

## Preliminary Reconciliation Report

19 UNION				12/12/25 Page 1							
Block	Lot	Qual	Class	PRIOR Assessment	Land	NET CHANGE IN Value Impr	Exempt	NET CHANGE	Land	NEW Assessment Impr	Total
PU	2		6A	1006353	0	-89	0	-91580	10289909	889	914773
105	17.31	C0031	15F/2	55000	0	0	0	0	15000	40000	55000
202	30	2	Added Assmt:	38600 2025	0	2100 2100	0	2100	16400	24300	40700
216	5	2	Added Assmt:	45000 2025	0	10900 10900	0	10900	21400	34500	55900
401	4	2	Added Assmt:	42000 2025	-10200 0	-6900 1300*	0	-17100	10200	14700	24900
401	4	X	15F	0	10200	12100	0	22300	10200	12100	22300 NEW RECORD
401	22	2		49100	0	2200	0	2200	20300	31000	51300
502	30		15F/2	43000	0	0	0	0	20000	23000	43000
508	16	2	Added Assmt:	47200 2025	0	2000 2000	0	2000	20800	28400	49200
509	21		15F/2	63500	0	0	0	0	21200	42300	63500
701	6	2	Added Assmt:	43200 2025	0	6800 6800	0	6800	20100	29900	50000
707	4	2	Added Assmt:	50800 2025	0	8300 8300	0	8300	20400	38700	59100
709	43	2		57000	0	1400	0	1400	20700	37700	58400
712	24	2		54500	0	-10000	0	-10000	21000	23500	44500
801	19	2	Added Assmt:	42400 2025	0	24900 24900	0	24900	16000	51300	67300
803	54		15F/2	49800	0	0	0	0	22100	27700	49800
803	59	2	Added /15F Assmt:	46500 2025	0 20300	0 26200*	0	0	20300	26200	46500
905	32	2	Added Assmt:	43300 2025	0	5100 5100	0	5100	20000	28400	48400
1002	3	2	Added Assmt:	51300 2025	0	2400 2400	0	2400	20800	32900	53700
1004	19	2		45400	0	6300	0	6300	20000	31700	51700
1005	19	2	Added Assmt:	46400 2025	0	18400 18400	0	18400	20300	44500	64800
1006	3	2	Added Assmt:	49000 2025	0	10300 10300	0	10300	20000	39300	59300
1006	6		15F/2	42600	0	0	0	0	20000	22600	42600
1009	23	2	Added Assmt:	43700 2025	0	9800 9800	0	9800	21200	32300	53500
1017	1		4A	400000	0	-57300	0	-57300	227400	115300	342700
1101	50	2	Added Assmt:	49400 2025	0	29900 29900	0	29900	22100	57200	79300
1111	22	2		45900	0	2600	0	2600	20600	27900	48500
1111	30	2	Added Assmt:	57900 2025	0	5400 5400	0	5400	21500	41800	63300
1204	43.01	2	Added Assmt:	60500 2025	0	5500 5500	0	5500	21200	44800	66000

## Preliminary Reconciliation Report

19 UNION												12/12/25 Page 2	
Block	Lot	Qual	Class	PRIOR Assessment	Land	NET CHANGE IN Value	Impr	Exempt	NET CHANGE	Land	NEW Assessment	Impr	Tot I
1208	14		15F/2	59100	0	0	0	0	0	21800	37300		59100
1217	25	2		47300	0	2100	0	2100	2100	20400	29000		49400
		Added	Assmt:	2025	0	2100							
		Added	Assmt:	2024	0	2100							
1218	5	2		51600	0	34700	0	34700	34700	20900	65400		86300
		Added	Assmt:	2025	0	34700							
1219	4	2		48400	0	17600	0	17600	17600	22400	43600		66000
		Added	Assmt:	2025	0	17600							
1305	30	2		43100	0	2800	0	2800	2800	20000	25900		45900
		Added	Assmt:	2025	0	2800							
1306	35	4A		98300	0	-35900	0	-35900	-35900	41100	21300		62400
1311	31	2		50400	0	5700	0	5700	5700	22100	34000		56100
		Added	Assmt:	2025	0	5700							
1402	16	2		40500	0	4400	0	4400	4400	16000	28900		44900
1403	1	15F/2		48500	0	0	0	0	0	19200	29300		48500
1406	27.01	4C /4A		659700	0	0	0	0	0	200000	459700		659700
1501	48	2		60900	0	14400	0	14400	14400	22500	52800		75300
		Added	Assmt:	2025	0	14400							
1503	9	2		32600	0	5700	0	5700	5700	15200	23100		38300
		Added	Assmt:	2025	0	5700							
1601	17	2		47300	0	19800	0	19800	19800	19900	47200		67100
		Added	Assmt:	2025	0	19800							
1704	9.01	4A		5126000	0	-276000	0	-276000	-276000	1953000	2897000		4850000
1704	62.03	4A /1		265000	0	733700	0	733700	733700	265000	733700		998700
		Added	Assmt:	2025	0	733700							
1704	103	2		68000	0	-10000	0	-10000	-10000	21600	36400		58000
2112	11	15F/2		51400	0	0	0	0	0	21100	30300		51400
2112	18	15F/2		54600	0	0	0	0	0	21900	32700		54600
2116	23	2		43900	0	7400	0	7400	7400	20800	30500		51300
		Added	Assmt:	2025	0	7400							
		Added	Assmt:	2024	0	7400							
2116	28	2		44200	0	1500	0	1500	1500	20100	25600		45700
		Added	Assmt:	2025	0	1500							
2210	2.01	4A		100000	0	-4600	0	-4600	-4600	41600	53800		95400
2302	5.01	4A		959500	0	-201500	0	-201500	-201500	245100	512900		758000
2307	16	2		42400	0	14100	0	14100	14100	20100	36400		56500
		Added	Assmt:	2025	0	14100							
2405	30	15F/2		43900	0	0	0	0	0	16000	27900		43900
2407	33	2		35100	0	19000	0	19000	19000	16000	38100		54100
		Added	Assmt:	2025	0	19000							
2409	2	2		70200	-20700	-48800	0	-69500	-69500	200	500		700
2409	2	X	15F	0	20800	48700	0	69500	69500	20800	48700		69500 NEW RECORD
2503	27	2		45900	0	4500	0	4500	4500	20400	30000		50400
		Added	Assmt:	2025	0	4500							
		Added	Assmt:	2024	0	4500							

# Preliminary Reconciliation Report

19 UNION

12/12/25 Page 3

Block	Lot	Qual	Class	PRIOR Assessment	Land	NET CHANGE IN Impr	VALUE Exempt	NET CHANGE	Land	NEW Assessment Impr	Tot I
2504	1		4A	110200	0	-26100	0	-26100	27500	56600	84100
2504	26		2	45400	0	2300	0	2300	20000	27700	47700
2505	13		15F/2	44800	0	0	0	0	21000	23800	44800
2508	36		2	37100	0	3600	0	3600	15600	25100	40700
		Added	Assmt:	2025	0	3600					
		Added	Assmt:	2024	0	3600					
2509	8		2	42100	0	5200	0	5200	16900	30400	47300
		Added	Assmt:	2025	0	5200					
2509	10		2	34700	0	12200	0	12200	16900	30000	46900
		Added	Assmt:	2025	0	6100*					
2513	2		2	47400	0	18500	0	18500	20400	45500	65900
		Added	Assmt:	2025	0	18500					
2602	31		2	56100	0	4400	0	4400	21600	38900	60500
2604	20		2	50800	0	2500	0	2500	21500	31800	53300
2609	13		4A	38900	0	-7400	0	-7400	18600	12900	31500
2703	20		15F/2	40400	0	0	0	0	16000	24400	40400
2711	2		2	39300	0	2100	0	2100	16000	25400	41400
2916	3		15F/2	42400	0	0	0	0	18400	24000	42400
3001	9		2	38600	0	1900	0	1900	18800	21700	40500
3101	33		1 /4A	80000	0	-10000	0	-10000	70000	0	70000
3104	22.01		15F/2	71700	0	0	0	0	23600	48100	71700
3203	26		2	49300	0	9600	0	9600	21500	37400	58900
		Added	Assmt:	2025	0	9600					
3206	1.01		4A	581700	0	-70000	0	-70000	374000	137700	511700
3306	9.01		4A	215000	0	-65400	0	-65400	139900	9700	149600
3403	2		4A	520000	0	-50000	0	-50000	284100	185900	470000
3405	2.01		4A	326500	0	-51500	0	-51500	181800	93200	275000
3406	2		4A /1	107100	0	147200	0	147200	107100	147200	254300
		Added	Assmt:	2025	0	147200					
3407	3		4A	360000	0	-66600	0	-66600	169900	123500	293400
3409	47		4A	217500	0	-62500	0	-62500	84900	70100	155000
3503	38		2	44300	0	3000	0	3000	20400	26900	47300
		Added	Assmt:	2025	0	3000					
3606	22		2	44200	0	26200	0	26200	20100	50300	70400
		Added	Assmt:	2025	0	26200					
3609	43		2	41700	0	19300	0	19300	20400	40600	61000
		Added	Assmt:	2025	0	19300					
		Added	Assmt:	2024	0	19300					
3701	2.01		15C/4B	192700	0	0	0	0	181200	11500	192700
3702	1		15C/4A	334800	0	0	0	0	256600	78200	334800
3801	78		2	42700	0	2200	0	2200	19200	25700	44900
3805	15		2	47600	0	2200	0	2200	20400	29400	49800
3909	24		15F/2	54100	0	0	0	0	20000	34100	54100

# Preliminary Reconciliation Report

19 UNION												12/12/25 Page 4	
Block	Lot	Qual	Class	PRIOR Assessment	Land	NET CHANGE IN Value	Impr	Exempt	NET CHANGE	Land	NEW Assessment Impr	Totl	
4108	7	2	Assmt:	64200	0	8800	0	0	8800	20900	52100	73000	PARTIAL REM'D
		Added		2025	0	8800							
4112	8.01	2	/1	19500	0	62300	0	0	62300	19500	62300	81800	
		Added	Assmt:	2025	0	62300							
4113	19	15F/2		62900	0	0	0	0	0	21200	41700	62900	
4201	13	2	Assmt:	39700	0	18900	0	0	18900	20500	38100	58600	
		Added		2025	0	18900							
4214	18	15F/4A		250000	-199900	-50000	0	0	-249900	100	0	100	
4214	18.01	C0001 4A		279000	0	-192000	0	0	-192000	39000	48000	87000	
		Added	Assmt:	2025	0	48000*							
4214	18.02	C0002 4C		161000	0	197900	0	0	197900	161000	197900	358900	
		Added	Assmt:	2025	0	197900							
4214	22	4A		196000	0	128200	0	0	128200	128200	196000	324200	
		Added	Assmt:	2025	0	128200							
4219	15	2	Assmt:	37800	0	2900	0	0	2900	15400	25300	40700	
		Added		2025	0	2900							
4219	30	4A		65000	-10000	-22500	0	0	-32500	10000	22500	32500	
4219	30	X 15D		0	10000	22500	0	0	32500	10000	22500	32500	NEW RECORD
4301	11	2	Assmt:	51600	0	5600	0	0	5600	21900	35300	57200	
		Added		2025	0	5600							
4403	3	2		38900	0	2300	0	0	2300	20000	21200	41200	
4407	70	2	/15F	56600	0	0	0	0	0	20100	36500	56600	
		Added	Assmt:	2025	20100	36500*							
4409	15	2	Assmt:	40500	0	37800	0	0	37800	20600	57700	78300	
		Added		2025	0	37800							
4410	17	2	Assmt:	64400	0	21900	0	0	21900	22200	64100	86300	
		Added		2025	0	21900							
		Added	Assmt:	2024	0	21900							
4411	11	2	Assmt:	43400	0	12800	0	0	12800	20500	35700	56200	
		Added		2025	0	12800							
4411	23	2	Assmt:	44400	0	20600	0	0	20600	21700	43300	65000	
		Added		2025	0	20600							
		Added	Assmt:	2024	0	20600							
4413	11.01	2	/1	20300	0	71000	0	0	71000	20300	71000	91300	
		Added	Assmt:	2025	0	71000							
4416	38	2	Assmt:	48400	0	11700	0	0	11700	22000	38100	60100	
		Added		2025	0	11700							
4506	16	2	Assmt:	54600	0	3300	0	0	3300	18200	39700	57900	
		Added		2025	0	3300							
		Added	Assmt:	2024	0	3300							
4810	1	4A		120000	-20000	0	0	0	-20000	80000	20000	100000	
4810	9	2	Assmt:	30000	0	18900	0	0	18900	11000	37900	48900	
		Added		2025	0	18900							
4811	54	2		14900	-5100	-6800	0	0	-11900	1300	1700	3000	
4811	54	X 15F		14800	5100	6800	0	0	11900	11400	15300	26700	
4813	3	2	/15F	39200	0	0	0	0	0	15000	24200	39200	
		Added	Assmt:	2025	15000	24200*							

## Preliminary Reconciliation Report

19 UNION				12/12/25 Page 5								
Block	Lot	Qual	Class	PRIOR Assessment	Land	NET CHANGE IN Impr	VALUE Exempt	NET CHANGE	Land	NEW Assessment Impr	Tot I	
4813	13	2		42900	0	6100	0	6100	14400	34600	49000	
		Added	Assmt:	2025	0	6100						
		Added	Assmt:	2024	0	6100						
4815	2		15F/2	42100	0	0	0	0	15000	27100	42100	
4907	12		15F/2	38500	0	0	0	0	14100	24400	38500	
4910	4	2		44100	0	2200	0	2200	20500	25800	46300	
		Added	Assmt:	2025	0	2200						
		Added	Assmt:	2024	0	2200						
4914	30		4A	65100	0	-8300	0	-8300	18400	38400	56800	
5001	6	2		31200	0	2600	0	2600	15400	18400	33800	
		Added	Assmt:	2025	0	2600						
5002	3		15F/2	42400	0	0	0	0	20900	21500	42400	
5009	6.306	C0306	15F/2	44600	0	0	0	0	12000	32600	44600	
5012	11	2		49800	0	2300	0	2300	20400	31700	52100	
5012	12	2		44500	0	1600	0	1600	20000	26100	46100	
		Added	Assmt:	2025	0	1600						
5106	33	2		43900	0	3600	0	3600	20300	27200	47500	
		Added	Assmt:	2025	0	3600						
5202	37	2 / 15F		46700	0	0	0	0	20500	26200	46700	
		Added	Assmt:	2025	20500	26200*						
		Added	Assmt:	2024	20500	26200*						
5212	29	2		43300	0	27400	0	27400	14400	56300	70700	
		Added	Assmt:	2025	0	27400						
5401	20	2		33800	0	3500	0	3500	14000	23300	37300	
5601	2.01		4A	272500	0	-76900	0	-76900	80000	115600	195600	
5609	42		15F/2	41900	0	0	0	0	19600	22300	41900	
5701	14	2		22400	0	9200	0	9200	10000	21600	31600	
5708	2	1 / 15C		5400	0	0	0	0	5400	0	5400	
		Added	Assmt:	2025	5400	0						
5801	4	2		32800	0	13500	0	13500	12400	33900	46300	
		Added	Assmt:	2025	0	13500						
		Added	Assmt:	2024	0	13500						
5801	17	2		30100	0	2800	0	2800	13700	19200	32900	
5802	9	2		38000	0	-5200	0	-5200	15200	17600	32800	
5807	31		15F/2	39300	0	0	0	0	17200	22100	39300	
5810	43		15F/1	16000	0	0	0	0	16000	0	16000	
5810	43	C0001 2		0	8000	45500	0	53500	8000	45500	53500	NEW RECORD
		Added	Assmt:	2025	0	45500*						
5810	43	C0002 2		0	8000	45500	0	53500	8000	45500	53500	NEW RECORD
		Added	Assmt:	2025	0	45500*						
5811	39.01	2		0	10800	18800	0	29600	10800	18800	29600	NEW RECORD
5811	50.01	2		0	7300	56900	0	64200	7300	56900	64200	NEW RECORD
5813	14	2		36000	-6300	-11700	0	-18000	6200	11800	18000	
5813	14	X	15F	0	6300	11700	0	18000	6300	11700	18000	NEW RECORD

## 19 UNION

Block	Lot	Qual	Class	PRIOR Assessment	Land	NET CHANGE IN VALUE Impr	Exempt	NET CHANGE	Land	NEW Assessment Impr	Total
-------	-----	------	-------	------------------	------	-----------------------------	--------	------------	------	------------------------	-------

-185700	Land	Total
+838400	Impr	Total
+0	Exmt	Total
+652700	Net	Total

```

      8  Total Records Added
      0  Total Records Deleted
    135  Total Records Updated

```

\$2,277,800 Total Value of Added Assessments for 2025  
(Please Verify w/AA Table of Aggregates)

District: 19 UNION

12/12/25

DISTRICT 14 UNION						HISTORY 1 TOTALS 2025		12/12/25	
Class	Items	Land	Impr	Exempt	Net				
1	283	9195300	0	0	9195300				
2	16132	296323300	454079200	0	750402500				
3A	0	0	0	0	0				
3B	0	0	0	0	0				
4A	704	77855600	103494700	0	181350300				
4B	187	27437700	37225000	79100	64583600				
4C	50	8787300	16175600	0	24962900				
RATABLES	17356	419599200	610974500	79100	1030494600	2025			
5A	5	0	0		0				
5B	6	0	0		0				
RAILROAD	11	0	0		0				
6A	1	10289909	978		1006353				
6B	0	0	0		0				
6C	0	0	0		0				
PUB UTIL	1	10289909			1006353				
15A	12	9438200	17969100		27407300				
15B	4	2201700	5060500		7262200				
15C	339	58239300	61721000		119960300				
15D	96	7778000	15599300		23377300				
15E	9	7136700	3919100		11055800				
15F	278	3957600	56822900		60780500				
EXEMPT	738	88751500	161091900		249843400				
Deduction		Qty	Amount						
SENIOR		132	33000						
SURVIVING SPOUSE		6	1500						
DISABLED PERSON		23	5750						
VETERAN		350	17500						
WIDOW OF VET		175	8750						
Exemption		Amount							
E		79100							
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							
18094		Total	Items Ratable and Exempt						
508350700		Total	Land						
772066400		Total	Impr						
79100		Total	Exmpt						
1280338000		Total	Ratables and Exempts						

District: 19 UNION

PRELIMINARY TAX LIST TOTALS - 12/12/25  
2025

Class	Items	Land	Impr	Exempt	Net	
1	280	8842800	0	0	8842800	
2	16120	296013500	454397200	0	750410700	
3A	0	0	0	0	0	
3B	0	0	0	0	0	
4A	702	77471100	102631400	0	180102500	
4B	186	27256500	37213500	79100	64390900	
4C	51	8987300	16833200	0	25820500	
RATABLES	17339	418571200	611075300	79100	1029567400	PRC
5A	5	0	0	0	0	
5B	6	0	0	0	0	
RAILROAD	11	0	0	0	0	
6A	1	10289909	889	0	914773	
6B	0	0	0	0	0	
6C	0	0	0	0	0	
PUB UTIL	1	10289909	0	0	914773	
15A	12	9438200	17969100	0	27407300	
15B	4	2201700	5060500	0	7262200	
15C	340	58671700	61810700	0	120482400	
15D	97	7788000	15621800	0	23409800	
15E	9	7136700	3919100	0	11055800	
15F	301	4357500	57448300	0	61805800	
EXEMPT	763	89593800	161829500	0	251423300	

Deduction	Qty	Amount
SENIOR	131	32750
SURVIVING SPOUSE	6	1500
DISABLED PERSON	24	6000
VETERAN	315	78750
WIDOW OF VET	159	39750

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

18102	Total	Items	Ratable and Exempt
508165000	Total	Land	
772904800	Total	Impr	
79100	Total	Exmpt	
1280990700	Total	Ratables and Exempts	

	Prior	Current	Change	
Line Items:	18,094	18,102	8	Ok
Value Chg:	1,280,338,000	1,280,990,700	652,700	Ok



Fri Dec 13 2025 18:04:47

District: 19 UNION

Judged

Appeal#

Appeal#	Owner / Property Location	Block	Lot	Cl	Assessed	Added	Judged	Tax Ct	Tax List
05/29/25 19-2500077A 6A	THE CRESCENT GROUP, LLC 1000 FLORAL AVE	302	6.01	4B	606800 1026900 0	0 0 0	606800 1026900 0	0 0 0	606800 1026900 0
05/29/25 19-2500056A 6B	410 CLERMONT REALTY LLC % M & 410 CLERMONT TERR	405	72	4B	349100 215900 0	0 0 0	349100 215900 0	0 0 0	349100 215900 0
05/29/25 19-2500058A 3	ARMOUTH LEVY LLC 825-829 LEHIGH AVE	504	1	4B	152500 237500 0	0 0 0	120000 380000 0	0 0 0	152500 237500 0
05/29/25 19-2500062A 6B	RLK HOLDINGS, LTD 835 LEHIGH AVE	504	2.01	4B	191700 189900 0	0 0 0	191700 189900 0	0 0 0	191700 189900 0
05/29/25 19-2500060A 6B	SUMMIT METRO 7006 LLC 777 LEHIGH AVE	605	1	4B	403900 596100 0	0 0 0	403900 596100 0	0 0 0	403900 596100 0
05/29/25 19-2500005L 3	FARRONAY, ROBERTH & LAURA 548 LEHIGH AVE	712	24	2	21000 33500 0	0 0 0	21000 23500 0	0 0 0	21000 23500 0
05/29/25 19-2500026L 3	PANDEM ENTERPRISES INC 327 CHESTNUT ST	1017	1	4A	227400 172600 0	0 0 0	227400 115300 0	0 0 0	227400 115300 0
05/29/25 19-2500010L 6A	AGA MANAGEMENT, LLC 1416 MORRIS AVE	1304	2	4A	109300 50700 0	0 0 0	109300 50700 0	0 0 0	109300 50700 0
05/29/25 19-2500003L 6A	ZELECHOWSKI, ANTONI 1496 MORRIS AVE	1306	20	4A	34800 52700 0	0 0 0	34800 52700 0	0 0 0	34800 52700 0
05/29/25 19-2500004L 6A	ZELECHOWSKI, ANTONI 1492 MORRIS AVE	1306	21	4A	34800 52700 0	0 0 0	34800 52700 0	0 0 0	34800 52700 0
05/29/25 19-2500020L 3	ALMONACY, PIERRE E 1466 MORRIS AVE	1306	35	4A	41100 57200 0	0 0 0	41100 21300 0	0 0 0	41100 21300 0
05/29/25 19-2500039L 6B	MORRISTOWN PLAZA-1435 MORRIS A	1608	16	4A	111200 238800 0	0 0 0	111200 238800 0	0 0 0	111200 238800 0
05/29/25 19-2500071A 6B	TOWNLEY PROPERTY MANAGEMENT LL	1608	20	4C	219900 329700 0	0 0 0	219900 329700 0	0 0 0	219900 329700 0
05/29/25 19-2500043L 2B	NEPOMUCENO, ELPIDIO 1025 KINGSWOOD RD	1704	16	2	20600 51700 0	0 0 0	20600 51700 0	0 0 0	20600 51700 0
05/29/25 19-2500025L 3	NEVES, ALEX 1182 ERHARDT ST	1704	103	2	21600 46400 0	0 0 0	21600 36400 0	0 0 0	21600 36400 0
					68000	0	58000	0	58000

Fri Dec 13 2025 18:04:47

District: 19 UNION

Judged

Appeal#	Owner / Property Location	Block	Lot	Cla	Assessed	Added	Judged	Tax Ct	Tax List
05/29/25 19-2500078D 2B	EVANS, MICHAEL G JR - EVANS, A 1236 ERHARDT ST	1809	22	2	20000 35800 0 55800	0 0 0 0	20000 35800 0 55800	0 0 0 0	20000 35800 0 55800
05/29/25 19-2500044L 2B	GREENE, TIMOTHY 133 PARKSIDE DR	1905	1.02	2	19000 40800 0 59800	0 0 0 0	19000 40800 0 59800	0 0 0 0	19000 40800 0 59800
05/29/25 19-2500059A 3	1565 U AVE LLC 1565 UNION AVE	2005	2	4B	63100 89900 0 153000	0 0 0 0	63100 171900 0 235000	0 0 0 0	63100 89900 0 153000 *
05/29/25 19-2500037L 3	LIN 1331 MANAGEMENT LLC 1331-35 STUYVESANT AVE	2210	2.01	4A	41600 58400 0 100000	0 0 0 0	41600 53800 0 95400	0 0 0 0	41600 53800 0 95400
05/29/25 19-2500018L 3	1255 STUYVESANT AVE % SREMG LL 1225-1255 STUYVESANT AVE	2302	5.01	4A	245100 714400 0 959500	0 0 0 0	245100 512900 0 758000	0 0 0 0	245100 512900 0 758000
05/29/25 19-2500073A 6B	GL EXPRESS OF UNION LLC 1849 MORRIS AVE	2314	15	4A	40000 55000 0 95000	0 0 0 0	40000 55000 0 95000	0 0 0 0	40000 55000 0 95000
05/29/25 19-2500031L 6A	MORRIS AND CENTER AVENUE, LLC%G 1899-1905 MORRIS AVE	2317	8.01	4A	38800 86200 0 125000	0 0 0 0	38800 86200 0 125000	0 0 0 0	38800 86200 0 125000
05/29/25 19-2500021L 3	OPTIMUM ENVIRONMENTAL SOLUTION 477 CHESTNUT ST	2504	1	4A	27500 82700 0 110200	0 0 0 0	27500 56600 0 84100	0 0 0 0	27500 56600 0 84100
05/29/25 19-2500028L 6A	BOFFARD HOLDINGS II, LLC 441 CHESTNUT ST	2505	1	4A	90000 185000 0 275000	0 0 0 0	90000 185000 0 275000	0 0 0 0	90000 185000 0 275000
05/29/25 19-2500027L 6A	BOFFARD HOLDINGS I, LLC 439 CHESTNUT ST	2505	3	4A	25000 32000 0 57000	0 0 0 0	25000 32000 0 57000	0 0 0 0	25000 32000 0 57000
05/29/25 19-2500035D 2B	GHANNOUM, HANA 2093 GALLOPING HILL RD	2601	3	2	20000 43900 0 63900	0 0 0 0	20000 43900 0 63900	0 0 0 0	20000 43900 0 63900
05/29/25 19-2500022L 3	500 CHESTNUT PROPERTY LLC 500 CHESTNUT ST	2609	13	4A	18600 20300 0 38900	0 0 0 0	18600 12900 0 31500	0 0 0 0	18600 12900 0 31500
05/29/25 19-2500013L 6A	GARG PROPERTIES, LLC 2052 MORRIS AVE	2902	1.01	4A	113600 97600 0 211200	0 0 0 0	113600 97600 0 211200	0 0 0 0	113600 97600 0 211200
05/29/25 19-2500009L 6A	985 STUYVESANT AVE, LLC 985 STUYVESANT AVE	2904	2.01	4A	72100 73900 0 146000	0 0 0 0	72100 73900 0 146000	0 0 0 0	72100 73900 0 146000
05/29/25 19-2500002L 6B	JULMAR PROPERTIES, LC % M HYMAN 950 W CHESTNUT ST C0002	3001	2.02	4A	63200 154300 0 217500	0 0 0 0	63200 154300 0 217500	0 0 0 0	63200 154300 0 217500

Fri Dec 13 2025 18:04:47

District: 19 UNION

Judged

Appeal#	Owner / Property Location	Block	Lot	Cla	Assessed	Added	Judged	Tax Ct	Tax List
05/29/25 19-2500017L 3	JEROME INVESTMENTS, LLC 2319 ROUTE 22, CENTER	3206	1.01	4A	374000 207700 0 581700	0 0 0 0	374000 137700 0 511700	0 0 0 0	374000 137700 0 511700
05/29/25 19-2500064A 6A	RLIF EAST 5 LLC C/O ARAMARK 1040 GELB AVE	3210	10	4B	54900 58000 0 112900	0 0 0 0	54900 58000 0 112900	0 0 0 0	54900 58000 0 112900
05/29/25 19-2500065A 6A	RLIF EAST 5 LLC C/O RYAN, LLC 1060 GELB AVE	3210	11	4B	126100 136000 0 262100	0 0 0 0	126100 136000 0 262100	0 0 0 0	126100 136000 0 262100
05/29/25 19-2500079L 6A	2269 RT 22 UNION, LLC 2269 ROUTE 22, WEST	3211	2	4A	85000 132600 0 217600	0 0 0 0	85000 132600 0 217600	0 0 0 0	85000 132600 0 217600
05/29/25 19-2500061A 6B	2410 IORIO COURT LLC 2410 IORIO ST	3303	7	4B	125000 135000 0 260000	0 0 0 0	125000 135000 0 260000	0 0 0 0	125000 135000 0 260000
05/29/25 19-2500012L 6A	DEDES REALTY, LLC 2466 ROUTE 22, CENTER	3305	4	4A	195900 191900 0 387800	0 0 0 0	195900 191900 0 387800	0 0 0 0	195900 191900 0 387800
05/29/25 19-2500036L 3	WHITE CASTLE % CASS PYMT PROCE 2458 ROUTE 22, EAST 2024 TAX COURT APPEAL TO BE WITHDRAWN, 2026 AV TO NOT EXCEED \$110,000. FREEZE ACT FOR 2027 & 2028	3306	9.01	4A	139900 75100 0 215000	0 0 0 0	139900 9700 0 149600	0 0 0 0	139900 9700 0 149600
05/29/25 19-2500011L 6A	BAPU CORP C/O HARSHAD PATEL 2705 ROUTE 22, WEST	3402	2.01	4A	825000 100000 0 925000	0 0 0 0	825000 100000 0 925000	0 0 0 0	825000 100000 0 925000
05/29/25 19-2500024X 7	BAPU CORP C/O HARSHAD PATEL 2705 ROUTE 22, WEST	3402	2.01	4A	825000 100000 0 925000	0 0 0 0	825000 100000 0 925000	0 0 0 0	825000 100000 0 925000
05/29/25 19-2500030L 6A	BRETTLER, CAROLYN 2565 ROUTE 22, WEST	3402	12	4A	125000 339100 0 464100	0 0 0 0	125000 339100 0 464100	0 0 0 0	125000 339100 0 464100
05/29/25 19-2500075A 6B	R AND S REALTIES LLC 24 MONROE ST	3402	16	4B	43300 52700 0 96000	0 0 0 0	43300 52700 0 96000	0 0 0 0	43300 52700 0 96000
05/29/25 19-2500057A 6B	1080 GARDEN STATE ROAD LLC 1080 GARDEN STATE RD	3402	27	4B	163700 246300 0 410000	0 0 0 0	163700 246300 0 410000	0 0 0 0	163700 246300 0 410000
05/29/25 19-2500045L 2B	ENNIS, RENEE M - MICHAEL, DONA 37 PROGRESS ST	3402	33	4B	86000 36000 0 122000	0 0 0 0	86000 36000 0 122000	0 0 0 0	86000 36000 0 122000
05/29/25 19-2500076L 3	PJN CORP % PEP BOYS 2525 ROUTE 22, WEST	3403	2	4A	284100 235900 0 520000	0 0 0 0	284100 185900 0 470000	0 0 0 0	284100 185900 0 470000
05/29/25 19-2500038L 3	CLAYTON HOLDING CO % MANDELBAU 2500 ROUTE 22, CENTER	3405	2.01	4A	181800 144700 0 326500	0 0 0 0	181800 93200 0 275000	0 0 0 0	181800 93200 0 275000

Fri Dec 13 2025 18:04:47

District: 19 UNION

Judged

Appeal#	Owner / Property Location	Block	Lot	Cla	Assessed	Added	Judged	Tax Ct	Tax List
05/29/25 19-2500001L 6A	POP REALTY CORP 2491 ROUTE 22,CENTER	3405	11.01	4A	159400 269800 0	0 0 0	159400 269800 0	0 0 0	159400 269800 0
05/29/25 19-2500069A 7	NEWARK-JERSEY CO UNION 22LLC 2460 ROUTE 22,CENTER	3406	1	4A	135200 56800 0	0 0 0	135200 56800 0	0 0 0	135200 56800 0
05/29/25 19-2500080X 5A	NEWARK-JERSEY CO UNION 22LLC 2460 ROUTE 22,CENTER	3406	1	4A	135200 56800 0	0 0 0	135200 56800 0	0 0 0	135200 56800 0
05/29/25 19-2500040L 6A	RPRL UNION 22 LLC C/O RED LOBS 2520 ROUTE 22,CENTER	3406	5	4A	315300 279000 0	0 0 0	315300 279000 0	0 0 0	315300 279000 0
05/29/25 19-2500042L 3	SLJ OF UNION NJ LLC 2706 ROUTE 22,CENTER	3407	3	4A	169900 190100 0	0 0 0	169900 123500 0	0 0 0	169900 123500 0
05/29/25 19-2500070A 6B	JEMAL'S DAILY VITAMIN LLC 2702 ROUTE 22,CENTER	3407	5	4A	78600 121300 0	0 0 0	78600 121300 0	0 0 0	78600 121300 0
05/29/25 19-2500033L 3	MARRONE, MARGARET C/O UNION CH 2568 ROUTE 22,EAST	3409	47	4A	84900 132600 0	0 0 0	84900 70100 0	0 0 0	84900 70100 0
05/29/25 19-2500046L 2B	GALANTE FRANK, VICTOR & STEVE 2800 MORRIS AVE	3613	19.01	4A	114000 101000 0	0 0 0	114000 101000 0	0 0 0	114000 101000 0
05/29/25 19-2500067A 6A	2461 IORIO OWNER LLC 2461 IORIO ST	3701	9.01	4B	114000 56000 0	0 0 0	114000 56000 0	0 0 0	114000 56000 0
05/29/25 19-2500068A 3	RAHWAY ESTATES LLC 581 RAHWAY AVE	3702	5	4B	119900 217300 0	0 0 0	119900 355100 0	0 0 0	119900 217300 0
05/29/25 19-2500014L 6A	HUNDAL OF UNION LP 2444 MORRIS AVE	3911	1	4A	190000 375000 0	0 0 0	190000 375000 0	0 0 0	190000 375000 0
05/29/25 19-2500008L 6A	2424 HUNDAL, LLC 2424 MORRIS AVE	3911	11.01	4A	150400 189600 0	0 0 0	150400 189600 0	0 0 0	150400 189600 0
05/29/25 19-2500007L 6A	2414 HUNDAL, LLC 2414 MORRIS AVE-BLDG 1	3911	27	4A	94300 205700 0	0 0 0	94300 205700 0	0 0 0	94300 205700 0
05/29/25 19-2500029L 6A	BOFFARD HOLDINGS, LLC 2360 MORRIS AVE	3913	24	4A	52200 85500 0	0 0 0	52200 85500 0	0 0 0	52200 85500 0
05/29/25 19-2500074L 6A	KRATT, WILLIAM V & SIEGLINDE M 879 RAHWAY AVE	3915	8.01	4A	98700 363300 0	0 0 0	98700 363300 0	0 0 0	98700 363300 0
					462000	0	462000	0	462000

Fri Dec 13 2025 18:04:47

District: 19 UNION

Judged

Appeal#	Owner / Property Location	Block	Lot	Cla	Assessed	Added	Judged	Tax Ct	Tax List
05/29/25 19-2500053A 3	FIVE-III-NJ1 LLC 1000 BRIGHTON ST	4001	2	4B	95000 205000 0 300000	0 0 0 0	95000 455900 0 550900	0 0 0 0	95000 205000 0 300000 *
05/29/25 19-2500052L 6B	ESDALE, KENNETH 2148 MORRIS AVE	4114	1	4A	325800 273100 0 598900	0 0 0 0	325800 273100 0 598900	0 0 0 0	325800 273100 0 598900
05/29/25 19-2500050L 6A	SALAZAR DEVELOPMENT, LLC 2226 MORRIS AVE	4115	10	4A	26500 53500 0 80000	0 0 0 0	26500 53500 0 80000	0 0 0 0	26500 53500 0 80000
05/29/25 19-2500051L 6A	SALAZAR DEVELOPMENT, LLC 2222 MORRIS AVE	4115	11	4A	27500 62500 0 90000	0 0 0 0	27500 62500 0 90000	0 0 0 0	27500 62500 0 90000
05/29/25 19-2500047L 2B	2029 MORRIS AVENUE LLC 2029 MORRIS AVE	4214	6.01	4A	109800 129100 0 238900	0 0 0 0	109800 129100 0 238900	0 0 0 0	109800 129100 0 238900
05/29/25 19-2500041L 6A	ALFIERI-2401 MORRIS AVE ASSOCI 2401 MORRIS AVE	4303	17	4A	237500 230000 0 467500	0 0 0 0	237500 230000 0 467500	0 0 0 0	237500 230000 0 467500
05/29/25 19-2500015L 6A	RUKH UNION, LLC 2343 MORRIS AVE	4303	21.01	4A	235600 325900 0 561500	0 0 0 0	235600 325900 0 561500	0 0 0 0	235600 325900 0 561500
05/29/25 19-2500054A 6A	CE DE CANDY INC 1091 LOUSONS RD	4303	31	4B	207600 512400 0 720000	0 0 0 0	207600 512400 0 720000	0 0 0 0	207600 512400 0 720000
05/29/25 19-2500072A 6B	VNO 2445 SPRINGFIELD AVE%ECOVA 2445 SPRINGFIELD AVE	4607	1	4A	1408400 2432900 0 3841300	0 0 0 0	1408400 2432900 0 3841300	0 0 0 0	1408400 2432900 0 3841300
05/29/25 19-2500034L 3	LUKOIL NORTH AMERICA, LLC 2200 SPRINGFIELD AVE	4810	1	4A	100000 20000 0 120000	0 0 0 0	80000 20000 0 100000	0 0 0 0	80000 20000 0 100000
05/29/25 19-2500023L 3	2229 SPRINGFIELD AF LLC 2229 SPRINGFIELD AVE	4914	30	4A	18400 46700 0 65100	0 0 0 0	18400 38400 0 56800	0 0 0 0	18400 38400 0 56800
05/29/25 19-2500006D 7	ROBERTS, YVETTE 2964 ABERDEEN RD	5104	21	2	20300 29300 0 49600	0 0 0 0	20300 29300 0 49600	0 0 0 0	20300 29300 0 49600
05/29/25 19-2500032D 5A	ILAGAN, NELSON & NOEMI R 1219 SHETLAND DR	5105	5	2	20500 29500 0 50000	0 0 0 0	20500 29500 0 50000	0 0 0 0	20500 29500 0 50000
05/29/25 19-2500048L 2B	SAID, AYMAN S & LILIAN B 1238 STUYVESANT AVE	5207	14	4A	17500 24100 0 41600	0 0 0 0	17500 24100 0 41600	0 0 0 0	17500 24100 0 41600
05/29/25 19-2500016L 6A	HENKEL, CARL & MARSHA 1276 STUYVESANT AVE	5212	19	4A	27000 22400 0 49400	0 0 0 0	27000 22400 0 49400	0 0 0 0	27000 22400 0 49400

APPEAL/TAX LIST REPORT FOR 2025

Page: 6

Fri Dec 13 2025 18:04:47

District: 19 UNION

Judged

Appeal#

Owner / Property Location

Block

Lot

Cla

Assessed

Added

Judged

Tax Ct

Tax List

05/29/25 19-2500066A 3	MULBERRY METAL PRODUCTS INC 2199 STANLEY TERR	5505	11	4B	474500 412500 0 887000	0 0 0 0	474500 855500 0 1330000	0 0 0 0	474500 412500 0 887000 *
05/29/25 19-2500019L 3	SKIGOLD PROPERTIES LLC 2497 VAUXHALL RD	5601	2.01	4A	80000 192500 0 272500	0 0 0 0	80000 115600 0 195600	0 0 0 0	80000 115600 0 195600
05/29/25 19-2500063A 6A	JAYDOR BLEEKER REALTY SUB I, L 2393 VAUXHALL RD-REAR	5609	30	4B	378800 896200 0 1275000	0 0 0 0	378800 896200 0 1275000	0 0 0 0	378800 896200 0 1275000
05/29/25 19-2500055A 6B	ACE NJ ENTERPRISES, LLC 2345 VAUXHALL RD	5609	35.01	4B	724100 698400 0 1422500	0 0 0 0	724100 698400 0 1422500	0 0 0 0	724100 698400 0 1422500
05/29/25 19-2500049L 3	CAVA PROPERTY MANAGEMENT LLC 4 CRESTON AVE	5802	9	2	15200 22800 0 38000	0 0 0 0	15200 17600 0 32800	0 0 0 0	15200 17600 0 32800

\* Tax List Does Not Match Judgement

80 Listed.

Total Assessed Land:	13,640,000	Impr:	16,632,100	Exmp:	Net:	30,272,100
Total Judged Land:	13,587,500	Impr:	16,879,100	Exmp:	Net:	30,466,600

No Compare on: Last Yr Taxes:  
No Compare on: Curr Yr Taxes:  
Total Lines Compared: 18114  
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)