

# Preliminary Reconciliation Report

08 KENILWORTH

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Block	Lot	Qual	Class	PRIOR Assessment	Land	NET CHANGE Impr	VALUE Exempt	NET CHANGE	Land	NEW Assessment Impr	Tot I
1	5		4B /4A	1166300	0	0	0	0	506300	660000	1166300
4	26		15F/2	235000	0	0	0	0	75000	160000	235000
15	5.02	2	/1	72000	0	259600	0	259600	72000	259600	331600
		Added	Assmt:	2025	0	259600					
17	20	2		191300	-82900	-108400	0	-191300	0	0	0 **DELETED**
17	20.01	1		0	71400	0	0	71400	71400	0	71400 NEW RECORD
17	20.02	2		0	71400	108400	0	179800	71400	108400	179800 NEW RECORD
24.02	6		15F/2	165000	0	0	0	0	69800	95200	165000
24.03	11	2		238600	0	11000	0	11000	72600	177000	249600
		Added	Assmt:	2025	0	11000					
		Added	Assmt:	2024	0	11000					
25	1	2		355700	0	-55700	0	-55700	84600	215400	300000
33	1	2		141200	0	14400	0	14400	56200	99400	155600
		Added	Assmt:	2025	0	14400					
33	2.0101	2	/1	81100	0	212200	0	212200	81100	212200	293300
		Added	Assmt:	2025	0	212200					
		Added	Assmt:	2024	0	212200					
33	2.0201	2	/1	81100	0	212200	0	212200	81100	212200	293300
		Added	Assmt:	2025	0	212200					
		Added	Assmt:	2024	0	212200					
38	1		15F/2	149800	0	0	0	0	71400	78400	149800
48	12		15F/2	245300	0	0	0	0	78300	167000	245300
50	2	2		150900	0	15900	0	15900	71400	95400	166800
		Added	Assmt:	2025	0	15900					
		Added	Assmt:	2024	0	15900					
50	6		15F/2	154200	0	0	0	0	71400	82800	154200
62	4.04	2		239700	0	-31000	0	-31000	71400	137300	208700
73	7	2		142300	0	4900	0	4900	69300	77900	147200
		Added	Assmt:	2025	0	4900					
79	4	2		196200	0	7000	0	7000	67800	135400	203200
		Added	Assmt:	2025	0	7000					
83	7	2		143700	0	7200	0	7200	61300	89600	150900
		Added	Assmt:	2025	0	7200					
85	15	2		157500	0	31200	0	31200	74900	113800	188700
		Added	Assmt:	2025	0	31200					
86	18		4A	690000	0	-190000	0	-190000	405000	95000	500000
88	4		4A	1550300	0	-700300	0	-700300	567300	282700	850000
88	6		4A	949500	0	-312900	0	-312900	276800	359800	636600
88	7		4B	184500	0	-23600	0	-23600	90300	70600	160900
92	31	2		139400	0	29900	0	29900	73700	95600	169300
		Added	Assmt:	2025	0	29900					
94	13	2		183300	0	30500	0	30500	76900	136900	213800
		Added	Assmt:	2025	0	30500					
101	17	2	/1	72800	0	331400	0	331400	72800	331400	404200
		Added	Assmt:	2025	0	258600*					

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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
103	18		15F/2	133900	0	0	0	0	71400	62500	133900
104	9	2	Added Assmt:	156500	0	22700	0	22700	72600	106600	179200
		2	Added Assmt:	2025	0	22700					
		2	Added Assmt:	2024	0	22700					
105	13		15F/2	157300	0	0	0	0	71500	85800	157300
108	2	1	/2	148800	0	-76000	0	-76000	72800	0	72800
112	16	2		206100	0	-38500	0	-38500	77200	90400	167600
112	21	2		161400	0	127800	0	127800	73700	215500	289200
		2	Added Assmt:	2025	0	127800					
113	28	2		143700	0	19200	0	19200	71400	91500	162900
		2	Added Assmt:	2025	0	19200					
114	3		15F/2	166300	0	0	0	0	79900	86400	166300
143	7	2		178600	0	43400	0	43400	81000	141000	222000
		2	Added Assmt:	2025	0	43400					
147	33	2		191800	0	25300	0	25300	75900	141200	217100
		2	Added Assmt:	2025	0	37700*					
		2	Added Assmt:	2024	0	37700*					
150	8	2		146200	0	-13000	0	-13000	71400	61800	133200
159	25	1		24800	-24800	0	0	-24800	0	0	0 **DELETED**
159	25.01	1		0	99000	0	0	99000	99000	0	99000 NEW RECORD
159	26	1		74200	-74200	0	0	-74200	0	0	0 **DELETED**
169	5		15F/2	175200	0	0	0	0	67800	107400	175200
174	3	4B	/4A	1052000	0	0	0	0	291000	761000	1052000
174	5	4B	/4A	1011400	0	0	0	0	475200	536200	1011400
181	1.01	4B		106889500	-31497700	-75391800	0	-106889500	0	0	0 **DELETED**
181	1.0101	4B		0	18888000	73742800	0	92630800	18888000	73742800	92630800 NEW RECORD
181	1.0102	4B		0	21645000	10763100	0	32408100	21645000	10763100	32408100 NEW RECORD
1000	1	6A		362595	-1189908	-164	0	-362566	100	2883	29

TOTAL NET CHANGE: (Excluding Railroad & Public Util)

+9095200	Land	Total
+9078900	Impr	Total
+0	Exmt	Total
+18174100	Net	Total

5	Total	Records	Added
4	Total	Records	Deleted
40	Total	Records	Updated

1 Net Change Total

\$1,345,400 Total Value of Added Assessments for 2025  
(Please Verify w/AA Table of Aggregates)

District: 08 KENILWORTH

HISTORY 1 TOTALS 2025

01/16/26

Class	Items	Land	Impr	Exempt	Net	
1	91	7444800	0	0	7444800	
2	2526	181337400	285689600	0	467027000	
3A	0	0	0	0	0	
3B	0	0	0	0	0	
4A	176	36907800	51787200	0	88695000	
4B	152	80166600	133424900	0	213591500	
4C	1	246200	292700	0	538900	
RATABLES	2946	306102800	471194400	0	777297200	2025
5A	0	0	0		0	
5B	0	0	0		0	
RAILROAD	0	0	0		0	
6A	1	1190008	3047		362595	
6B	0	0	0		0	
6C	0	0	0		0	
PUB UTIL	1	1190008			362595	
15A	2	5783800	12076400		17860200	
15B	1	825000	2058600		2883600	
15C	75	37408000	3229100		40637100	
15D	11	1961400	4614000		6575400	
15E	3	8920900	1301000		10221900	
15F	19	1295900	2387200		3683100	
EXEMPT	111	56195000	25666300		81861300	

Deduction	Qty	Amount
SENIOR	21	5250
SURVIVING SPOUSE	1	250
DISABLED PERSON	5	1250
VETERAN	109	5450
WIDOW OF VET	36	1800

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

3057	Total	Items Ratable and Exempt
362297800	Total	Land
496860700	Total	Impr
0	Total	Exmpt
859158500	Total	Ratables and Exempts

District: 08 KENILWORTH

PRELIMINARY TAX LIST TOTALS - 01/16/26  
2025

Class	Items	Land	Impr	Exempt	Net	
1	88	7282000	0	0	7282000	
2	2520	180903600	285955700	0	466859300	
3A	0	0	0	0	0	
3B	0	0	0	0	0	
4A	173	35635300	48626800	0	84262100	
4B	156	90474400	144472600	0	234947000	
4C	1	246200	292700	0	538900	
RATABLES	2938	314541500	479347800	0	793889300	PRC
5A	0	0	0		0	
5B	0	0	0		0	
RAILROAD	0	0	0		0	
6A	1	100	2883		29	
6B	0	0	0		0	
6C	0	0	0		0	
PUB UTIL	1	100			29	
15A	2	5783800	12076400		17860200	
15B	1	825000	2058600		2883600	
15C	75	37408000	3229100		40637100	
15D	11	1961400	4614000		6575400	
15E	3	8920900	1301000		10221900	
15F	28	1952400	3312700		5265100	
EXEMPT	120	56851500	26591800		83443300	

Deduction	Qty	Amount
SENIOR	15	3750
SURVIVING SPOUSE	1	250
DISABLED PERSON	5	1250
VETERAN	97	24250
WIDOW OF VET	32	8000

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

3058	Total	Items Ratable and Exempt
371393000	Total	Land
505939600	Total	Impr
0	Total	Exmpt
877332600	Total	Ratables and Exempts

	Prior	Current	Change	
Line Items:	3,057	3,058	1	Ok
Value Chg:	859,158,500	877,332,600	18,174,100	Ok

APPEAL/TAX LIST REPORT FOR 2025

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District: 08 KENILWORTH

Judged

Appeal#	Owner / Property Location	Block	Lot	Cla	Assessed	Added	Judged	Tax Ct	Tax List
05/29/25 08-2500014L 3	PIANKO, ASHLEY - KLEIN, MICHAEL 246 NO 12TH ST	25	1	2	84600 271100 0	0 0 0	84600 215400 0	0 0 0	84600 215400 0
05/29/25 08-2500015L 7	KLEIN, MICHAEL 218 NO 12TH ST	25	7	2	73700 181300 0	0 0 0	73700 181300 0	0 0 0	73700 181300 0
05/29/25 08-2500002L 6B	CUPPARI, GIROLAMO G & ALESSAND 526 WASHINGTON AVE	50	1.02	2	71400 262100 0	0 0 0	71400 262100 0	0 0 0	71400 262100 0
05/29/25 08-2500016L 3	252 WASHINGTON AVE LLC 252 WASHINGTON AVE	62	4.04	2	71400 168300 0	0 0 0	71400 137300 0	0 0 0	71400 137300 0
05/29/25 08-2500001D 2A	GEORGE, BINDU & PADIKKAL, BIJU 236 WASHINGTON AVE	62	4.08	2	71400 195600 0	0 0 0	71400 195600 0	0 0 0	71400 195600 0
05/29/25 08-2500003L 6B	STARCOM INVESTMENT LLC 570 BOULEVARD	84	1	4A	147000 567200 0	0 0 0	147000 567200 0	0 0 0	147000 567200 0
05/29/25 08-2500019L 6B	MAS HOLDINGS, LLC 568 BOULEVARD	84	1.01	1	68600 0 0	0 0 0	68600 0 0	0 0 0	68600 0 0
05/29/25 08-2500020L 6B	MAS HOLDINGS, LLC 566 BOULEVARD	84	2	1	67400 0 0	0 0 0	67400 0 0	0 0 0	67400 0 0
05/29/25 08-2500017L 7	HANNA, MAGDY & SOUZAN A 609 WASHINGTON AVE	85	8	2	72700 201700 0	0 0 0	72700 201700 0	0 0 0	72700 201700 0
05/29/25 08-2500013L 3	JN25NO26TH B183L9 LIMITEDLIABI 604 BOULEVARD	86	18	4A	405000 285000 0	0 0 0	405000 95000 0	0 0 0	405000 95000 0
05/29/25 08-2500012L 3	JN720BLVD B88L4, LLC 720 BOULEVARD	88	4	4A	567300 983000 0	0 0 0	567300 432700 0	0 0 0	567300 282700 0
05/29/25 08-2500011L 3	JN730BLVD B88L6, LLC 730 BOULEVARD	88	6	4A	1550300 276800 672700 0	0 0 0 0	1000000 276800 359800 0	0 0 0 0	850000 * 276800 359800 0
05/29/25 08-2500010L 3	JN25NO26TH B183L9 LIMITEDLIABI 16 NO 26TH ST	88	7	4B	90300 94200 0	0 0 0	90300 70600 0	0 0 0	90300 70600 0
05/29/25 08-2500009L 7	JN728BLVD B88L10, LLC 728 BOULEVARD	88	10	4A	120000 5200 0	0 0 0	120000 5200 0	0 0 0	120000 5200 0
05/29/25 08-2500008L 3	ARPINO, PHILIP & GLENDA SUYAPA 33 SO 18TH ST	112	16	2	125200 77200 128900 0	0 0 0 0	125200 77200 90400 0	0 0 0 0	125200 77200 90400 0
					206100	0	167600	0	167600

APPEAL/TAX LIST REPORT FOR 2025

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District: 08 KENILWORTH

Judged

Appeal#	Owner / Property Location	Block	Lot	Cl	Assessed	Added	Judged	Tax Ct	Tax List
05/29/25 08-2500004L 6A	741 BOULEVARD INC 741 BOULEVARD	124	8	4A	125000 27200 0	0 0 0	125000 27200 0	0 0 0	125000 27200 0
					152200	0	152200	0	152200
05/29/25 08-2500007L 6A	708 COLFAX AVE, LLC 712 COLFAX AVE	172	2	1	133600 0 0	0 0 0	133600 0 0	0 0 0	133600 0 0
					133600	0	133600	0	133600
05/29/25 08-2500006L 6A	708 COLFAX AVE, LLC 708 COLFAX AVE	172	3	4B	221100 398400 0	0 0 0	221100 398400 0	0 0 0	221100 398400 0
					619500	0	619500	0	619500
05/29/25 08-2500005L 6A	OLBRICH KENILWORTH, LLC 835 FAIRFIELD AVE	175	6	4B	229400 257800 0	0 0 0	229400 257800 0	0 0 0	229400 257800 0
					487200	0	487200	0	487200
05/29/25 08-2500018L 6B	VERIZON-NJ C/O DUFF & PHELPS KENILWORTH, N J	1000	1	6A	1190008 3047 830460 362595	0 0 0 0	1190008 3047 830460 362595	0 0 0 0	100 2883 29 *

\* Tax List Does Not Match Judgement

20 Listed.

Total Assessed Land:	4,163,908	Impr:	4,702,747	Exmp:	830,460	Net:	8,036,195
Total Judged Land:	4,163,908	Impr:	3,500,747	Exmp:	830,460	Net:	6,834,195

No Compare on: Last Yr Taxes:  
No Compare on: Curr Yr Taxes:  
Total Lines Compared: 3059  
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)