

## 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	-300	0	0	-300	26100	0	26100
204	1	4B		2250900	0	-550000	0	-550000	560000	1140900	1700900
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
404	18	2		258100	0	14600	0	14600	125000	147700	272700
407	9.01	2		307900	0	25000	0	25000	121100	211800	332900
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
420	14	15F/2		269800	0	0	0	0	117800	152000	269800
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

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Block	Lot	Qual	Class	PRIOR Assessment	Land	NET CHANGE IN Impr	VALUE Exempt	NET CHANGE	Land	NEW Assessment Impr	Totl
609	4.01		4A	619000	0	953400	0	953400	369000	1203400	1572400
		Added	Assmt:	2025	0	953400					
609	8		4A	389100	0	203600	0	203600	234000	358700	592700
		Added	Assmt:	2025	0	203600					
610	2		4A	1100000	0	-100000	0	-100000	819700	180300	1000000
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
811	13		2	282600	0	-10200	0	-10200	111600	185800	272400
901	16		2	226100	0	0	8800	-8800	86200	139900	217300
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

# Preliminary Reconciliation Report

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Block	Lot	Qual	Class	PRIOR Assessment	Land	NET CHANGE IN VALUE Impr	Exempt	NET CHANGE	Land	NEW Assessment Impr	Totl
TOTAL NET CHANGE: (Excluding Railroad & Public Util)											
				-8400	Land	Total					
				+43192300	Impr	Total					
				-53800	Exmt	Total					
				+43237700	Net	Total					
				0	Total	Records Added					
				0	Total	Records Deleted					
				58	Total	Records Updated					
				0	Net Change	Total					
				\$1,863,900	Total Value of Added Assessments for 2025 (Please Verify w/AA Table of Aggregates)						

District: 15 ROSELLE PARK

HISTORY 1 TOTALS 2025

01/12/26

Class	Items	Land	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 - 01/12/26  
2025

Class	Items	Land	Impr	Exempt	Net	
1	29	6672900	0	0	6672900	
2	3300	362168900	474588100	281400	836475600	
3A	0	0	0	0	0	
3B	0	0	0	0	0	
4A	171	32142100	57406400	0	89548500	
4B	18	4334700	8701300	0	13036000	
4C	38	47841100	56850300	0	104691400	
RATABLES	3556	453159700	597546100	281400	1050424400	PRC
5A	25	0	0		0	
5B	3	0	0		0	
RAILROAD	28	0	0		0	
6A	1	100	5187		52	
6B	0	0	0		0	
6C	0	0	0		0	
PUB UTIL	1	100			52	
15A	7	15621300	26871800		42493100	
15B	0	0	0		0	
15C	68	12556700	5413700		17970400	
15D	9	3169400	4173600		7343000	
15E	0	0	0		0	
15F	25	15678300	152954200		168632500	
EXEMPT	109	47025700	189413300		236439000	

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
500185400	Total	Land
786959400	Total	Impr
281400	Total	Exmpt
1286863400	Total	Ratables and Exempts

	Prior	Current	Change	
Line Items:	3,665	3,665		Ok
Value Chg:	1,243,625,700	1,286,863,400	43,237,700	Ok

APPEAL/TAX LIST REPORT FOR 2025

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Mon Jan 13 2026 15:11:23

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 16862100	0 0 0 0	9936000 6926100 0 16862100	0 0 0 0	9936000 6926100 0 16862100
05/29/25 15-2500007L 6A	LEO, ROBERT & DOROTHY L 224 CHESTNUT ST	605	16	4A	178000 660200 0 838200	0 0 0 0	178000 660200 0 838200	0 0 0 0	178000 660200 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 950000	0 0 0 0	555000 395000 0 950000	0 0 0 0	555000 395000 0 950000
05/29/25 15-2500008L 6B	JARDINO DEVELOPMENT CORP 21 WESTFIELD AVE W	608	22	4A	293800 111000 0 404800	0 0 0 0	293800 111000 0 404800	0 0 0 0	293800 111000 0 404800
05/29/25 15-2500009L 6B	PRIMROSE LLC C/O JOSEPH TAMMA 33 WESTFIELD AVE W	608	23	4A	306000 217300 0 523300	0 0 0 0	306000 217300 0 523300	0 0 0 0	306000 217300 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 225000	0 0 0 0	207300 17700 0 225000	0 0 0 0	207300 17700 0 225000
05/29/25 15-2500004L 6A	GURWITZ, HARVEY & CLARK, ROSIL 122 WESTFIELD AVE EAST	913	6.01	4A	239000 564700 0 803700	0 0 0 0	239000 564700 0 803700	0 0 0 0	239000 564700 0 803700
05/29/25 15-2500002L 6A	CASTRO, JORGE A 325 WESTFIELD AVE E	1106	12	4A	202500 212500 0 415000	0 0 0 0	202500 212500 0 415000	0 0 0 0	202500 212500 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](http://www.njcourts.gov/courts/tax/docketed_lists.html)