

Preliminary Reconciliation Report

40 NORTHVALE

12/15/20 Page 1

Block	Lot	Qual	Class	PRIOR Assessment	Land	NET CHANGE IN Impr	VALUE Exempt	NET CHANGE	Land	NEW Assessment Impr	Totl	
102	1		2	556300	0	-61300	0	-61300	344900	150100	495000	
102	4		2	500500	0	26500	0	26500	293800	233200	527000	
		Added	Assmt:	2020	0	26500						
106	27		2	410900	0	24700	0	24700	300200	135400	435600	
		Added	Assmt:	2020	0	24700						
107	2		2	500300	0	10500	0	10500	290000	220800	510800	
		Added	Assmt:	2020	0	10500						
107	3		2	454800	0	4700	0	4700	288700	170800	459500	
		Added	Assmt:	2020	0	4700						
107	4		2	452500	-398500	-54000	0	-452500	0	0	0	**DELETED**
107	4.01		2	0	279800	54000	0	333800	279800	54000	333800	NEW RECORD
107	4.02		1	0	279800	0	0	279800	279800	0	279800	NEW RECORD
108	3		2	463800	0	1400	0	1400	278500	186700	465200	
		Added	Assmt:	2020	0	1400						
115	6		2	646500	0	-8800	0	-8800	256800	380900	637700	
115	19		2	387200	0	41000	0	41000	244000	184200	428200	
		Added	Assmt:	2020	0	41000						
117	2		2	443800	0	219300	0	219300	286300	376800	663100	
		Added	Assmt:	2020	0	219300						
205	2		4A	641300	0	-15000	0	-15000	151500	474800	626300	
207	5		4B	26729600	0	-4500000	0	-4500000	1101600	21128000	22229600	
402	5		2	430000	0	12800	0	12800	323200	119600	442800	
		Added	Assmt:	2020	0	12800						
406	4		2	655000	0	-14000	0	-14000	281100	359900	641000	
406	21		2 / 15F	378000	0	1200	0	1200	262100	117100	379200	
406	23		2	360700	0	8800	0	8800	219600	149900	369500	
		Added	Assmt:	2020	0	8800						
406	27		2	436300	0	-16300	0	-16300	281100	138900	420000	
409	14		2	383100	0	1500	0	1500	244000	140600	384600	
		Added	Assmt:	2020	0	1500						
409	20		2	473700	0	1600	0	1600	309200	166100	475300	
		Added	Assmt:	2020	0	1600						
410	7		2	449500	0	58700	0	58700	244000	264200	508200	
		Added	Assmt:	2020	0	58700						
410	11		2	548100	0	-48100	0	-48100	353800	146200	500000	
502	19		2	388200	0	9500	0	9500	234900	162800	397700	
		Added	Assmt:	2020	0	9500						
503	21		2	322600	0	28300	0	28300	236300	114600	350900	
		Added	Assmt:	2020	0	28300						
504	13		4A / 2	1566000	0	5315100	0	5315100	1266000	5615100	6881100	PARTIAL REM'D
		Added	Assmt:	2020	0	5315100						
510	16		2	220800	0	11400	0	11400	163700	68500	232200	
		Added	Assmt:	2020	0	5700*						
602	5		4A	2530400	0	-80000	0	-80000	445500	2004900	2450400	
606	3		2	366400	0	-41400	0	-41400	202800	122200	325000	

Preliminary Reconciliation Report

40 NORTHVALE

12/15/20 Page 2

Block	Lot	Qual	Class	PRIOR Assessment	Land	NET CHANGE Impr	VALUE Exempt	NET CHANGE	Land	NEW Assessment Impr	Totl	
703	2.01		2	740400	0	-30400	0	-30400	315000	395000	710000	
703	7		1	342400	-32400	0	0	-32400	310000	0	310000	
705	8		2	532900	0	-17900	0	-17900	281100	233900	515000	
705	9		2	568600	0	2600	0	2600	281100	290100	571200	
		Added	Assmt:	2020	0	2600						
707	14		2	429700	0	5200	0	5200	291300	143600	434900	
		Added	Assmt:	2020	0	5200						
808	4		2	340500	0	288500	0	288500	220600	408400	629000	
		Added	Assmt:	2019	0	288500						
		Added	Assmt:	2020	0	288500						
815	12		2	309500	0	3800	0	3800	207800	105500	313300	
		Added	Assmt:	2020	0	3800						
816	11		2	240000	0	1200	0	1200	178000	63200	241200	
		Added	Assmt:	2020	0	1200						
906	10		2 /1	192200	0	366500	0	366500	192200	366500	558700	
		Added	Assmt:	2020	0	366500						
906	11		2 /1	47700	125300	315600	0	440900	173000	315600	488600	
		Added	Assmt:	2020	0	315600*						
908	1	C3101	1	0	60000	0	0	60000	60000	0	60000	NEW RECORD
908	1	C3102	1	0	60000	0	0	60000	60000	0	60000	NEW RECORD
908	1	C3103	1	0	60000	0	0	60000	60000	0	60000	NEW RECORD
908	1	C3104	1	0	60000	0	0	60000	60000	0	60000	NEW RECORD
908	1	C3105	1	0	60000	0	0	60000	60000	0	60000	NEW RECORD
908	1	C3106	1	0	60000	0	0	60000	60000	0	60000	NEW RECORD
908	1	C3201	1	0	60000	0	0	60000	60000	0	60000	NEW RECORD
908	1	C3202	1	0	60000	0	0	60000	60000	0	60000	NEW RECORD
908	1	C3203	1	0	60000	0	0	60000	60000	0	60000	NEW RECORD
908	1	C3204	1	0	60000	0	0	60000	60000	0	60000	NEW RECORD
908	1	C3205	1	0	60000	0	0	60000	60000	0	60000	NEW RECORD
908	1	C3206	1	0	60000	0	0	60000	60000	0	60000	NEW RECORD
908	1	C4101	1	0	60000	0	0	60000	60000	0	60000	NEW RECORD
908	1	C4102	1	0	60000	0	0	60000	60000	0	60000	NEW RECORD
908	1	C4103	1	0	60000	0	0	60000	60000	0	60000	NEW RECORD
908	1	C4104	1	0	60000	0	0	60000	60000	0	60000	NEW RECORD
908	1	C4105	1	0	60000	0	0	60000	60000	0	60000	NEW RECORD
908	1	C4106	1	0	60000	0	0	60000	60000	0	60000	NEW RECORD
908	1	C4107	1	0	60000	0	0	60000	60000	0	60000	NEW RECORD
908	1	C4201	1	0	60000	0	0	60000	60000	0	60000	NEW RECORD
908	1	C4202	1	0	60000	0	0	60000	60000	0	60000	NEW RECORD
908	1	C4203	1	0	60000	0	0	60000	60000	0	60000	NEW RECORD
908	1	C4204	1	0	60000	0	0	60000	60000	0	60000	NEW RECORD

Preliminary Reconciliation Report

40 NORTHVALE

12/15/20 Page 3

Block	Lot	Qual	Class	PRIOR Assessment	Land	NET CHANGE Impr	IN VALUE Exempt	NET CHANGE	Land	NEW Assessment Impr	Totl	
908	1	C4205	1	0	60000	0	0	60000	60000	0	60000	NEW RECORD
908	1	C4206	1	0	60000	0	0	60000	60000	0	60000	NEW RECORD
908	1	C4207	1	0	60000	0	0	60000	60000	0	60000	NEW RECORD
908	1	C5101	1	0	60000	0	0	60000	60000	0	60000	NEW RECORD
908	1	C5102	1	0	60000	0	0	60000	60000	0	60000	NEW RECORD
908	1	C5103	1	0	60000	0	0	60000	60000	0	60000	NEW RECORD
908	1	C5104	1	0	60000	0	0	60000	60000	0	60000	NEW RECORD
908	1	C5105	1	0	60000	0	0	60000	60000	0	60000	NEW RECORD
908	1	C5106	1	0	60000	0	0	60000	60000	0	60000	NEW RECORD
908	1	C5107	1	0	60000	0	0	60000	60000	0	60000	NEW RECORD
908	1	C5108	1	0	60000	0	0	60000	60000	0	60000	NEW RECORD
908	1	C5109	1	0	60000	0	0	60000	60000	0	60000	NEW RECORD
908	1	C5110	1	0	60000	0	0	60000	60000	0	60000	NEW RECORD
908	1	C5201	1	0	60000	0	0	60000	60000	0	60000	NEW RECORD
908	1	C5202	1	0	60000	0	0	60000	60000	0	60000	NEW RECORD
908	1	C5203	1	0	60000	0	0	60000	60000	0	60000	NEW RECORD
908	1	C5204	1	0	60000	0	0	60000	60000	0	60000	NEW RECORD
908	1	C5205	1	0	60000	0	0	60000	60000	0	60000	NEW RECORD
908	1	C5206	1	0	60000	0	0	60000	60000	0	60000	NEW RECORD
908	1	C5207	1	0	60000	0	0	60000	60000	0	60000	NEW RECORD
908	1	C5208	1	0	60000	0	0	60000	60000	0	60000	NEW RECORD
908	1	C5209	1	0	60000	0	0	60000	60000	0	60000	NEW RECORD
908	1	C5210	1	0	60000	0	0	60000	60000	0	60000	NEW RECORD
908	1	CT111	1	112600	-112600	0	0	-112600	0	0	0	**DELETED**
908	1	CT113	1	112400	-112400	0	0	-112400	0	0	0	**DELETED**
908	1	CT115	1	97800	-97800	0	0	-97800	0	0	0	**DELETED**
908	1	CT117	1	112400	-112400	0	0	-112400	0	0	0	**DELETED**
908	1	CT119	1	97800	-97800	0	0	-97800	0	0	0	**DELETED**
908	1	CT121	1	112400	-112400	0	0	-112400	0	0	0	**DELETED**
908	1	CT123	1	112600	-112600	0	0	-112600	0	0	0	**DELETED**
908	1	CT130	1	143700	-143700	0	0	-143700	0	0	0	**DELETED**
908	1	CT132	1	142100	-142100	0	0	-142100	0	0	0	**DELETED**
908	1	CT133	1	112600	-112600	0	0	-112600	0	0	0	**DELETED**
908	1	CT134	1	142100	-142100	0	0	-142100	0	0	0	**DELETED**
908	1	CT135	1	112600	-112600	0	0	-112600	0	0	0	**DELETED**
908	1	CT136	1	142100	-142100	0	0	-142100	0	0	0	**DELETED**
908	1	CT137	1	112600	-112600	0	0	-112600	0	0	0	**DELETED**

Preliminary Reconciliation Report

40 NORTHVALE

12/15/20 Page 4

Block	Lot	Qual	Class	PRIOR Assessment	Land	NET CHANGE Impr	IN VALUE Exempt	NET CHANGE	Land	NEW Assessment Impr	Totl	
908	1	CT138	1	143700	-143700	0	0	-143700	0	0	0	**DELETED**
908	1	CT139	1	112400	-112400	0	0	-112400	0	0	0	**DELETED**
908	1	CT140	1	112400	-112400	0	0	-112400	0	0	0	**DELETED**
908	1	CT141	1	112400	-112400	0	0	-112400	0	0	0	**DELETED**
908	1	CT142	1	112400	-112400	0	0	-112400	0	0	0	**DELETED**
908	1	CT143	1	112600	-112600	0	0	-112600	0	0	0	**DELETED**
908	1	CT144	1	112400	-112400	0	0	-112400	0	0	0	**DELETED**
908	1	CT146	1	112400	-112400	0	0	-112400	0	0	0	**DELETED**
908	1	CT148	1	112600	-112600	0	0	-112600	0	0	0	**DELETED**
909	18		2	329100	0	-29100	0	-29100	249100	50900	300000	
909	21		2	330300	0	-4200	0	-4200	178000	148100	326100	
909	24		4A	980800	-66600	-14200	0	-80800	263400	636600	900000	
910	7		2 Added Assmt :	380700 2020	0 0	3500 3500	0	3500	234000	150200	384200	
911	6		2 Added Assmt :	432200 2020	0 0	11800 11800	0	11800	249100	194900	444000	
911	9		2 Added Assmt :	304000 2020	0 0	48000 48000	0	48000	211400	140600	352000	
911	10		2 Added Assmt :	471900 2020	0 0	14000 14000	0	14000	211400	274500	485900	
917	4		2 Added Assmt :	407500 2020	0 0	13600 13600	0	13600	320300	100800	421100	
919	1.02		2	615000	0	-30000	0	-30000	213500	371500	585000	
1001	7		2 Added Assmt :	351400 2020	0 0	6500 6500	0	6500	213500	144400	357900	
1004	10		2 Added Assmt :	435200 2020	0 0	6000 6000	0	6000	252000	189200	441200	
1006	9.01		2 Added Assmt :	322900 2020	0 0	289500 289500	0	289500	222900	389500	612400	PARTIAL REM'D
1011	5		15F	186300	-186300	0	0	-186300	0	0	0	**DELETED**
1011	5.01		15C	0	249100	0	0	249100	249100	0	249100	NEW RECORD
1011	5.02		15F	0	316000	100000	0	416000	316000	100000	416000	NEW RECORD
1011	10		2	335000	-273800	-61200	0	-335000	0	0	0	**DELETED**
1011	10.01		1	0	0	0	0	0	0	0	0	NEW RECORD
1011	10.02		2	0	0	0	0	0	0	0	0	NEW RECORD

40 NORTHVALE

Block	Lot	Qual	Class	PRIOR Assessment	Land	NET CHANGE IN VALUE Impr	Exempt	NET CHANGE	Land	NEW Assessment Impr	Tot l
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+343300	Land	Total
+2281400	Impr	Total
+0	Exmt	Total
+2624700	Net	Total

52	Total	Records	Added
26	Total	Records	Deleted
46	Total	Records	Updated

26 Net Change Total

12 / 15 / 20
12:51:55

District: 40 NORTHVALE

12/15/20

Class	Items	Land	HISTORY 1 TOTALS 2020 Impr	Exempt	Net	
1	82	9479800	0	0	9479800	
2	1492	358461800	237226900	0	595688700	
3A	0	0	0	0	0	
3B	0	0	0	0	0	
4A	89	20538400	60733600	0	81272000	
4B	55	44280000	131692000	0	175972000	
4C	0	0	0	0	0	
RATABLES	1718	432760000	429652500	0	862412500	2020
5A	4	0	0		0	
5B	0	0	0		0	
RAILROAD	4	0	0		0	
6A	1	908803	10000		908803	
6B	0	0	0		0	
6C	0	0	0		0	
PUB UTIL	1	908803			908803	
15A	1	2910000	4074100		6984100	
15B	0	0	0		0	
15C	24	10767900	3091100		13859000	
15D	7	4084600	11251200		15335800	
15E	0	0	0		0	
15F	16	4231400	2205200		6436600	
EXEMPT	48	21993900	20621600		42615500	

Deduction	Qty	Amount
SENIOR	18	4500
SURVIVING SPOUSE	0	0
DISABLED PERSON	2	500
VETERAN	83	4150
WIDOW OF VET	16	800

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

1766	Total	Items Ratable and Exempt
454753900	Total	Land
450274100	Total	Impr
0	Total	Exmpt
905028000	Total	Ratables and Exempts

District: 40 NORTHVALE

PRELIMINARY TAX LIST TOTALS - 12/15/20
2020

Class	Items	Land	Impr	Exempt	Net	
1	105	9538200	0	0	9538200	
2	1494	357430600	238518300	0	595948900	
3A	0	0	0	0	0	
3B	0	0	0	0	0	
4A	90	21737800	66239500	0	87977300	
4B	55	44280000	127192000	0	171472000	
4C	0	0	0	0	0	
RATABLES	1744	432986600	431949800	0	864936400	PRC
5A	4	0	0	0	0	
5B	0	0	0	0	0	
RAILROAD	4	0	0	0	0	
6A	1	908803	10000	0	908803	
6B	0	0	0	0	0	
6C	0	0	0	0	0	
PUB UTIL	1	908803	0	0	908803	
15A	1	2910000	4074100	0	6984100	
15B	0	0	0	0	0	
15C	25	11017000	3091100	0	14108100	
15D	7	4084600	11251200	0	15335800	
15E	0	0	0	0	0	
15F	15	4099000	2189300	0	6288300	
EXEMPT	48	22110600	20605700	0	42716300	

Deduction	Qty	Amount
SENIOR	18	4500
SURVIVING SPOUSE	0	0
DISABLED PERSON	2	500
VETERAN	80	20000
WIDOW OF VET	17	4250

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

1792	Total	Items Ratable and Exempt
455097200	Total	Land
452555500	Total	Impr
0	Total	Exmpt
907652700	Total	Ratables and Exempts

	Prior	Current	Change	
Line Items:	1,766	1,792	26	Ok
Value Chg:	905,028,000	907,652,700	2,624,700	Ok

APPEAL/TAX LIST REPORT FOR 2020

Page: 1

Tue Dec 16 2020 12:51:55

District: 40 NORTHVALE

Judged

Appeal#	Owner / Property Location	Block	Lot	Cl	Assessed	Added	Judged	Tax Ct	Tax List
03/04/20 40-2000003A 3	CLOESMEYER, JESSICA H 437 ANDRE HILL ASSESSMENT CORRECTION REC FOR DECREASE	102	1	2	344900 211400 0 556300	0 0 0 0	344900 150100 0 495000	0 0 0 0	344900 150100 0 495000
06/03/20 40-2000004A 3	PUNTES, LEILA MOHTARAM ETAL 440 WEST AVE ASSESSOR CORRECTION REC FOR DECREASE	115	6	2	256800 389700 0 646500	0 0 0 0	256800 380900 0 637700	0 0 0 0	256800 380900 0 637700
09/09/20 40-2000111L 3	493 TAPPAN INC 493 TAPPAN RD. STIPULATION	205	2	4A	151500 489800 0 641300	0 0 0 0	151500 474800 0 626300	0 0 0 0	151500 474800 0 626300
09/09/20 40-2000106L 6B	BOSTON MARKET C/O PROP.ADMN#66 275 LIVINGSTON AFFIRMED WITHOUT PREJUDICE	207	2	4A	288900 692300 0 981200	0 0 0 0	288900 692300 0 981200	0 0 0 0	288900 692300 0 981200
00/00/00 40-2000001T	MAXIN ENTERPRISE LLC 273B LIVINGSTON ST.	207	3	1	770400 0 0 770400	0 0 0 0	0 0 0 0	0 0 0 0	770400 0 0 770400 *
03/04/20 40-2000002A 3	MAXIN ENTERPRISE LLC 273 LIVINGSTON ST. ASSESSMENT CORRECTION REC FOR DECREASE	207	5	4B	1101600 25628000 0 26729600	0 0 0 0	1101500 21128000 0 22229500	0 0 0 0	1101600 21128000 0 22229600 *
00/00/00 40-2000002T	MAXIN ENTERPRISE LLC 273 LIVINGSTON ST.	207	5	4B	1101600 25628000 0 26729600	0 0 0 0	0 0 0 0	0 0 0 0	1101600 21128000 0 22229600 *
00/00/00 40-2000007T	TAKASAGO INTRN. CORP.(USA) 267 UNION ST	302	1	4B	1890000 1479800 0 3369800	0 0 0 0	0 0 0 0	0 0 0 0	1890000 1479800 0 3369800 *
00/00/00 40-2000004T	TWENTY TWENTY UNION ST LLC 260 UNION STREET.	302	4	4A	834800 2540600 0 3375400	0 0 0 0	0 0 0 0	0 0 0 0	834800 2540600 0 3375400 *
00/00/00 40-2000003T	235P NORTHVALE LLC 235 PEGASUS AVE.	303	4	4B	1170000 2441700 0 3611700	0 0 0 0	0 0 0 0	0 0 0 0	1170000 2441700 0 3611700 *
09/09/20 40-2000101L 3	GRECO, THOMAS & NADINE & JENNA 428 JOHNE RD STIPULATION	406	27	2	281100 155200 0 436300	0 0 0 0	281100 138900 0 420000	0 0 0 0	281100 138900 0 420000
09/09/20 40-2000102L 3	BESSAS, NIKOLAOS & MINIATIS, DION 410 WEST AVE. STIPULATION	410	11	2	353800 194300 0 548100	0 0 0 0	353800 146200 0 500000	0 0 0 0	353800 146200 0 500000
00/00/00 40-2000005T	S & R COSTA REALTY LP 227 UNION ST	602	5	4A	445500 2084900 0 2530400	0 0 0 0	0 0 0 0	0 0 0 0	445500 2004900 0 2450400 *
09/09/20 40-2000107L 3	GUERVIL, RICARDO 223 FRANKLIN ST STIPULATION	606	3	2	202800 163600 0 366400	0 0 0 0	202800 122200 0 325000	0 0 0 0	202800 122200 0 325000
09/09/20 40-2000104L 3	ALLIOTTS, FRANK & KATHLEEN COS 534 HUGHES ST. STIPULATION	703	2.01	2	315000 425400 0 740400	0 0 0 0	315000 395000 0 710000	0 0 0 0	315000 395000 0 710000

Tue Dec 16 2020 12:51:55

District: 40 NORTHVALE

Judged

Appeal#

Appeal#	Owner / Property Location	Block	Lot	Cla	Assessed	Added	Judged	Tax Ct	Tax List
09/09/20 40-2000105L 3	HAN, TAEYOUN & AEKUNG 520 HUGHES ST STIPULATION	703	7	1	342400 0 0	0 0 0	310000 0 0	0 0 0	310000 0 0
09/09/20 40-2000113L 3	MACKENZIE, GEORGE & LAURA 408 ERIC LANE STIPULATION	705	8	2	281100 251800 0	0 0 0	281100 233900 0	0 0 0	281100 233900 0
09/09/20 40-2000110L 6B	M.A.D. PROPERTIES INC 216 LIVINGSTON ST AFFIRMED WITHOUT PREJUDICE	901	4	4A	210000 760400 0	0 0 0	210000 760400 0	0 0 0	210000 760400 0
09/09/20 40-2000109D 3	PESCE MARK 180 LIVINGSTON ST STIPULATION	909	18	2	249100 80000 0	0 0 0	249100 50900 0	0 0 0	249100 50900 0
03/04/20 40-2000001A 3	REJMANIAK, EDWARD & IRINA 186 LIVINGSTON ST ASSESSMENT CORRECTION REC FOR DECREASE	909	21	2	178000 152300 0	0 0 0	178000 148100 0	0 0 0	178000 148100 0
09/09/20 40-2000108D 3	HYON, KRISTINE M 194 LIVINGSTON ST STIPULATION	909	24	4A	330000 650800 0	0 0 0	330000 570000 0	0 0 0	263400 636600 0
00/00/00 40-2000006T	AVALINO REALTY LLC 160 PARIS AVE.	910	2	4A	304100 995900 0	0 0 0	0 0 0	0 0 0	304100 995900 0
09/09/20 40-2000112L 3	IBANEZ, RAINIER C. & MARIE C.C 184 WALNUT ST. STIPULATION	919	1.02	2	213500 401500 0	0 0 0	213500 371500 0	0 0 0	213500 371500 0
09/09/20 40-2000103L 6B	VERIZON NJ INC. C/O DUFF & PHE VARIOUS AFFIRMED WITHOUT PREJUDICE	1200	2	6A	908803 10000 10000	0 0 0	908803 10000 10000	0 0 0	908803 10000 908803

* Tax List Does Not Match Judgement

24 Listed.

Total Assessed Land:	12,525,703	Impr:	65,827,400	Exmp:	10,000	Net:	78,343,103
Total Judged Land:	5,976,803	Impr:	25,773,200	Exmp:	10,000	Net:	31,740,003

No Compare on: Last Yr Taxes:
No Compare on: Curr Yr Taxes:
Total Lines Compared: 1797
ok: 0 Line Items in current and not in Master File.

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