

# Preliminary Reconciliation Report

22 WOODBURY

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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
13.01	9	2 Added	Assmt:	164600 2025	0 0	3400 3400	0	3400	48100	119900	168000
14	5	2 Added	Assmt:	159900 2025	0 0	20100 20100	0	20100	46700	133300	180000
14	7	2 Added	Assmt:	174500 2025	0 0	15800 15800	0	15800	45600	144700	190300
14	27	2 Added	Assmt:	164900 2025	0 0	12200 12200	0	12200	48200	128900	177100
14.01	12	2 Added	Assmt:	184700 2025	0 0	3400 3400	0	3400	46600	141500	188100
16	2	2 Added	Assmt:	149200 2025	0 0	5900 5900	0	5900	49000	106100	155100
30.01	26	2 Added	Assmt:	289400 2025	0 0	8200 8200	0	8200	79500	218100	297600
33.02	37	2		149200	0	2600	0	2600	44100	107700	151800
35	2	2 Added	Assmt:	91900 2025	0 0	40500 40500	0	40500	32100	100300	132400
36.01	2.05	2		108800	0	0	-13000	13000	35700	86100	121800
38	8	2 Added	Assmt:	188400 2025	0 0	25600 25600	0	25600	42300	171700	214000
38	9.01	2		172600	0	1000	0	1000	45000	128600	173600
38	12	2 Added	Assmt:	187100 2025	0 0	40500 40500	0	40500	39400	188200	227600
40	9	2 Added	Assmt:	182300 2025	0 0	19400 19400	0	19400	41600	160100	201700
43.01	11	2 Added	Assmt:	150500 2025	0 0	23400 23400	0	23400	37500	136400	173900
44	1.01	2 Added	Assmt:	137100 2025	0 0	13800 13800	0	13800	40200	110700	150900
48	6	2		221700	0	0	-13900	13900	50300	185300	235600
48	9	2 Added	Assmt:	173800 2025	0 0	3000 3000	0	3000	51400	125400	176800
50	10	15F		208700	0	5000	0	5000	51400	162300	213700
51	5	2 Added	Assmt:	226500 2025	0 0	700 700	0	700	50800	176400	227200
57	8	2		183600	0	-500	0	-500	32300	150800	183100
57	10	2 Added	Assmt:	126900 2025	0 0	2900 2900	0	2900	29100	100700	129800
60	14	2 Added	Assmt:	118600 2025	0 0	9100 9100	0	9100	36300	91400	127700
63	9	2 Added	Assmt:	149500 2025	0 0	93500 93500	0	93500	40400	202600	243000
64	21	15F/2		155900	0	0	0	0	32100	123800	155900
65	1.01	2 Added	Assmt:	120800 2025	0 0	26700 26700	0	26700	34700	112800	147500
66	7	2 Added	Assmt:	127500 2025	0 0	500 500	0	500	37300	90700	128000

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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
66	12	2 Added	Assmt:	95100 2025	0 0	27800 27800	0	27800	38500	84400	122900
67	6	2 Added	Assmt:	138100 2025	0 0	23800 23800	0	23800	35200	126700	161900
67	20	2 / 1 Added	Assmt:	21000 2025	18800 18800	155600 155600*	0	174400	39800	155600	195400
70	4	2 Added	Assmt:	201100 2025	0 0	42800 42800	0	42800	47100	196800	243900
70	20	2 Added	Assmt:	127100 2025	0 0	19200 19200	0	19200	34400	111900	146300
71	16	2 Added	Assmt:	131800 2025	0 0	5200 5200	0	5200	36500	100500	137000
72	21	2 Added	Assmt:	165200 2025	0 0	5100 5100	0	5100	31800	138500	170300
75	10	4A Added	Assmt:	569000 2025	0 0	225900 225900	0	225900	266900	528000	794900
76.01	4	2		131400	0	3900	0	3900	34800	100500	135300
78	2	2		91300	0	600	0	600	25300	66600	91900
85	24.02	2 Added	Assmt:	112800 2025	0 0	29300 29300	0	29300	28700	113400	142100
87	23	2 Added	Assmt:	112000 2025	0 0	2700 2700	0	2700	26200	88500	114700
89	4	2		96700	0	8300	0	8300	30200	74800	105000
90	4	2 Added	Assmt:	126200 2025	0 0	8900 8900	0	8900	43000	92100	135100
90	23.01	2 Added	Assmt:	83700 2025	0 0	21900 21900	0	21900	33900	71700	105600
97.01	14	2 Added	Assmt:	83000 2025	0 0	2400 2400	0	2400	35200	50200	85400
97.01	18	15F/2		147500	0	0	0	0	27300	120200	147500
100	12	2 Added	Assmt:	109800 2025	0 0	26700 26700	0	26700	28800	107700	136500
100	19.01	2 Added	Assmt:	100400 2025	0 0	2600 2600	0	2600	25800	77200	103000
109	6	2 Added	Assmt:	102900 2025	0 0	14500 14500	0	14500	21600	95800	117400
110	9	2 Added	Assmt:	74100 2025	0 0	37000 37000	0	37000	21600	89500	111100
110	9.01	2 Added	Assmt:	72200 2025	0 0	45700 45700	0	45700	21400	96500	117900
110	21	15F/2		141200	0	14800	0	14800	23100	132900	156000
111	3	2 Added	Assmt:	104800 2025	0 0	43400 43400	0	43400	22500	125700	148200
113	4	2		131700	0	8200	0	8200	27100	112800	139900
114	29	15F/2		168700	0	0	0	0	23200	145500	168700
114	39	2 Added	Assmt:	125300 2025	0 0	14600 14600	0	14600	22700	117200	139900

## Preliminary Reconciliation Report

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Block	Lot	Qual	Class	PRIOR Assessment	Land	NET CHANGE Impr	VALUE Exempt	NET CHANGE	Land	NEW Assessment Impr	Tot I
118	39	2 Added	Assmt:	115000 2025	0 0	12400 12400	0	12400	23200	104200	127400
119	14	2 Added	Assmt:	156000 2025	0 0	40000 40000	0	40000	26100	169900	196000
122	7	4A		3398000	0	-898000	0	-898000	849400	1650600	2500000
137	1	4A Added	Assmt:	168900 2025	0 0	24500 26500*	0	24500	120800	72600	193400
141	1	2		133100	0	3300	0	3300	29700	106700	136400
141	5.01	2 Added	Assmt:	99600 2025	0 0	8400 8400	0	8400	28000	80000	108000
141	10	2		189200	0	0	-12700	12700	39900	162000	201900
143	5.01	2		290600	0	7800	0	7800	79400	219000	298400
144	21	15F/2		264100	0	0	0	0	63700	200400	264100
146	16	2 Added	Assmt:	193300 2025	0 0	3900 3900	0	3900	40700	156500	197200
147	1	C0036 15F/2		106000	0	0	0	0	30000	76000	106000
151	17	2 Added	Assmt:	106600 2025	0 0	6900 6900	0	6900	37700	75800	113500
151	22	15F/2		164500	0	0	0	0	37700	126800	164500
151.02	19	2 Added	Assmt:	109400 2025	0 0	7200 7200	0	7200	35600	81000	116600
151.03	10	15F/2		169400	0	0	0	0	41300	128100	169400
152	16	2 Added	Assmt:	172700 2025	0 0	600 600	0	600	41300	132000	173300
152.01	1	15F		285000	-23200	-129700	0	-152900	69500	62600	132100
155	1	2		252400	0	4100	0	4100	53600	202900	256500
157	1	2 Added	Assmt:	197100 2025	0 0	84200 84200	0	84200	50900	230400	281300
162.01	1.14	2 Added	Assmt:	86000 2025	0 0	128100 128100	0	128100	47200	166900	214100
165	3	2 Added	Assmt:	104300 2025	0 0	2600 2600	0	2600	22900	84000	106900
175	1	2 Added	Assmt:	134900 2025	0 0	3600 3600	0	3600	43900	94600	138500
177	11	2 Added Added	Assmt: 2024 Assmt:	172100 2025	0 0 0	15900 15900 15900	0	15900	37500	150500	188000
177.01	9	2 Added	Assmt:	155100 2025	0 0	3400 3400	0	3400	38100	120400	158500
177.01	10	2		144500	0	-4300	0	-4300	38600	101600	140200
177.02	5	2 Added	Assmt:	113900 2025	0 0	9000 9000	0	9000	38600	84300	122900

## 22 WOODBURY

Block	Lot	Qual	Class	PRIOR Assessment	Land	NET CHANGE IN VALUE Impr	Exempt	NET CHANGE	Land	NEW Assessment Impr	Tot l
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-4400	Land	Total
+501500	Impr	Total
-39600	Exmt	Total
+536700	Net	Total

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0    Total Records Added
0    Total Records Deleted
80   Total Records Updated

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\$1,495,200 Total Value of Added Assessments for 2025  
(Please Verify w/AA Table of Aggregates)

District: 22 WOODBURY

11/06/25

Class	Items	Land	HISTORY 1 TOTALS 2025 Impr	Exempt	Net	
1	135	7747900	0	0	7747900	
2	2883	112760900	331399700	39600	444121000	
3A	0	0	0	0	0	
3B	0	0	0	0	0	
4A	286	42317300	104299400	120735	146495965	
4B	2	924000	2472000	0	3396000	
4C	21	5177200	21142800	0	26320000	
RATABLES	3327	168927300	459313900	160335	628080865	2025
5A	13	0	0		0	
5B	9	0	0		0	
RAILROAD	22	0	0		0	
6A	1	0	0		0	
6B	0	0	0		0	
6C	0	0	0		0	
PUB UTIL	1	0			0	
15A	9	2290600	12801000		15091600	
15B	1	188200	1865000		2053200	
15C	109	10017800	61379400		71397200	
15D	57	8245000	36348200		44593200	
15E	2	187100	0		187100	
15F	44	2965500	57389300		60354800	
EXEMPT	222	23894200	169782900		193677100	

Deduction	Qty	Amount
SENIOR	18	4500
SURVIVING SPOUSE	0	0
DISABLED PERSON	7	1750
VETERAN	100	5000
WIDOW OF VET	30	1500

Exemption	Amount
E	120735
F	0
P	0
M	0
G	0
J	0
L	0
O	0
H	0
B	0
W	0
I	39600
K	0
N	0
U	0

3549	Total	Items Ratable and Exempt
192821500	Total	Land
629096800	Total	Impr
160335	Total	Exmpt
821757965	Total	Ratables and Exempts

District: 22 WOODBURY

PRELIMINARY TAX LIST TOTALS - 11/06/25  
2025

Class	Items	Land	Impr	Exempt	Net	
1	134	7726900	0	0	7726900	
2	2876	112522300	331619800	0	444142100	
3A	0	0	0	0	0	
3B	0	0	0	0	0	
4A	286	42317300	103651800	120735	145848365	
4B	2	924000	2472000	0	3396000	
4C	21	5177200	21142800	0	26320000	
RATABLES	3319	168667700	458886400	120735	627433365	PRC
5A	13	0	0	0	0	
5B	9	0	0	0	0	
RAILROAD	22	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	9	2290600	12801000	0	15091600	
15B	1	188200	1865000	0	2053200	
15C	109	10017800	61379400	0	71397200	
15D	57	8245000	36348200	0	44593200	
15E	2	187100	0	0	187100	
15F	52	3220700	58318300	0	61539000	
EXEMPT	230	24149400	170711900	0	194861300	

Deduction	Qty	Amount
SENIOR	16	4000
SURVIVING SPOUSE	0	0
DISABLED PERSON	4	1000
VETERAN	92	23000
WIDOW OF VET	30	7500

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

3549	Total	Items Ratable and Exempt
192817100	Total	Land
629598300	Total	Impr
120735	Total	Exmpt
822294665	Total	Ratables and Exempts

	Prior	Current	Change	
Line Items:	3,549	3,549		Ok
Value Chg:	821,757,965	822,294,665	536,700	Ok

APPEAL/TAX LIST REPORT FOR 2025

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Thu Nov 7 2025 19:21:04

District: 22 WOODBURY

Judged

Appeal#	Owner / Property Location	Block	Lot	Cla	Assessed	Added	Judged	Tax Ct	Tax List
03/18/25 22-2500009D 7	BAUMANN, MARY ANNE 123 S COLUMBIA ST W/D BY H/O BY PHONE 1/28/25	25	8	2	41500 102900 0 144400	0 0 0 0	41500 102900 0 144400	0 0 0 0	41500 102900 0 144400
03/25/25 22-2500005L 6B	JERUD, DAVID M & LORRAINE R AP 481 MORRIS ST	35	5	4A	39900 274100 0 314000	0 0 0 0	39900 274100 0 314000	0 0 0 0	39900 274100 0 314000
03/18/25 22-2500003D 2B	DARBY, BRIELLE 424 MORRIS ST	57	8	2	32300 151300 0 183600	0 0 0 0	32300 151300 0 183600	0 0 0 0	32300 150800 0 183100 *
03/25/25 22-2500004D 3	GROWNEY MARK & KERRI ANN LLC 171 DELAWARE ST AFFIRM ASSESSMENT FOR 2025 W/ OVERALL REDUCTION FOR 2026	72	26	4A	73100 494900 0 568000	0 0 0 0	73100 494900 0 568000	0 0 0 0	73100 494900 0 568000
03/25/25 22-2500012L 6B	WOODBURY PORTFOLIO HOLDINGS LL 143 DELAWARE ST	72	29	4C	260000 1202000 0 1462000	0 0 0 0	260000 1202000 0 1462000	0 0 0 0	260000 1202000 0 1462000
03/18/25 22-2500002D 7	COFIELD, SADE L 48 RUSSELL ST	77	3	2	29600 114100 0 143700	0 0 0 0	29600 114100 0 143700	0 0 0 0	29600 114100 0 143700
03/25/25 22-2500006L 3	RECOVERY MGMT LLC 414 TATUM ST MARKET VALUE-NO ADDED ASSESSMENT FOR WORK COMPLETED TO D RECENT SALE- INSPECTION	84	2	4A	271400 603600 0 875000	0 0 0 0	271400 348600 0 620000	0 0 0 0	271400 348600 0 620000
03/25/25 22-2500007L 3	AMWAKE, DAVID A & WILLIAM JAY 617-619 N BROAD ST INSPECTION-MARKET VALUE	87	17	4A	41300 133700 0 175000	0 0 0 0	41300 116700 0 158000	0 0 0 0	41300 116700 0 158000
03/18/25 22-2500008L 3	PAINT THE BLACK LLC 20 WALNUT ST INTERIOR INSPECTION	89	27	2	34400 87500 0 121900	0 0 0 0	34400 78200 0 112600	0 0 0 0	34400 78200 0 112600
03/25/25 22-2500011L 6B	WOODBURY PORTFOLIO HOLDINGS LL 232-240 S BROAD ST	107	6	4A	420000 1565000 0 1985000	0 0 0 0	420000 1565000 0 1985000	0 0 0 0	420000 1565000 0 1985000
03/25/25 22-2500001L 3	FEDERAL ATLANTIC REALTY LLC 22 N BROAD ST MARKET VALUE-RECENT SALE- INSPECTION LLC PAPERS ON FILE W/ CTB	117	1	4A	345800 996200 0 1342000	0 0 0 0	345800 282200 0 628000	0 0 0 0	345800 282200 0 628000
03/25/25 22-2500010D 3	WAWA INC 590 N EVERGREEN AVE MARKET VALUE	149.01	1.04	4A	238300 541700 0 780000	0 0 0 0	238300 477200 0 715500	0 0 0 0	238300 477200 0 715500

\* Tax List Does Not Match Judgement

12 Listed.

Total Assessed	Land:	1,827,600	Impr:	6,267,000	Exmp:	Net:	8,094,600
Total Judged	Land:	1,827,600	Impr:	5,207,200	Exmp:	Net:	7,034,800

No Compare on: Last Yr Taxes:  
No Compare on: Curr Yr Taxes:  
Total Lines Compared: 3572  
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)