

Preliminary Reconciliation Report

10 DELRAN TWP

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Block	Lot	Qual	Class	PRIOR Assessment	Land	NET CHANGE Impr	IN VALUE Exempt	NET CHANGE	Land	NEW Assessment Impr	Tot I
73	21		15F/2	143400	0	0	0	0	46500	96900	143400
82.01	20		15E/15B	59100	0	0	0	0	59100	0	59100
82.01	21		15E/15B	85800	0	0	0	0	85800	0	85800
97	30		2 /15F	223500	0	0	0	0	52000	171500	223500
			Added Assmt:	2019	52000	171500*					
99	22		2 /15F	201800	0	0	0	0	65000	136800	201800
			Added Assmt:	2019	65000	136800*					
			Omitted Added:	2018	65000	136800*					
118.20	14		2 /15D	177700	0	0	0	0	33000	144700	177700
			Added Assmt:	2019	33000	144700*					
119.01	18		15F/2	381900	0	0	0	0	75300	306600	381900
119.01	34		15F/15C	72500	0	0	0	0	72500	0	72500
130	3		15E/15D	10100	0	0	0	0	10100	0	10100
131	7.01		1	100	-100	0	0	-100	0	0	0
138	9		15F/2	231000	0	0	0	0	65000	166000	231000
138	20		15F/2	212100	0	0	0	0	58500	153600	212100
143	21		15F/2	204000	0	0	0	0	58500	145500	204000

TOTAL NET CHANGE: (Excluding Railroad & Public Util)

-100 Land Total
+0 Impr Total
+0 Exmt Total
-100 Net Total

0 Total Records Added
0 Total Records Deleted
13 Total Records Updated

0 Net Change Total

\$603,000 Total Value of Added Assessments for 2019
(Please Verify w/AA Table of Aggregates)

District: 10 DELRAN TWP

HISTORY 1 TOTALS 2019

12/27/19

Class	Items	Land	Impr	Exempt	Net	
1	160	9678200	0	0	9678200	
2	5161	269134300	821424400	0	1090558700	
3A	4	175200	601400	0	776600	
3B	6	46300	0	0	46300	
4A	148	49532700	127715992	0	177248692	
4B	31	10826800	71843100	1615400	81054500	
4C	2	10471400	45813000	0	56284400	
RATABLES	5512	349864900	1067397892	1615400	1415647392	2019
5A	0	0	0	0	0	
5B	0	0	0	0	0	
RAILROAD	0	0	0	0	0	
6A	1	100	8992	0	90	
6B	0	0	0	0	0	
6C	0	0	0	0	0	
PUB UTIL	1	100	0	0	90	
15A	11	4559100	29364300	0	33923400	
15B	5	3408400	7594600	0	11003000	
15C	106	21563600	14056000	0	35619600	
15D	22	2195900	12011800	0	14207700	
15E	3	123800	0	0	123800	
15F	45	2516900	7109900	0	9626800	
EXEMPT	192	34367700	70136600	0	104504300	

Deduction	Qty	Amount
SENIOR	41	10250
SURVIVING SPOUSE	1	250
DISABLED PERSON	4	1000
VETERAN	342	17100
WIDOW OF VET	90	4500

Exemption	Amount
E	1615400
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

5704	Total	Items Ratable and Exempt
384232600	Total	Land
1137534492	Total	Impr
1615400	Total	Exmpt
1520151692	Total	Ratables and Exempts

District: 10 DELRAN TWP

PRELIMINARY TAX LIST TOTALS - 12/27/19
2019

Class	Items	Land	Impr	Exempt	Net	
1	160	9678100	0	0	9678100	
2	5159	268980500	821008800	0	1089989300	
3A	4	175200	601400	0	776600	
3B	6	46300	0	0	46300	
4A	148	49532700	127715992	0	177248692	
4B	31	10826800	71843100	1615400	81054500	
4C	2	10471400	45813000	0	56284400	
RATABLES	5510	349711000	1066982292	1615400	1415077892	PRC
5A	0	0	0	0	0	
5B	0	0	0	0	0	
RAILROAD	0	0	0	0	0	
6A	1	100	8992	0	90	
6B	0	0	0	0	0	
6C	0	0	0	0	0	
PUB UTIL	1	100	0	0	90	
15A	11	4559100	29364300	0	33923400	
15B	3	3263500	7594600	0	10858100	
15C	105	21491100	14056000	0	35547100	
15D	20	2152800	11867100	0	14019900	
15E	6	278800	0	0	278800	
15F	49	2776200	7670200	0	10446400	
EXEMPT	194	34521500	70552200	0	105073700	

Deduction	Qty	Amount
SENIOR	40	10000
SURVIVING SPOUSE	1	250
DISABLED PERSON	4	1000
VETERAN	316	79000
WIDOW OF VET	91	22750

Exemption	Amount
E	1615400
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

5704	Total	Items	Ratable and Exempt
384232500	Total	Land	
1137534492	Total	Impr	
1615400	Total	Exmpt	
1520151592	Total	Ratables and Exempts	

	Prior	Current	Change	
Line Items:	5,704	5,704		Ok
Value Chg:	1,520,151,692	1,520,151,592	100	Ok

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District: 10 DELRAN TWP

Judged

Appeal#	Owner / Property Location	Block	Lot	Cla	Assessed	Added	Judged	Tax Ct	Tax List
05/14/19 10-1900116D 1A	SOUTO, EVANDRO R 38 STEWART AVE the taxes are so high according to the property and loca novation made needs a lot of work Assessor's Recommendat	5	23	2	50000 131900 0 181900	0 0 0 0	50000 102200 0 152200	0 0 0 0	50000 131900 0 181900 *
05/14/19 10-1900800L 3	ZAMAN, TAHIR 9 N CHESTER AVE condition per inspectionAssessment is too high based upo le comparable sales evidence	6	11	2	40100 66900 0 107000	0 0 0 0	40100 55600 0 95700	0 0 0 0	40100 66900 0 107000 *
05/14/19 10-1900676D 3	SANTUCCI, DANIELLE 809 COLBY AVE a one year reduction for condition	40	28	2	51000 137200 0 188200	0 0 0 0	51000 124000 0 175000	0 0 0 0	51000 137200 0 188200 *
05/14/19 10-1900671D 7	WRIGHT, DAVID GARY 1130 FAIRVIEW ST The Delran Tax office raised my taxes by 1 600 soon afte my home after supplying my Title Co with a 5 000 tax bi	60	2.01	2	47500 122300 0 169800	0 0 0 0	47500 122300 0 169800	0 0 0 0	47500 122300 0 169800
05/14/19 10-1900686A 3	DIVINO, ABREU 1141 FAIRVIEW ST House not completehouse not completeHouse not complete	80	24.01	2	40900 321000 0 361900	0 0 0 0	40900 0 0 40900	0 0 0 0	40900 321000 0 361900 *
05/14/19 10-1900701L 7	US BANK TRUST C/O WRI PROP. 6 TEABERRY LANE Assessment exceeds property s fair market value	118.14	8	2	65000 214700 0 279700	0 0 0 0	65000 214700 0 279700	0 0 0 0	65000 214700 0 279700
00/00/00 10-1800000T	US BANK TRUST C/O WRI 27 FOXGLOVE DR C0027 FREEZE ACT-2018 ASSESSMENT YEAR JUDGMENT	118.21	1	2	17000 82400 0 99400	0 0 0 0	0 0 0 0	17000 82400 0 99400	17000 82400 0 99400 *
05/14/19 10-1900055D 5A	KIRAT INVESTMENTS LLC 131 FOXGLOVE DR C0131 Sales comparables at lower price	118.21	1	2	17000 77300 0 94300	0 0 0 0	17000 77300 0 94300	0 0 0 0	17000 77300 0 94300
05/14/19 10-1900261L 2B	HOOKE, LINDA 271 ROSEBAY COURT C0271 assessment exceeds fair market value	118.21	1	2	17000 99300 0 116300	0 0 0 0	17000 99300 0 116300	0 0 0 0	17000 99300 0 116300
05/14/19 10-1900606L 3	6006 DELRAN LLC 6006 RT 130 N market valueOverassessed	120.07	23	4A	331200 308200 0 639400	0 0 0 0	331200 268800 0 600000	0 0 0 0	331200 308200 0 639400 *
05/14/19 10-1900802L 3	ZAMAN, TAHIR 106 S BRIDGEBORO ST condition per inspectionAssessment is too high based upo le comparable sales evidence	122	12	2	25000 60600 0 85600	0 0 0 0	25000 49000 0 74000	0 0 0 0	25000 60600 0 85600 *
05/14/19 10-1900801L 3	ZAMAN, TAHIR 27 ASH ST condition per inspectionAssessment is too high based upo le comparable sales evidence	129	2	2	39200 121300 0 160500	0 0 0 0	39200 102100 0 141300	0 0 0 0	39200 121300 0 160500 *
05/14/19 10-1901126L 3	MCPHEE, BERNADETTE P & DAVID R 118 SUBURBAN BLVD C0010 marketValuation	133.01	10	2	20000 137100 0 157100	0 0 0 0	20000 121500 0 141500	0 0 0 0	20000 137100 0 157100 *
05/14/19 10-1900777D 2B	FRANCESCONI, MONICA A 215 BENTWOOD DR Nearby comparable homes sold recently have been sold for y and their taxes were not increased from 2017	141	8	2	65000 165100 0 230100	0 0 0 0	65000 165100 0 230100	0 0 0 0	65000 165100 0 230100
05/14/19 10-1900262L 7	DONNEYS, WALTER 227 SOUTHVIEW DR assessment exceeds fair market value	142	22	2	65000 146700 0 211700	0 0 0 0	65000 146700 0 211700	0 0 0 0	65000 146700 0 211700

APPEAL/TAX LIST REPORT FOR 2019

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District: 10 DELRAN TWP

Judged

Appeal#	Owner / Property Location	Block	Lot	Cla	Assessed	Added	Judged	Tax Ct	Tax List
05/14/19	BALIK, UFUK	180	6	2	60000	0	60000	0	60000
10-1901162L	110 SWEDES RUN DR				201200	0	190000	0	201200
3	market valueCHAPTER 123				0		0		
					261200	0	250000	0	261200 *
05/14/19	VERIZON-NJ C/O DUFF & PHELPS	1111	1111	6A	100	0	100	0	100
10-1900457A	VARIOUS				8992	0	8992	0	8992
6A	Tax Court Appeal on going				9002		9002		
					90	0	90	0	90
05/14/19	VERIZON-NJ C/O DUFF & PHELPS	1111	1111	6A	100	0	100	0	100
10-1900739X	VARIOUS				8992	0	8992	0	8992
6A					9002		9002		
					90	0	90	0	90

* Tax List Does Not Match Judgement

18 Listed.

Total Assessed Land:	951,100	Impr:	2,411,184	Exmp:	18,004	Net:	3,344,280
Total Judged Land:	934,100	Impr:	1,856,584	Exmp:	18,004	Net:	2,772,680

No Compare on: Last Yr Taxes:
No Compare on: Curr Yr Taxes:
Total Lines Compared: 5705
ok: 0 Line Items in current and not in Master File.

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