

Preliminary Reconciliation Report

12 EDGEWATER PARK

12/27/19 Page 1

Block	Lot	Qual	Class	PRIOR Assessment	Land	NET CHANGE Impr	VALUE Exempt	NET CHANGE	Land	NEW Assessment Impr	Total	
205	5		4A	267600	-36800	0	0	-36800	145800	85000	230800	
205	5	QFARM	3B	0	100	0	0	100	100	0	100	NEW RECORD
205	5.01		3A /2	352000	-21600	-13800	0	-35400	69400	247200	316600	
205	5.01	QFARM	3B	0	160	0	0	160	160	0	160	NEW RECORD
404	2.04		4A	1203700	-663600	-540100	0	-1203700	0	0	0	**DELETED**
404	2.06		4A	0	567000	540100	0	1107100	567000	540100	1107100	NEW RECORD
404	2.07		4A	0	372600	1377400	0	1750000	372600	1377400	1750000	NEW RECORD
502	20		2 /15F	174500	0	0	0	0	66500	108000	174500	
502.01	1	C4E01	15F/2	94600	0	0	0	0	11000	83600	94600	
608	2		2	213000	0	0	-7000	7000	77500	142500	220000	
803	1		3A /2	394800	-138000	56500	0	-81500	121500	191800	313300	
803	1	QFARM	3B	0	600	0	0	600	600	0	600	NEW RECORD
1201.08	31		2	213000	0	0	-24900	24900	72600	165300	237900	
1202	1	C005B 2 Added Assmt:	/15F 2019	125100 2019	0 10000	0 115100*	0	0	10000	115100	125100	
1202	1	C021	15F/2	156500	0	0	0	0	15000	141500	156500	
1202	8	X	15F	0	0	687500	0	687500	0	687500	687500	NEW RECORD
1202	9		4A	3400000	-2503100	-896900	0	-3400000	0	0	0	**DELETED**
1202	9.01		1	0	2226100	0	0	2226100	2226100	0	2226100	NEW RECORD
1202	9.02		4A	0	277000	896900	0	1173900	277000	896900	1173900	NEW RECORD
1202.10	9		15F/2	111000	0	0	0	0	32900	78100	111000	
1601	22.03		2 /4C	445000	0	0	0	0	135200	309800	445000	
1601	25		2	924000	0	-73700	0	-73700	265800	584500	850300	

TOTAL NET CHANGE: (Excluding Railroad & Public Util)

+80460	Land	Total
+2033900	Impr	Total
-31900	Exmt	Total
+2146260	Net	Total

8	Total	Records Added
2	Total	Records Deleted
12	Total	Records Updated

6 Net Change Total

\$125,100 Total Value of Added Assessments for 2019
(Please Verify w/AA Table of Aggregates)

District: 12 EDGEWATER PARK

12/27/19

DISTRICT 12 EDGEWATER PARK

HISTORY 1 TOTALS 2019

12/27/19

Class	Items	Land	Impr	Exempt	Net	
1	60	4683800	0	0	4683800	
2	2470	145248500	314985500	33900	460200100	
3A	3	240000	346700	0	586700	
3B	11	168000	0	0	168000	
4A	63	28649400	29707900	687500	57669800	
4B	10	3018600	5609300	0	8627900	
4C	9	15365600	47698600	0	63064200	
RATABLES	2626	197373900	398348000	721400	595000500	2019
5A	10	323200	0		323200	
5B	0	0	0		0	
RAILROAD	10	323200	0		323200	
6A	1	100	100		1	
6B	0	0	0		0	
6C	0	0	0		0	
PUB UTIL	1	100			100	
15A	2	1864000	5669000		7533000	
15B	0	0	0		0	
15C	45	8772600	2240400		11013000	
15D	13	2405600	5264700		7670300	
15E	4	3583400	487100		4070500	
15F	44	3063500	48691300		51754800	
EXEMPT	108	19689100	62352500		82041600	

Deduction	Qty	Amount
SENIOR	49	12250
SURVIVING SPOUSE	3	750
DISABLED PERSON	10	2500
VETERAN	200	10000
WIDOW OF VET	48	2400

Exemption	Amount
E	0
F	0
P	0
M	0
G	687500
J	0
L	0
O	0
H	0
B	0
W	0
I	33900
K	0
N	0
U	0

2734	Total	Items	Ratable and Exempt
217063000	Total	Land	
460700500	Total	Impr	
721400	Total	Exmpt	
677042100	Total	Ratables and Exempts	

District: 12 EDGEWATER PARK

PRELIMINARY TAX LIST TOTALS - 12/27/19
2019

Class	Items	Land	Impr	Exempt	Net	
1	61	6909900	0	0	6909900	
2	2468	145050800	314745200	2000	459794000	
3A	5	430900	785700	0	1216600	
3B	14	168860	0	0	168860	
4A	64	26662500	31085300	687500	57060300	
4B	10	3018600	5609300	0	8627900	
4C	8	15230400	47388800	0	62619200	
RATABLES	2630	197471960	399614300	689500	596396760	PRC
5A	10	323200	0	0	323200	
5B	0	0	0	0	0	
RAILROAD	10	323200	0	0	323200	
6A	1	100	100	0	1	
6B	0	0	0	0	0	
6C	0	0	0	0	0	
PUB UTIL	1	100	0	0	1	
15A	2	1864000	5669000	0	7533000	
15B	0	0	0	0	0	
15C	45	8772600	2240400	0	11013000	
15D	13	2405600	5264700	0	7670300	
15E	4	3583400	487100	0	4070500	
15F	46	3045900	49458900	0	52504800	
EXEMPT	110	19671500	63120100	0	82791600	

Deduction	Qty	Amount
SENIOR	43	10750
SURVIVING SPOUSE	2	500
DISABLED PERSON	9	2250
VETERAN	192	48000
WIDOW OF VET	41	10250

Exemption	Amount
E	0
F	0
P	0
M	0
G	687500
J	0
L	0
O	0
H	0
B	0
W	0
I	2000
K	0
N	0
U	0

2740	Total	Items Ratable and Exempt
217143460	Total	Land
462734400	Total	Impr
689500	Total	Exmpt
679188360	Total	Ratables and Exempts

	Prior	Current	Change	
Line Items:	2,734	2,740	6	Ok
Value Chg:	677,042,100	679,188,360	2,146,260	Ok

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District: 12 EDGEWATER PARK

Judged

Appeal#	Owner / Property Location	Block	Lot	Cla	Assessed	Added	Judged	Tax Ct	Tax List
05/31/19 12-1900119L 3	MORRIS, DAVID K & LOGES, MELIN 811 PERKINS LANE appraisal reports market value	201	8	2	161000 164700 0 325700	0 0 0 0	161000 89000 0 250000	0 0 0 0	161000 164700 0 325700 *
05/31/19 12-1900418D 3	HAMMET, ROBERT D & DENISE 26 QUAIL DRIVE settlementOVERSTATED SQUARE FOOTAGE AND EXTERNAL OBSOLES	203.02	11	2	87000 331500 0 418500	0 0 0 0	87000 293000 0 380000	0 0 0 0	87000 331500 0 418500 *
05/31/19 12-1900654L 3	GITTO, JONN JR EDISON ST Reduction based on unimprovedFair Market Value	303	1	1	108000 0 0 108000	0 0 0 0	67100 0 0 67100	0 0 0 0	108000 0 0 108000 *
05/31/19 12-1900655L 3	GITTO, JONN JR EDISON ST Based on same adjustments as block 303 lot 1Fair Market	303	3	1	69500 0 0 69500	0 0 0 0	63800 0 0 63800	0 0 0 0	69500 0 0 69500 *
05/31/19 12-1900568L 3	COSDEN RICHARD B 737 MARSHALL ST Based on market value 170 000	304	3.01	2	84800 124600 0 209400	0 0 0 0	84800 85200 0 170000	0 0 0 0	84800 124600 0 209400 *
05/31/19 12-1901231A 1E	NIERODZIK, BARBARA 717 GREEN ST fire damage Home was demo'd in 2018 need to remove the i portion	312	4	2	77000 125700 0 202700	0 0 0 0	77000 0 0 77000	0 0 0 0	77000 125700 0 202700 *
05/31/19 12-1901267D 5A	SALUS, RICHARD H & CLARK, SONI 1012 WALL ST 1014 Wall similar size more updated 115K sale on 1 17 19 much larger updated 154k sale on 10 31 18 1012 Wall no	328	8	2	50700 120600 0 171300	0 0 0 0	50700 120600 0 171300	0 0 0 0	50700 120600 0 171300
05/31/19 12-1901272D 5A	TITONE, JOSEPH C & SHERI ASBUR 4 CANDLELIGHT DRIVE equitable value is higher than those compared in communi	402	8.23	2	105000 300500 0 405500	0 0 0 0	105000 300500 0 405500	0 0 0 0	105000 300500 0 405500
05/31/19 12-1900899L 3	YILDIRIM, ABDULLAH 1405 BRIDGEBORO RD Based on your comparable sales market value is 182 000As xceeds fair market value	403	9	2	86900 132000 0 218900	0 0 0 0	86900 95100 0 182000	0 0 0 0	86900 132000 0 218900 *
05/31/19 12-1900586D 5A	ALSTON, TICIA M 1 FRAMINGHAM RD	403.01	1	2	76900 124500 0 201400	0 0 0 0	76900 124500 0 201400	0 0 0 0	76900 124500 0 201400
05/31/19 12-1900427L 6A	AME INVESTMENT LLC 4213 S ROUTE 130 EQUALIZED ASSESSMENT EXCEEDS TRUE VALUE	404	3	4A	225000 101000 0 326000	0 0 0 0	225000 101000 0 326000	0 0 0 0	225000 101000 0 326000
05/31/19 12-1900595L 7	TIRPAK, EUGENE G & BARBARA J 200 PEACH ROAD	404.01	1	2	63700 328400 0 392100	0 0 0 0	63700 328400 0 392100	0 0 0 0	63700 328400 0 392100
05/31/19 12-1900588L 1A	REDMOND, DONALD 216 LEMON LANE	404.01	11	2	67100 198900 0 266000	0 0 0 0	67100 182900 0 250000	0 0 0 0	67100 198900 0 266000 *
05/31/19 12-1900656L 3	MATTHEWS, JAMES 303 ORANGE DRIVE Approved requestFair Market Value	404.03	7	2	77800 152700 0 230500	0 0 0 0	77800 124200 0 202000	0 0 0 0	77800 152700 0 230500 *
05/31/19 12-1900023D 3	LANG, MICHAEL T & LISA M 301 ORANGE DRIVE Recent sale 106 Plum 210 000 comes to 126 per square foo ion for 118 per square foot valueBased on comparable hom	404.03	8	2	77800 150600 0 228400	0 0 0 0	77800 117200 0 195000	0 0 0 0	77800 150600 0 228400 *

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Judged

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05/31/19 12-1901071L 3	FASHOYIN, OMOTAYO & EBUN O COOPER VALLEY VILLAGE A3 CA003 based on sale price of 107 500Fair Market Value	404.08	11	2	25000 103900 0 128900	0 0 0 0	25000 80000 0 105000	0 0 0 0	25000 103900 0 128900 *
05/31/19 12-1901271D 3	MENDOZA, MILAGROS COOPER VALLEY VILLAGE D1 CD001 Reduction based on current sales	404.08	11	2	25000 101700 0 126700	0 0 0 0	25000 60000 0 85000	0 0 0 0	25000 101700 0 126700 *
05/31/19 12-1901025D 3	KANGAL, ZUHAL COOPER VALLEY VILLAGE D9 CD009 2 Bed 95 000 market value	404.08	11	2	25000 103900 0 128900	0 0 0 0	25000 70000 0 95000	0 0 0 0	25000 103900 0 128900 *
05/31/19 12-1901262D 3	LUDZINSKI, BRADLEY COOPER VALLEY VILLAGE F3 CF003 1 Bedroom 77 000 market valueMy purchase price and curre ed value are significantly lower than my current assesse	404.08	11	2	17000 82300 0 99300	0 0 0 0	17000 60000 0 77000	0 0 0 0	17000 82300 0 99300 *
05/31/19 12-1901145L 3	BRADLEY, WILLIAM R & ESTELLE J COOPER VALLEY VILLAGE H12CH012 1 Bed 77 000 market valueFair Market Value	404.08	11	2	17000 82300 0 99300	0 0 0 0	17000 60000 0 77000	0 0 0 0	17000 82300 0 99300 *
05/31/19 12-1900519D 3	FORBERGER, CHRISTINE COOPER VALLEY VILLAGE N6 CN006 Reduction based on current salesREDUCE CURRENT ASSESSED OMPARABLE PROPERTIES	404.08	11	2	17000 82300 0 99300	0 0 0 0	17000 60000 0 77000	0 0 0 0	17000 82300 0 99300 *
05/31/19 12-1900516L 3	CASOLARI, JOE L JR & ILSE COOPER VALLEY VILLAGE P5 CP005 2 Bedroom market is 95 000	404.08	11	2	25000 101700 0 126700	0 0 0 0	25000 70000 0 95000	0 0 0 0	25000 101700 0 126700 *
05/31/19 12-1900628L 3	MUHAMMAD, RASHID COOPER VALLEY VILLAGE R3 CR003 1 Bed 77 000 market value	404.08	11	2	17000 82300 0 99300	0 0 0 0	17000 60000 0 77000	0 0 0 0	17000 82300 0 99300 *
05/31/19 12-1900533D 3	KUMAR, VIPAN 319 GREEN ST Reduction based on current sales PRICE OF SIMILAR PROPER AREA HAS GONE DOWN	502	1.01	2	75400 150300 0 225700	0 0 0 0	75400 114600 0 190000	0 0 0 0	75400 150300 0 225700 *
05/31/19 12-1901202D 3	COMHAR GROUP LLC ARBOR GREEN 4A8 C4A08 1 Bed 40 000 market valueRecent sale price of 32 000 in 2018	502.01	1	2	7500 72500 0 80000	0 0 0 0	7500 32500 0 40000	0 0 0 0	7500 72500 0 80000 *
05/31/19 12-1901192D 3	KORE ONE LLC ARBOR GREEN 4B1 C4B01 1 Bed Den market value of 50000Property sold for 34 000 er 2018	502.01	1	2	11000 83600 0 94600	0 0 0 0	11000 39000 0 50000	0 0 0 0	11000 83600 0 94600 *
05/31/19 12-1900030D 3	MOORE, RONNIE ARBOR GREEN 4B6 C4B06 Reduction based on current sales	502.01	1	2	11000 83600 0 94600	0 0 0 0	11000 39000 0 50000	0 0 0 0	11000 83600 0 94600 *
05/31/19 12-1900195D 3	FOERST, PARIS ANNE ARBOR GREEN 4C2 C4C02 2 Bed 55 000 market valueProperty is assessed i n excess of property	502.01	1	2	12000 90300 0 102300	0 0 0 0	12000 43000 0 55000	0 0 0 0	12000 90300 0 102300 *
05/31/19 12-1901265L 3	POPLAWSKI, PHYLLIS ANNE ARBOR GREEN 4D3 C4D03 2 bed 55 000 market valueMarket Value	502.01	1	2	12000 90300 0 102300	0 0 0 0	12000 43000 0 55000	0 0 0 0	12000 90300 0 102300 *
05/31/19 12-1901200D 3	GONZALEZ, KATHERINA ARBOR GREEN 4D4 C4D04 2 Bed 55 000 market valueRecent sale price of 43 000 in	502.01	1	2	12000 90300 0 102300	0 0 0 0	12000 43000 0 55000	0 0 0 0	12000 90300 0 102300 *

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District: 12 EDGEWATER PARK

Judged

Appeal#	Owner / Property Location	Block	Lot	Cla	Assessed	Added	Judged	Tax Ct	Tax List
05/31/19 12-1901198D 3	KORE ONE LLC ARBOR GREEN 4D6 C4D06 2 Bed 55 000 market valueRecent sale price of 37 000 in 18	502.01	1	2	12000 90300 0 102300	0 0 0 0	12000 43000 0 55000	0 0 0 0	12000 90300 0 102300 *
05/31/19 12-1900013D 3	SINGH, JASMIT ARBOR GREEN 4E6 C4E06 1 Bed Den 50 000 market valueSales comparables at lower	502.01	1	2	11000 44000 0 55000	0 0 0 0	11000 39000 0 50000	0 0 0 0	11000 44000 0 55000 *
05/31/19 12-1901194D 3	KORE ONE LLC ARBOR GREEN 4F2 C4F02 1 Bed Den 50 000 market valueRecent sale price of 37 000	502.01	1	2	11000 83600 0 94600	0 0 0 0	11000 39000 0 50000	0 0 0 0	11000 83600 0 94600 *
05/31/19 12-1900507L 3	HOMETOWN CAPITAL PARTNERS LLC ARBOR GREEN 4H5 C4H05 1 Bed Den 50 000 market valueComparable Sales	502.01	1	2	11000 83600 0 94600	0 0 0 0	11000 39000 0 50000	0 0 0 0	11000 83600 0 94600 *
05/31/19 12-1901203D 3	COMHAR GROUP LLC ARBOR GREEN 4J6 C4J06 1 Bed 40 000 market valueRecent sale price of 42 500 in 8	502.01	1	2	7500 72500 0 80000	0 0 0 0	7500 32500 0 40000	0 0 0 0	7500 72500 0 80000 *
05/31/19 12-1901197D 3	PARAG, DONALD ARBOR GREEN 4K3 C4K03 1 Bed Den 50000 market valueRecent sale price of 34 000 y 2019	502.01	1	2	11000 83600 0 94600	0 0 0 0	11000 39000 0 50000	0 0 0 0	11000 83600 0 94600 *
05/31/19 12-1901204D 3	COMHAR GROUP LLC ARBOR GREEN 4K4 C4K04 1 Bed Den 50 000 market valueRecent sale price of 27 000 2018	502.01	1	2	11000 83600 0 94600	0 0 0 0	11000 39000 0 50000	0 0 0 0	11000 83600 0 94600 *
05/31/19 12-1900652L 3	GILBERT, JEFFREY K ARBOR GREEN 4L4 C4L04 1 Bed Den 50 000 market valueFMV is 42500 so with the CL 4 the Warranted Assessment is 47 447 FMV represents the	502.01	1	2	11000 77600 0 88600	0 0 0 0	11000 39000 0 50000	0 0 0 0	11000 77600 0 88600 *
05/31/19 12-1900173D 3	ALTUNTAS, MASHAR ARBOR GREEN 4M7 C4M07 Reduction based on current sales	502.01	1	2	11000 83600 0 94600	0 0 0 0	11000 39000 0 50000	0 0 0 0	11000 83600 0 94600 *
05/31/19 12-1900565L 3	BONAPARTE, KIM ARBOR GREEN 4N7 C4N07 1 Bed Den 50 000 market value	502.01	1	2	11000 54000 0 65000	0 0 0 0	11000 39000 0 50000	0 0 0 0	11000 54000 0 65000 *
05/31/19 12-1901232A 1E	BECKER, MICHAEL ARBOR GREEN 4O1 C4O01 fire damage 2018 improvement off for 2019	502.01	1	2	12000 66500 0 78500	0 0 0 0	12000 0 0 12000	0 0 0 0	12000 66500 0 78500 *
05/31/19 12-1901233A 1E	KIR, KOLSAL ARBOR GREEN 4O2 C4O02 fire damage 2018 improvements off 2019	502.01	1	2	12000 49400 0 61400	0 0 0 0	12000 0 0 12000	0 0 0 0	12000 49400 0 61400 *
05/31/19 12-1901234A 1E	COSTELLO, BARBARA (DEC) ARBOR GREEN 4O3 C4O03 fire damage 2018 improvements off 2019	502.01	1	2	12000 55000 0 67000	0 0 0 0	12000 0 0 12000	0 0 0 0	12000 55000 0 67000 *
05/31/19 12-1901235A 1E	HAYES, EIJI & JANET H ARBOR GREEN 4O4 C4O04 fire damage 2018 improvements off 2019	502.01	1	2	12000 90300 0 102300	0 0 0 0	12000 0 0 12000	0 0 0 0	12000 90300 0 102300 *
05/31/19 12-1901236A 1E	BARANOSKI, JOANNE ARBOR GREEN 4O5 C4O05 fire damage 2018 no improvements 2019	502.01	1	2	12000 90300 0 102300	0 0 0 0	12000 0 0 12000	0 0 0 0	12000 90300 0 102300 *

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Judged

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05/31/19 12-1901237A 1E	BALL, JEFFREY A & SUZANNE M ARBOR GREEN 406 fire damage 2018 improvements off 2019	502.01	1	2	12000 43000 0 55000	0 0 0 0	12000 0 0 12000	0 0 0 0	12000 43000 0 55000 *
05/31/19 12-1901238A 1E	TOWELL, STEPHEN & REGINA ARBOR GREEN 407 fire damage 2018 improvements off 2019	502.01	1	2	12000 90300 0 102300	0 0 0 0	12000 0 0 12000	0 0 0 0	12000 90300 0 102300 *
05/31/19 12-1901239A 1E	ULLAH, IRFAN & MEHMOOD, SHAHID ARBOR GREEN 408 fire damage 2018 improvements off 2019	502.01	1	2	12000 90300 0 102300	0 0 0 0	12000 0 0 12000	0 0 0 0	12000 90300 0 102300 *
05/31/19 12-1901240A 1E	LEEDS, EDITH C ARBOR GREEN 4P1 fire damage 2018 improvement off 2019	502.01	1	2	12000 90300 0 102300	0 0 0 0	12000 0 0 12000	0 0 0 0	12000 90300 0 102300 *
05/31/19 12-1901241A 1E	DE CHAMPS, WILLIAM L III & S M ARBOR GREEN 4P2 fire damage 2018 no improvements 2019	502.01	1	2	12000 56600 0 68600	0 0 0 0	12000 0 0 12000	0 0 0 0	12000 56600 0 68600 *
05/31/19 12-1901242A 1E	LEEDS, BRIAN T ARBOR GREEN 4P3 fire damage 2018 no improvements 2019	502.01	1	2	12000 90300 0 102300	0 0 0 0	12000 0 0 12000	0 0 0 0	12000 90300 0 102300 *
05/31/19 12-1901243A 1E	WOLDZOWSKI, FRED J ARBOR GREEN 4P4 fire damage 2018 no improvement 2019	502.01	1	2	12000 90300 0 102300	0 0 0 0	12000 0 0 12000	0 0 0 0	12000 90300 0 102300 *
05/31/19 12-1901244A 1E	BRUCE, ANITA M ARBOR GREEN 4P5 fire damage 2018 no improvement 2019	502.01	1	2	12000 90300 0 102300	0 0 0 0	12000 0 0 12000	0 0 0 0	12000 90300 0 102300 *
05/31/19 12-1901245A 1E	FISHER, LORETTA ARBOR GREEN 4P6 fire damage 2018 no improvement 2019	502.01	1	2	12000 43000 0 55000	0 0 0 0	12000 0 0 12000	0 0 0 0	12000 43000 0 55000 *
05/31/19 12-1901246A 1E	COBB, JACQUELINE ARBOR GREEN 4P7 fire damage no improvement 2019	502.01	1	2	12000 90300 0 102300	0 0 0 0	12000 0 0 12000	0 0 0 0	12000 90300 0 102300 *
05/31/19 12-1901247A 1E	CAKIR, AYSUN & ISILAY ARBOR GREEN 4P8 fire damage no improvements 2019	502.01	1	2	12000 90300 0 102300	0 0 0 0	12000 0 0 12000	0 0 0 0	12000 90300 0 102300 *
05/31/19 12-1901207D 3	COMHAR GROUP LLC ARBOR GREEN 5A7 2 Bed 55 000 market valueRecent sale price of 43 000 in 018	502.01	1	2	12000 48000 0 60000	0 0 0 0	12000 43000 0 55000	0 0 0 0	12000 48000 0 60000 *
05/31/19 12-1900900L 3	KAREN ANNE BEATTY LLC ARBOR GREEN 5B1 2 Bed 55 000 market valueAssessment exceeds fair market	502.01	1	2	12000 90300 0 102300	0 0 0 0	12000 43000 0 55000	0 0 0 0	12000 90300 0 102300 *
05/31/19 12-1900141D 3	KG HOME IMPROVEMENTS ARBOR GREEN 5C2 settlement offerThis is one bedroom apartment and big di urchased price and book price assessment value 36 000 bu	502.01	1	2	7500 72500 0 80000	0 0 0 0	7500 32500 0 40000	0 0 0 0	7500 72500 0 80000 *
05/31/19 12-1900645D 3	COLEMAN, TERRENCE D ARBOR GREEN 5D8 Reduction based on current sales assessment exceeds the centage level	502.01	1	2	7500 72500 0 80000	0 0 0 0	7500 32500 0 40000	0 0 0 0	7500 72500 0 80000 *

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District: 12 EDGEWATER PARK

Judged

Appeal#	Owner / Property Location	Block	Lot	Cla	Assessed	Added	Judged	Tax Ct	Tax List
05/31/19 12-1900575L 3	FRESH START HOME INITIATIVE LL ARBOR GREEN 5E4 C5E04 1 Bed Den 50 000 market value	502.01	1	2	11000 83600 0 94600	0 0 0 0	11000 39000 0 50000	0 0 0 0	11000 83600 0 94600 *
05/31/19 12-1901199D 3	PCIII ARBOR GREEN 5E7 C5E07 1 Bed Den 50 000 market valueRecent sale price of 32 000 y 2019	502.01	1	2	11000 83600 0 94600	0 0 0 0	11000 39000 0 50000	0 0 0 0	11000 83600 0 94600 *
05/31/19 12-1900142D 3	GEYIKGOLU, MUHAMMET ARBOR GREEN 5F3 C5F03 settlementAssessment value show more than market value t rket value is around 45 000 but on tax record show asses	502.01	1	2	11000 83600 0 94600	0 0 0 0	11000 39000 0 50000	0 0 0 0	11000 83600 0 94600 *
05/31/19 12-1901205D 3	STRAWBERRY, MARTHA A ARBOR GREEN 5G2 C5G02 2 Bed 55 000 market valueRecent sale price of 55 000 in 19	502.01	1	2	12000 90300 0 102300	0 0 0 0	12000 43000 0 55000	0 0 0 0	12000 90300 0 102300 *
05/31/19 12-1901268D 1A	ARBOR GREEN C/O ASSOC MID-ATLA ARBOR GREEN 5H1 C5H01 market value has plummeted since the last assesment Asse ommendation	502.01	1	2	12000 90300 0 102300	0 0 0 0	12000 43000 0 55000	0 0 0 0	12000 90300 0 102300 *
05/31/19 12-1900576L 3	HILL, LAVONNE ARBOR GREEN 5H4 C5H04 2 Bed 55 000 market value	502.01	1	2	12000 90300 0 102300	0 0 0 0	12000 43000 0 55000	0 0 0 0	12000 90300 0 102300 *
05/31/19 12-1901201D 3	JORDAN, LOUVANE ARBOR GREEN 5I7 C5I07 1 Bed Den 50 000 market valueRecent sale price of 45 000 y 2019	502.01	1	2	11000 83600 0 94600	0 0 0 0	11000 39000 0 50000	0 0 0 0	11000 83600 0 94600 *
05/31/19 12-1900210D 3	TEMUR, ZIYA ARBOR GREEN 5K6 C5K06 Reduction based on current sales	502.01	1	2	11000 83600 0 94600	0 0 0 0	11000 39000 0 50000	0 0 0 0	11000 83600 0 94600 *
05/31/19 12-1900520D 3	GILLESPIE, JAMES D ARBOR GREEN 5L5 C5L05 Reduction based on current sales	502.01	1	2	11000 83600 0 94600	0 0 0 0	11000 39000 0 50000	0 0 0 0	11000 83600 0 94600 *
05/31/19 12-1901157D 3	LEISTER, BRIAN D ARBOR GREEN 5M5 C5M05 1 Bed 40 000 market valueThe property value of my home h cally decreased since I purchased in in 2005 Same condos	502.01	1	2	7500 70100 0 77600	0 0 0 0	7500 32500 0 40000	0 0 0 0	7500 70100 0 77600 *
05/31/19 12-1900264L 3	SILLA, JENNIBA ARBOR GREEN 5N6 C5N06 1 Bed 40 000 market valueassessment exceeds fair market	502.01	1	2	7500 72500 0 80000	0 0 0 0	7500 32500 0 40000	0 0 0 0	7500 72500 0 80000 *
05/31/19 12-1900140D 3	KARATAS, FATIH ARBOR GREEN 5P4 C5P04 settlement offerBecause book value and real value big di was trying to sell my house last year but appeaser proof	502.01	1	2	11000 83600 0 94600	0 0 0 0	11000 39000 0 50000	0 0 0 0	11000 83600 0 94600 *
05/31/19 12-1900898L 3	VAN NESS, ARTHUR H & HELEN I ARBOR GREEN 5Q5 C5Q05 1 Bed Den 50 000 market valueAssessment exceeds fair mar	502.01	1	2	11000 54000 0 65000	0 0 0 0	11000 39000 0 50000	0 0 0 0	11000 54000 0 65000 *
05/31/19 12-1901206D 3	COMHAR GROUP ARBOR GREEN 5Q6 C5Q06 1 Bed Den 50 000 market valueRecent sale price of 36 000 18	502.01	1	2	11000 51800 0 62800	0 0 0 0	11000 39000 0 50000	0 0 0 0	11000 51800 0 62800 *
05/31/19 12-1900569L 3	CUNNINGHAM, ELAINE ARBOR GREEN 5Q7 C5Q07 1 Bed Den 50 000 market value	502.01	1	2	11000 83600 0 94600	0 0 0 0	11000 39000 0 50000	0 0 0 0	11000 83600 0 94600 *

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05/31/19 12-1900679L 3	COPPOLA, MICHELLE 211 W FRANKLIN AVE based on saleFair Market Value	613	1	2	72900 152100 0 225000	0 0 0 0	72900 104100 0 177000	0 0 0 0	72900 152100 0 225000 *
05/31/19 12-1901258D 3	ZUCHLINSKI, CARL E 23 E FRANKLIN AVE Reduction based on current sales	701	21	2	78000 142000 0 220000	0 0 0 0	78000 135000 0 213000	0 0 0 0	78000 142000 0 220000 *
05/31/19 12-1900621L 2B	JAMES, SHAWN D & TERESA C 211 STEVENSON AVE	701	54	2	73600 176300 0 249900	0 0 0 0	73600 176300 0 249900	0 0 0 0	73600 176300 0 249900
05/31/19 12-1900024D 3	MONAGHAN, MICHAEL P & LINDSAY 302 E FRANKLIN AVE Based on your comparables and 300 Hendrickson your value 219 1001 think the assessed value is too high compared t	709	1	2	71200 152900 0 224100	0 0 0 0	71200 147900 0 219100	0 0 0 0	71200 152900 0 224100 *
05/31/19 12-1901249D 3	GILLESPIE, TERRY L 300 HENDRICKSON AVE Reduction based on current sales	709	2	2	74900 173600 0 248500	0 0 0 0	74900 138100 0 213000	0 0 0 0	74900 173600 0 248500 *
05/31/19 12-1901248D 3	GILLESPIE SR, JAMES & TERRY LE 20 E FRANKLIN AVE reduction based on sale price	801	1	2	76800 126300 0 203100	0 0 0 0	76800 83200 0 160000	0 0 0 0	76800 126300 0 203100 *
05/31/19 12-1901269D 5A	BARANOSKI, ERIN 19 WASHINGTON AVE Comparable homes that are more updated are selling for c y less than my home is assessed at	801	17	2	71300 151800 0 223100	0 0 0 0	71300 151800 0 223100	0 0 0 0	71300 151800 0 223100
05/31/19 12-1900096D 5A	OZDEMIR, MUSTAFA 246 HENDRICKSON AVE My home is over assessed My taxes are so high compare to ors	902	1	2	73900 148200 0 222100	0 0 0 0	73900 148200 0 222100	0 0 0 0	73900 148200 0 222100
05/31/19 12-1901257D 3	BOYCE, WILLIAM E & BARBARA J 1136 COOPER ST Reduction based on current sales	1001	2	2	69000 99400 0 168400	0 0 0 0	69000 79400 0 148400	0 0 0 0	69000 99400 0 168400 *
05/31/19 12-1900393L 3	95 N GARDEN LLC 95 N GARDEN BLVD based on your comparable 1 3 4 market value is 140 300as xceeds fair market value	1001	11	2	77100 83800 0 160900	0 0 0 0	77100 63200 0 140300	0 0 0 0	77100 83800 0 160900 *
05/31/19 12-1900396L 3	OMNI & BROOK HOLDINGS INC 106 S GARDEN BLVD Based on comparable submitted 158 000 market valueassess ds fair market value	1003	20	2	73100 100900 0 174000	0 0 0 0	73100 84900 0 158000	0 0 0 0	73100 100900 0 174000 *
05/31/19 12-1901250D 3	WOLCZOWSKI, DEBORAH A 204 COOLIDGE AVE Reduction based on current sales current assessed value xable fmv	1103	13	2	72900 121000 0 193900	0 0 0 0	72900 87100 0 160000	0 0 0 0	72900 121000 0 193900 *
05/31/19 12-1900936L 3	US BANK TRUST 226 N HARRISON AVE Based on comp 2 market value 186 500Assessment exceeds p fair market value	1201.06	21	2	71000 130200 0 201200	0 0 0 0	71000 115500 0 186500	0 0 0 0	71000 130200 0 201200 *
05/31/19 12-1901260D 3	THEODORE, THOMAS & ARLENE 128 ALEXANDER ROAD C009 Reduction based on sales of duplex and single family hom	1202	1	2	15000 137000 0 152000	0 0 0 0	15000 123000 0 138000	0 0 0 0	15000 137000 0 152000 *
05/31/19 12-1900267L 3	FIGUEROA, JOSEPH T SR & MARGAR 110 ALEXANDER ROAD C015B Silver Park sales show 122 000 market valueassessment ex market value	1202	1	2	10000 145300 0 155300	0 0 0 0	10000 112000 0 122000	0 0 0 0	10000 145300 0 155300 *

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05/31/19 12-1900419D 3	MORRIS, CANDACE M 30 PALMER SQUARE C027A Sales show value is 112 700 Taxes are higher than other are identical Assessed value is too high	1202	1	2	10000 130800 140800	0 0 0	10000 102700 112700	0 0 0	10000 130800 140800 *
05/31/19 12-1900462D 1A	WEBSTER, SAMUEL S & DANA V JEFFERSON SQUARE B3 CB003 Property value of the unit has decreased This one bedroo es are higher than the unit I own that is a one bedroom	1204	1	2	24000 55200 79200	0 0 0	10000 27000 37000	0 0 0	24000 55200 79200 *
05/31/19 12-1901190D 3	NR DEED LLC JEFFERSON SQUARE C20 CC020 55 000 market value for 2 BedroomProperty sold for 53 0 mber 2018 Broker asking price was 50 000 Multiple rounds	1204	1	2	24000 65600 89600	0 0 0	24000 31000 55000	0 0 0	24000 65600 89600 *
05/31/19 12-1900687L 3	SMITH, HARRY E III & DONNA P JEFFERSON SQUARE D6 CD006 45 000 market value FMV x CLR	1204	1	2	15000 59200 74200	0 0 0	15000 30000 45000	0 0 0	15000 59200 74200 *
05/31/19 12-1900394L 3	OMNI & BROOK HOLDINGS INC 203 N GARDEN BLVD based on sales comparable 3 120 500 market valueassessme fair market value	1301	2	2	73100 91600 164700	0 0 0	73100 47400 120500	0 0 0	73100 91600 164700 *
05/31/19 12-1900708L 3	US BANK TRUST NA 901 WOODLANE RD Based on colonial sales 175 000 is market valueAssessmen roperty a fair market value	1307	2	2	77200 139100 216300	0 0 0	77200 97800 175000	0 0 0	77200 139100 216300 *
05/31/19 12-1900199D 3	BABA, MIKE & ANGELA 311 LINCOLN AVE Based on colonial sales ranging 113 to 139 sq ft 168 000 arket value	1501	6	2	71700 130200 201900	0 0 0	71700 96300 168000	0 0 0	71700 130200 201900 *
06/21/19 12-1900127D 3	JANKOWSKI, MICHELE 302 MONROE AVE Based on colonial sales the house in my area are selling n or foreclosure then they are flipping the houses 410 E	1505	20	2	69000 144400 213400	0 0 0	69000 116000 185000	0 0 0	69000 144400 213400 *
06/21/19 12-1900540D 3	LUCAS, FRANCIS J & EILEEN % JO 287 WARREN ST stipulation My parents have both passed away and we trie it with offers of 50 to 90k The current condition is ver	1601	36	2	155700 274300 430000	0 0 0	155700 44000 199700	0 0 0	155700 274300 430000 *
05/31/19 12-1900706L 3	US BANK TR 129 E CHURCH ST Basewd on your report 160 000 market valueAssessment exc rty s fair market value	1605	9	2	75800 119000 194800	0 0 0	75800 84200 160000	0 0 0	75800 119000 194800 *
05/31/19 12-1900436D 5A	ROSSNER, GAVIN T & BERTINO,BRO 125 CHURCH ST My home is not worth what is is assessed for	1605	10	2	86400 118900 205300	0 0 0	86400 118900 205300	0 0 0	86400 118900 205300
05/31/19 12-1901264D 3	YELDELL, CYNTHIA D 5 JAMESTOWN COURT Appraisal shows 350 0000ver assessed	1801	17	2	78700 315100 393800	0 0 0	78700 271300 350000	0 0 0	78700 315100 393800 *
05/31/19 12-1901274D 5A	FLOYD, OLUWOLE T 906 WOODLANE RD	1802	1.01	2	71400 93400 164800	0 0 0	71400 93400 164800	0 0 0	71400 93400 164800
05/31/19 12-1900702L 3	US BANK TRUST 104 SUNSET LANE Based on your report 185 000 is market value minus 40 00 cure per your report 145 000 is market valueAssessment e	1809	10	2	73000 126100 199100	0 0 0	73000 72000 145000	0 0 0	73000 126100 199100 *
05/31/19 12-1900741L 6A	VERIZON C/O DUFF AND PHELPS EDGEWATER PARK	9999	1	6A	100 100 100 100	0 0 0 0	100 100 100 100	0 0 0 0	100 100 100 100

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* Tax List Does Not Match Judgement

105 Listed.

Total Assessed Land:	4,112,400	Impr:	11,105,100	Exmp:	100	Net:	15,217,400
Total Judged Land:	4,051,800	Impr:	6,940,000	Exmp:	100	Net:	10,991,700

No Compare on: Last Yr Taxes:
No Compare on: Curr Yr Taxes:
Total Lines Compared: 2751
ok: 0 Line Items in current and not in Master File.

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