

Preliminary Reconciliation Report

15 ROSELLE PARK

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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
107	17	2 Added	Assmt:	206700 2025	0 0	38900 38900	0	38900	125000	120600	245600
107	21	2		246500	0	0	-7900	7900	125000	129400	254400
113	8	2 Added	Assmt:	207200 2025	0 0	10500 10500	0	10500	106700	111000	217700
125	13	2		217100	0	42200	0	42200	106700	152600	259300
201	7	1		26400	92400	0	0	92400	118800	0	118800
205	20	2 Added	Assmt:	216400 2025	0 0	11600 11600	0	11600	125000	103000	228000
206	14	2 Added Added	Assmt: Assmt:	209500 2024 2025	0 0 0	3800 3800 3800	0	3800	125000	88300	213300
213	1	X	15F	0	0	16858800	0	16858800	0	16858800	16858800
307	4	4C Added	Assmt:	398800 2025	0 0	55000 55000	0	55000	110500	343300	453800
307	13.01	2		186200	-8100	0	0	-8100	92600	85500	178100
314	1	X	15F	0	0	25386200	0	25386200	0	25386200	25386200
411	13	2 Added Added	Assmt: Assmt:	253400 2024 2025	0 0 0	6600 6600 6600	0	6600	120800	139200	260000
412	12	2 Added	Assmt:	239100 2025	0 0	72400 72400	0	72400	113900	197600	311500
413	9	2 Added	Assmt:	287200 2025	0 0	36800 36800	0	36800	122800	201200	324000
413	14	2 Added Added	Assmt: Assmt:	265600 2024 2025	0 0 0	16500 16500 16500	0	16500	122600	159500	282100
416	12	2 Added	Assmt:	190000 2025	0 0	6600 6600	0	6600	117500	79100	196600
419	7	2 Added	Assmt:	272800 2025	0 0	47400 47400	0	47400	125900	194300	320200
423	4	15F/2		248300	0	0	0	0	125000	123300	248300
509	5	2		241700	0	26600	0	26600	105800	162500	268300
511	5	2		283800	0	60500	0	60500	116500	227800	344300
514	2	2 Added	Assmt:	259400 2025	0 0	18900 18900	0	18900	138500	139800	278300
604	19	2 Added	Assmt:	251600 2025	0 0	11700 11700	0	11700	84600	178700	263300
606	31	2		430000	0	-14700	0	-14700	207000	208300	415300
609	2.02	4B Added	Assmt:	1506100 2025	0 0	225000 225000	0	225000	404400	1326700	1731100
609	4.01	4A Added	Assmt:	619000 2025	0 0	953400 953400	0	953400	369000	1203400	1572400
609	8	4A Added	Assmt:	389100 2025	0 0	203600 203600	0	203600	234000	358700	592700
610	2	4A		1100000	0	-100000	0	-100000	819700	180300	1000000

Preliminary Reconciliation Report

15 ROSELLE PARK

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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
701	25	2		272100	0	12500	0	12500	107400	177200	284600
		Added	Assmt:	2025	0	12500					
703	13	2		241200	0	23000	0	23000	102500	161700	264200
		Added	Assmt:	2025	0	23000					
707	5	2		297200	0	42100	25000	17100	105500	258800	314300
		Added	Assmt:	2025	0	42100*					
708	14	2		250700	0	5600	0	5600	98600	157700	256300
		Added	Assmt:	2025	0	5600					
714	12	2		225300	0	0	-25000	25000	106800	143500	250300
802	21	2		288300	0	300	0	300	100400	188200	288600
804	17	2		263500	0	17000	0	17000	104300	176200	280500
		Added	Assmt:	2025	0	17000					
807	3	15F/2		286100	0	0	0	0	117000	169100	286100
808	8	2		305600	0	0	-25000	25000	111600	219000	330600
809	18	2		231600	0	34700	0	34700	100000	166300	266300
		Added	Assmt:	2025	0	34700					
810	27	2		317600	0	0	-25000	25000	119300	223300	342600
901	18	2		219000	0	-3000	0	-3000	79800	136200	216000
907	5	2		207500	0	6100	0	6100	82500	131100	213600
		Added	Assmt:	2025	0	6100					
910	1	4A		1169800	0	-264800	0	-264800	166300	738700	905000
910	26	2		185500	0	-107700	0	-107700	77800	0	77800
910	27	2		169600	0	-91900	0	-91900	77700	0	77700
911	12	2		252500	0	-800	0	-800	92500	159200	251700
1005	14	2		280200	0	0	-4700	4700	121600	163300	284900
1007	9	15F/2		291200	0	0	0	0	121600	169600	291200
1012	17	2		328900	0	-1500	0	-1500	125000	202400	327400
1017	7	2		265600	0	16400	0	16400	126000	156000	282000
1101	8	2		224100	0	4200	0	4200	82500	145800	228300
		Omitted	Added:	2024	0	4200					
		Added	Assmt:	2025	0	4200					
1106	9	2		169800	0	42400	0	42400	77500	134700	212200
1110	13	15F/2		316100	0	0	0	0	126900	189200	316100
3333	3	6A		56	0	-421	0	-4	100	5187	52

15 ROSELLE PARK

Block	Lot	Qual	Class	PRIOR Assessment	Land	NET CHANGE Impr	IN VALUE Exempt	NET CHANGE	Land	NEW Assessment Impr	Totl
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+84300	Land	Total
+43712900	Impr	Total
-62600	Exmt	Total
+43859800	Net	Total

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0    Total Records Added
0    Total Records Deleted
52   Total Records Updated

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0 Net Change Total

12 / 12 / 25
18:00:48

District: 15 ROSELLE PARK

12/12/25

Class	Items	Land	HISTORY 1 TOTALS 2025 Impr	Exempt	Net	
1	29	6673200	0	0	6673200	
2	3305	362785300	474966200	335200	837416300	
3A	0	0	0	0	0	
3B	0	0	0	0	0	
4A	171	32142100	56614200	0	88756300	
4B	18	4334700	9026300	0	13361000	
4C	38	47841100	56795300	0	104636400	
RATABLES	3561	453776400	597402000	335200	1050843200	2025
5A	25	0	0	0	0	
5B	3	0	0	0	0	
RAILROAD	28	0	0	0	0	
6A	1	100	5608	0	56	
6B	0	0	0	0	0	
6C	0	0	0	0	0	
PUB UTIL	1	100	0	0	56	
15A	7	15621300	26871800	0	42493100	
15B	0	0	0	0	0	
15C	68	12556700	5413700	0	17970400	
15D	9	3169400	4173600	0	7343000	
15E	0	0	0	0	0	
15F	20	15070000	109906000	0	124976000	
EXEMPT	104	46417400	146365100	0	192782500	

Deduction	Qty	Amount
SENIOR	18	4500
SURVIVING SPOUSE	0	0
DISABLED PERSON	4	1000
VETERAN	90	4500
WIDOW OF VET	28	1400

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	335200
K	0
N	0
U	0

3665	Total	Items Ratable and Exempt
500193800	Total	Land
743767100	Total	Impr
335200	Total	Exmpt
1243625700	Total	Ratables and Exempts

District: 15 ROSELLE PARK

PRELIMINARY TAX LIST TOTALS - 12/12/25
2025

Class	Items	Land	Impr	Exempt	Net	
1	29	6765600	0	0	6765600	
2	3301	362286700	474710700	272600	836724800	
3A	0	0	0	0	0	
3B	0	0	0	0	0	
4A	171	32142100	57406400	0	89548500	
4B	18	4334700	9251300	0	13586000	
4C	38	47841100	56850300	0	104691400	
RATABLES	3557	453370200	598218700	272600	1051316300	PRC
5A	25	0	0	0	0	
5B	3	0	0	0	0	
RAILROAD	28	0	0	0	0	
6A	1	100	5187	0	52	
6B	0	0	0	0	0	
6C	0	0	0	0	0	
PUB UTIL	1	100	0	0	52	
15A	7	15621300	26871800	0	42493100	
15B	0	0	0	0	0	
15C	68	12556700	5413700	0	17970400	
15D	9	3169400	4173600	0	7343000	
15E	0	0	0	0	0	
15F	24	15560500	152802200	0	168362700	
EXEMPT	108	46907900	189261300	0	236169200	

Deduction	Qty	Amount
SENIOR	17	4250
SURVIVING SPOUSE	0	0
DISABLED PERSON	4	1000
VETERAN	91	22750
WIDOW OF VET	28	7000

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

3665	Total	Items Ratable and Exempt
500278100	Total	Land
787480000	Total	Impr
272600	Total	Exmpt
1287485500	Total	Ratables and Exempts

	Prior	Current	Change	
Line Items:	3,665	3,665		Ok
Value Chg:	1,243,625,700	1,287,485,500	43,859,800	Ok

APPEAL/TAX LIST REPORT FOR 2025

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Fri Dec 13 2025 18:00:47

District: 15 ROSELLE PARK

Judged

Appeal#	Owner / Property Location	Block	Lot	Cla	Assessed	Added	Judged	Tax Ct	Tax List
05/29/25 15-2500001L 7	SUNRISE VILLAGE ASSOCIATES, LL 531 WESTFIELD AVE W	206	2	4C	9936000 6926100 0	0 0 0	9936000 6926100 0	0 0 0	9936000 6926100 0
					16862100	0	16862100	0	16862100
05/29/25 15-2500007L 6A	LEO, ROBERT & DOROTHY L 224 CHESTNUT ST	605	16	4A	178000 660200 0	0 0 0	178000 660200 0	0 0 0	178000 660200 0
					838200	0	838200	0	838200
05/29/25 15-2500003L 3	WESTFIELD PROPERTY MANAGEMENT, 105 WESTFIELD AVE W ASSESSMENT STAYS AT \$950000 AS PER FREEZE ACT FOR 2024 SETTLEMENT	606	27	4C	555000 395000 0	0 0 0	555000 395000 0	0 0 0	555000 395000 0
					950000	0	950000	0	950000
05/29/25 15-2500008L 6B	JARDINO DEVELOPMENT CORP 21 WESTFIELD AVE W	608	22	4A	293800 111000 0	0 0 0	293800 111000 0	0 0 0	293800 111000 0
					404800	0	404800	0	404800
05/29/25 15-2500009L 6B	PRIMROSE LLC C/O JOSEPH TAMMA 33 WESTFIELD AVE W	608	23	4A	306000 217300 0	0 0 0	306000 217300 0	0 0 0	306000 217300 0
					523300	0	523300	0	523300
05/29/25 15-2500006L 3	ELRAC, INC. 10 EAST WESTFIELD AVE STIPULTAION OF SETTLEMENT ENTERED INTO TO SET 2025 ASSESSEMENT AT \$225,000	912	1	4A	207300 17700 0	0 0 0	207300 17700 0	0 0 0	207300 17700 0
					225000	0	225000	0	225000
05/29/25 15-2500004L 6A	GURWITZ, HARVEY & CLARK, ROSIL 122 WESTFIELD AVE EAST	913	6.01	4A	239000 564700 0	0 0 0	239000 564700 0	0 0 0	239000 564700 0
					803700	0	803700	0	803700
05/29/25 15-2500002L 6A	CASTRO, JORGE A 325 WESTFIELD AVE E	1106	12	4A	202500 212500 0	0 0 0	202500 212500 0	0 0 0	202500 212500 0
					415000	0	415000	0	415000
05/29/25 15-2500005L 6A	VERIZON - NEW JERSEY ROSELLE PARK	3333	3	6A	100 5608 5652 56	0 0 0 0	100 5608 5652 56	0 0 0 0	100 5187 52 *

* Tax List Does Not Match Judgement

9 Listed.

Total Assessed Land:	11,917,700	Impr:	9,110,108	Exmp:	5,652	Net:	21,022,156
Total Judged Land:	11,917,700	Impr:	9,110,108	Exmp:	5,652	Net:	21,022,156

No Compare on: Last Yr Taxes:
No Compare on: Curr Yr Taxes:
Total Lines Compared: 3694
ok: 0 Line Items in current and not in Master File.

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