

## Preliminary Reconciliation Report

05 FANWOOD

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Block	Lot	Qual	Class	PRIOR Assessment	Land	NET CHANGE IN Impr	VALUE Exempt	NET CHANGE	Land	NEW Assessment Impr	Totl
5	6	2	Assmt:	332100 2025	0 0	94200 94200	0	94200	205000	221300	426300
10	5	2		396300	0	27500	0	27500	260000	163800	423800
10	6	15F/2		527400	0	0	0	0	280100	247300	527400
13	9	2	Assmt:	354000 2025	0 0	4900 4900	0	4900	210000	148900	358900
14	19	2	Assmt:	446500 2025	0 0	2000 2000	0	2000	235800	212700	448500
15	1	2		444800	0	5000	0	5000	229600	220200	449800
19	14	2	Assmt:	407500 2025	0 0	473200 473200	0	473200	247200	633500	880700
19	17	2		411800	0	-94500	0	-94500	260000	57300	317300
20	6	2	Assmt:	335700 2025	0 0	177200 177200	0	177200	210000	302900	512900
20	22	2	Assmt:	535800 2025	0 0	168400 168400	0	168400	260700	443500	704200
24	9.02	2	/1 Assmt:	182300 2025	0 0	702000 702000	0	702000	182300	702000	884300
26	14	2		325700	0	8000	0	8000	212000	121700	333700
26	49	15F/2		367000	0	0	0	0	210000	157000	367000
26	68	15F/2		352700	0	0	0	0	178500	174200	352700
26.01	4	2	Assmt:	523100 2025	0 0	23900 23900	0	23900	180300	366700	547000
27	31	2	Assmt:	509000 2025	0 0	1900 1900	0	1900	306000	204900	510900
27	51.03	2	Assmt:	491200 2025	0 0	23200 23200	0	23200	270700	243700	514400
28	32	15F/2		449100	0	0	0	0	237500	211600	449100
29	9	2		473500	0	3000	0	3000	240800	235700	476500
30	8	15F/2		520000	0	0	0	0	297000	223000	520000
30	12	2	Assmt:	585400 2025	0 0	3500 3500	0	3500	235100	353800	588900
30	15.01	2	Assmt:	505400 2025	0 0	132300 132300	0	132300	240000	397700	637700
31	7	2	Assmt:	499000 2025	0 0	3200 3200	0	3200	283000	219200	502200
32	7	2	Assmt:	480900 2025	0 0	494200 494200	0	494200	309900	665200	975100
34	5	2	Assmt:	486200 2025	0 0	223700 223700	0	223700	288000	421900	709900
35	12	2	Assmt:	406100 2025	0 0	88400 88400	0	88400	219300	275200	494500
38	9	2	Assmt:	370000 2025	0 0	17900 17900	0	17900	260500	127400	387900
40	34	2		517300	0	48600	0	48600	276300	289600	565900

# 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	
41	8	2		438600	0	135700	0	135700	263000	311300	574300	
		Added	Assmt:	2025	0	135700						
43	2	2		419100	0	3000	0	3000	250500	171600	422100	
45	10	2		469200	-145000	-89600	0	-234600	145000	89600	234600	
45	10	X	15F	0	145000	89600	0	234600	145000	89600	234600	NEW RECORD
46	9	2		517400	-15000	18100	0	3100	285000	235500	520500	
49	6.01	2		362000	0	118300	0	118300	187700	292600	480300	
		Added	Assmt:	2025	0	118300						
51	5	2		337600	0	577100	0	577100	230100	684600	914700	
		Added	Assmt:	2025	0	577100						
51	15	2		603900	0	46700	0	46700	377000	273600	650600	
		Added	Assmt:	2025	0	46700						
53	18	2		461800	0	26100	0	26100	237000	250900	487900	
		Added	Assmt:	2025	0	26100						
53	24	2		530300	0	91300	0	91300	292300	329300	621600	
		Added	Assmt:	2025	0	91300						
55	14	4B		1370400	0	0	-112000	112000	750000	732400	1482400	
56	5.01	4A		293100	0	0	-1517800	1517800	293100	7588900	1810900	
58	1	2		331300	0	1200	0	1200	180000	152500	332500	
		Added	Assmt:	2025	0	1200						
60	3	1	/4A	804800	0	-345400	0	-345400	459400	0	459400	
60	26	2		404700	0	136900	0	136900	192200	349400	541600	
		Added	Assmt:	2025	0	136900						
60	27	2	/1	186400	0	362300	0	362300	186400	362300	548700	
		Added	Assmt:	2025	0	362300						
65	2.01	4A	/1	972800	0	15506500	15506500	0	972800	15506500	972800	
66	16	2		450200	0	30100	0	30100	257800	222500	480300	
68	12.01	2		717400	0	26500	0	26500	488800	255100	743900	
		Added	Assmt:	2025	0	26500						
68	12.02	2	/15F	940600	0	0	0	0	225000	715600	940600	
		Added	Assmt:	2025	225000	715600*						
69	8	2		453200	0	10400	0	10400	282500	181100	463600	
		Added	Assmt:	2025	0	10400						
70	9	2		445900	0	49000	0	49000	242800	252100	494900	
		Added	Assmt:	2025	0	49000						
71	20	2		558800	0	-7600	0	-7600	221200	330000	551200	
75	12	2		459100	0	2800	0	2800	253100	208800	461900	
		Added	Assmt:	2025	0	2800						
75	19	2		426700	0	7400	0	7400	232100	202000	434100	
		Added	Assmt:	2025	0	7400						
75	25	2		487900	0	1900	0	1900	227600	262200	489800	
		Added	Assmt:	2024	0	1900						
		Added	Assmt:	2025	0	1900						
77	17	2		447800	0	4900	0	4900	247000	205700	452700	
		Added	Assmt:	2025	0	4900						
77	18	2	/1	253200	0	619800	0	619800	253200	619800	873000	
		Added	Assmt:	2025	0	619800						

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Block	Lot	Qual	Class	PRIOR Assessment	Land	NET CHANGE IN Impr	VALUE Exempt	NET CHANGE	Land	NEW Assessment Impr	Totl
78	4	2	Assmt:	354500 2025	0 0	13000 13000	0	13000	189000	178500	367500
78	7		15F/2	364900	0	0	0	0	249200	115700	364900
78	40	2	Assmt:	432500 2025	0 0	4300 4300	0	4300	237200	199600	436800
79	9	2	Assmt:	484100 2025	0 0	69100 69100	0	69100	192000	361200	553200
81	5	2	Assmt:	479100 2025	0 0	73500 73500	0	73500	266500	286100	552600
81	20	2	Assmt:	472400 2025	0 0	309600 309600	0	309600	299200	482800	782000
81	34	2	Assmt:	472600 2024	0 0	145500 145500	0	145500	252400	365700	618100
81	45	2		465100	0	4900	0	4900	285300	184700	470000
85	25	2		516600	0	7800	0	7800	254000	270400	524400
88	13	2	Assmt:	457700 2025	0 0	121700 121700	0	121700	250000	329400	579400
91	6	4A		2376200	0	-426200	0	-426200	531000	1419000	1950000
91	26		15C/4A	3390200	0	0	0	0	1170000	2220200	3390200
95	12	2	Assmt:	341600 2025	0 0	97400 97400	0	97400	197200	241800	439000
96	10	2		351200	0	6700	0	6700	192000	165900	357900
97	4	2	Assmt:	526100 2025	0 0	11800 11800	0	11800	202400	335500	537900
100	3	2	Assmt:	463100 2025	0 0	12200 12200	0	12200	242000	233300	475300
100	21	2	/15D Assmt:	512900 2025	0 239900	0 273000*	0	0	239900	273000	512900
101	1	2	Assmt:	489000 2025	0 0	369900 369900	0	369900	312900	546000	858900
104	12	2	Assmt:	422600 2025	0 0	11000 11000	0	11000	256000	177600	433600
108	4	2		285900	0	-5500	0	-5500	201600	78800	280400
111	5	2		472800	0	700	0	700	258900	214600	473500
112	10	2	/1 Assmt:	270500 2024	0 0	528500 528500	0	528500	270500	528500	799000
113	13	2	Assmt:	402600 2025	0 0	47200 47200	0	47200	265000	184800	449800
114	7	2		426900	0	9500	0	9500	255000	181400	436400
114	17	2		422600	0	900	0	900	253700	169800	423500
116	24	2	Assmt:	417200 2025	0 0	131900 131900	0	131900	264300	284800	549100
116	26	2	Assmt:	482600 2025	0 0	20600 20600	0	20600	264300	238900	503200

# Preliminary Reconciliation Report

05 FANWOOD

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Block	Lot	Qual	Class	PRIOR Assessment	Land	NET CHANGE IN VALUE Impr	Exempt	NET CHANGE	Land	NEW Assessment Impr	Totl
200	1		6A	376833	-522219	-7216	0	-376833	0	0	0

TOTAL NET CHANGE: (Excluding Railroad & Public Util)

-15000 Land Total  
+21620700 Impr Total  
+13876700 Exmt Total  
+7729000 Net Total

1 Total Records Added  
0 Total Records Deleted  
83 Total Records Updated  
1 Net Change Total

\$8,273,100 Total Value of Added Assessments for 2025  
(Please Verify w/AA Table of Aggregates)

District: 05 FANWOOD

HISTORY 1 TOTALS 2025

01/12/26

Class	Items	Land	Impr	Exempt	Net	
1	38	11688900	0	0	11688900	
2	2477	608144200	563557700	0	1171701900	
3A	0	0	0	0	0	
3B	0	0	0	0	0	
4A	50	36139900	50284300	7588900	78835300	
4B	15	7632100	4540000	112000	12060100	
4C	0	0	0	0	0	
RATABLES	2580	663605100	618382000	7700900	1274286200	2025
5A	3	123400	0		123400	
5B	0	0	0		0	
RAILROAD	3	123400	0		123400	
6A	1	522219	7216		376833	
6B	0	0	0		0	
6C	0	0	0		0	
PUB UTIL	1	522219			376833	
15A	0	0	0		0	
15B	0	0	0		0	
15C	27	18749300	11507200		30256500	
15D	11	4829100	6125300		10954400	
15E	0	0	0		0	
15F	24	4877300	26189500		31066800	
EXEMPT	62	28455700	43822000		72277700	

Deduction	Qty	Amount
SENIOR	3	750
SURVIVING SPOUSE	0	0
DISABLED PERSON	1	250
VETERAN	93	4650
WIDOW OF VET	11	550

Exemption	Amount
E	0
F	0
P	0
M	0
G	7700900
J	0
L	0
O	0
H	0
B	0
W	0
I	0
K	0
N	0
U	0

2642	Total	Items Ratable and Exempt
692060800	Total	Land
662204000	Total	Impr
7700900	Total	Exmpt
1346563900	Total	Ratables and Exempts

District: 05 FANWOOD

PRELIMINARY TAX LIST TOTALS - 01/12/26  
2025

Class	Items	Land	Impr	Exempt	Net	
1	34	10283100	0	0	10283100	
2	2477	607889200	570213700	0	1178102900	
3A	0	0	0	0	0	
3B	0	0	0	0	0	
4A	49	35483300	62799000	21577600	76704700	
4B	15	7632100	4540000	0	12172100	
4C	0	0	0	0	0	
RATABLES	2575	661287700	637552700	21577600	1277262800	PRC
5A	3	123400	0	0	123400	
5B	0	0	0	0	0	
RAILROAD	3	123400	0	0	123400	
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	0	0	0	0	0	
15B	0	0	0	0	0	
15C	28	19919300	13727400	0	33646700	
15D	10	4589200	5852300	0	10441500	
15E	0	0	0	0	0	
15F	30	6249600	26692300	0	32941900	
EXEMPT	68	30758100	46272000	0	77030100	

Deduction	Qty	Amount
SENIOR	2	500
SURVIVING SPOUSE	0	0
DISABLED PERSON	0	0
VETERAN	80	20000
WIDOW OF VET	13	3250

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

2643	Total	Items	Ratable and Exempt
692045800	Total	Land	
683824700	Total	Impr	
21577600	Total	Exmpt	
1354292900	Total	Ratables and Exempts	

	Prior	Current	Change	
Line Items:	2,642	2,643	1	Ok
Value Chg:	1,346,563,900	1,354,292,900	7,729,000	Ok

APPEAL/TAX LIST REPORT FOR 2025

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Mon Jan 13 2026 14:33:53

District: 05 FANWOOD

Judged

Appeal#

Appeal#	Owner / Property Location	Block	Lot	Cl	Assessed	Added	Judged	Tax Ct	Tax List
06/26/25 05-2500003D 2B	VIRGA, THOMAS & NICOLE 209 PATERSON RD	12	9	2	281700 461900 0 743600	0 0 0 0	281700 461900 0 743600	0 0 0 0	281700 461900 0 743600
06/26/25 05-2500005L 2B	FASOLAS, ANTHONY & BERNADETTE 110 WILLOUGHBY RD	29	16	2	231000 305500 0 536500	0 0 0 0	231000 305500 0 536500	0 0 0 0	231000 305500 0 536500
06/26/25 05-2500001D 2A	ACOSTA, EVELYN 13 LOIS PLACE	45	3	2	262500 151700 0 414200	0 0 0 0	262500 151700 0 414200	0 0 0 0	262500 151700 0 414200
06/26/25 05-2500002A 7	40 SOUTH AVENUE INVESTORS LLC 40 SOUTH AVENUE	56	5.01	4A	293100 7588900 7588900 293100	0 0 0 0	293100 7588900 7588900 293100	0 0 0 0	293100 7588900 7588900 1810900 *
06/26/25 05-2500004L 7	346 SOUTH AVENUE LLC 346 SOUTH AVENUE TOTAL ASSESSMENT FOR 2026 \$1,950,000	91	6	4A	531000 1845200 0 2376200	0 0 0 0	531000 1845200 0 2376200	0 0 0 0	531000 1419000 0 1950000 *

\* Tax List Does Not Match Judgement

5 Listed.

Total Assessed Land:	1,599,300	Impr:	10,353,200	Exmp:	7,588,900	Net:	4,363,600
Total Judged Land:	1,599,300	Impr:	10,353,200	Exmp:	7,588,900	Net:	4,363,600

No Compare on: Last Yr Taxes:  
No Compare on: Curr Yr Taxes:  
Total Lines Compared: 2647  
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)