Items	Ratable and Exempt
103495900	Total	Land	
167376200	Total	Impr	
0	Total	Exempt	
270872100	Total	Ratables and Exempts	

	Prior	Current	Change	
Line Items:	1,003	1,004	1	Ok
Value Chg:	269,715,900	270,872,100	1,156,200	Ok

APPEAL/TAX LIST REPORT FOR 2022

Page: 1

Thu Nov 7 2025 11:14:40  
District: 31 RIVERTON BORO

Judged Appeal#	Owner / Property Location	Block	Lot	Cla	Assessed	Added	Judged	Tax Ct	Tax List
02/23/22 31-2200003L 3	JRB PROPERTY GROUP LLC 409 13 LIPPINCOTT AVE STRUCTURE UNSAFE WILL BE TORN DOWNPURCHASE PRICE REFLECT AND VALUE HOUSE IS DEEMED UNSAFE PER RIVERTON AND BEING	801	5	2	103100 274600 0 377700	0 0 0 0	103100 116600 0 219700	0 0 0 0	103100 359700  462800 *
02/23/22 31-2200001L 3	OLSON, ALEXANDER J 600 CINNAMINSON ST ASSESSED VALUE EXCEEDS MARKET VALUE DUE TO RECENT SALES IC SUBJECT SALEASSESSED FAIR MARKET VALUE TOO HIGH	906	1.01	2	53700 184600 0 238300	0 0 0 0	53700 178100 0 231800	0 0 0 0	53700 178100  231800
02/23/22 31-2200002L 6A	VERIZON-NEW JERSEY RIVERTON BOROUGH SEE ATTACHED RIDER NONASSESSABLE PERSONAL PROPERTY	9999	3	6A	121 8256 0 8377	0 0 0 0	121 8256 0 8377	0 0 0 0	0 0  0 *

\* Tax List Does Not Match Judgement

3 Listed.

Total Assessed Land:	156,921	Impr:	467,456	Exmp:	Net:	624,377
Total Judged Land:	156,921	Impr:	302,956	Exmp:	Net:	459,877

No Compare on: Last Yr Taxes:  
No Compare on: Curr Yr Taxes:  
Total Lines Compared: 1006  
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)