

# Preliminary Reconciliation Report

05 CARLSTADT

12/28/23 Page 1

Block	Lot	Qual	Class	PRIOR Assessment	Land	NET CHANGE IN Impr	VALUE Exempt	NET CHANGE	Land	NEW Assessment Impr	Tot I
11	12	2		405300	0	64200	0	64200	207500	262000	469500
		Added	Assmt:	2022	0	64200					
		Added	Assmt:	2023	0	64200					
23	1.01	4A		7915900	0	-349200	0	-349200	3230400	4336300	7566700
43	2	2		437500	0	16900	0	16900	197900	256500	454400
		Added	Assmt:	2023	0	16900					
46	11	2		605400	0	11700	0	11700	207500	409600	617100
		Added	Assmt:	2022	0	11700					
		Added	Assmt:	2023	0	11700					
69	15	2		377200	0	50600	0	50600	197100	230700	427800
		Added	Assmt:	2023	0	50600					
76	9	2	/4A	313400	0	0	0	0	116000	197400	313400
80	17	2		227200	0	89700	0	89700	187500	129400	316900
		Added	Assmt:	2022	0	89700					
		Added	Assmt:	2023	0	89700					
85	4	2		360500	0	700	0	700	209100	152100	361200
		Added	Assmt:	2023	0	700					
88	11	2		425300	0	25200	0	25200	198100	252400	450500
		Added	Assmt:	2022	0	25200					
		Added	Assmt:	2023	0	25200					
126	43	HM	4B	4469800	0	-699300	0	-699300	1193500	2577000	3770500
130	17	HM	1	231000	-41000	0	0	-41000	190000	0	190000

TOTAL NET CHANGE: (Excluding Railroad & Public Util)

-41000 Land Total  
-789500 Impr Total  
+0 Exmt Total  
-830500 Net Total

0 Total Records Added  
0 Total Records Deleted  
11 Total Records Updated

0 Net Change Total

\$259,000 Total Value of Added Assessments for 2023  
(Please Verify w/AA Table of Aggregates)

District: 05 CARLSTADT

12/28/23

Class	Items	Land	HISTORY 1 TOTALS 2023 Impr	Exempt	Net	
1	75	30435600	0	0	30435600	
2	1561	314351300	439282500	0	753633800	
3A	0	0	0	0	0	
3B	0	0	0	0	0	
4A	132	105154900	313759000	0	418913900	
4B	319	409039600	1383423800	0	1792463400	
4C	13	4432400	10505200	0	14937600	
RATABLES	2100	863413800	2146970500	0	3010384300	2023
5A	2	0	0	0	0	
5B	13	977100	0	0	977100	
RAILROAD	15	977100	0	0	977100	
6A	1	4485384	10000	0	4485384	
6B	0	0	0	0	0	
6C	0	0	0	0	0	
PUB UTIL	1	4485384	0	0	4485384	
15A	3	4552800	10751900	0	15304700	
15B	0	0	0	0	0	
15C	86	154849900	10275200	0	165125100	
15D	4	1218200	2001400	0	3219600	
15E	2	1343300	0	0	1343300	
15F	13	2320300	10687200	0	13007500	
EXEMPT	108	164284500	33715700	0	198000200	
Deduction	Qty	Amount				
SENIOR	26	6500				
SURVIVING SPOUSE	0	0				
DISABLED PERSON	4	1000				
VETERAN	103	5150				
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					
2208	Total	Items Ratable and Exempt				
1027698300	Total	Land				
2180686200	Total	Impr				
0	Total	Exmpt				
3208384500	Total	Ratables and Exempts				

District: 05 CARLSTADT

PRELIMINARY TAX LIST TOTALS - 12/28/23  
2023

Class	Items	Land	Impr	Exempt	Net
1	75	30394600	0	0	30394600
2	1562	314467300	439738900	0	754206200
3A	0	0	0	0	0
3B	0	0	0	0	0
4A	131	105038900	313212400	0	418251300
4B	319	409039600	1382724500	0	1791764100
4C	13	4432400	10505200	0	14937600
RATABLES	2100	863372800	2146181000	0	3009553800 PRC
5A	2	0	0	0	0
5B	13	977100	0	0	977100
RAILROAD	15	977100	0	0	977100
6A	1	4485384	10000	0	4485384
6B	0	0	0	0	0
6C	0	0	0	0	0
PUB UTIL	1	4485384	0	0	4485384
15A	3	4552800	10751900	0	15304700
15B	0	0	0	0	0
15C	86	154849900	10275200	0	165125100
15D	4	1218200	2001400	0	3219600
15E	2	1343300	0	0	1343300
15F	13	2320300	10687200	0	13007500
EXEMPT	108	164284500	33715700	0	198000200

Deduction	Qty	Amount
SENIOR	24	6000
SURVIVING SPOUSE	0	0
DISABLED PERSON	4	1000
VETERAN	99	24750
WIDOW OF VET	13	3250

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

2208	Total	Items Ratable and Exempt
1027657300	Total	Land
2179896700	Total	Impr
0	Total	Exmpt
3207554000	Total	Ratables and Exempts

	Prior	Current	Change	
Line Items:	2,208	2,208		Ok
Value Chg:	3,208,384,500	3,207,554,000	830,500	Ok

APPEAL/TAX LIST REPORT FOR 2023

Page: 1

Thu Dec 29 2023 10:18:01

District: 05 CARLSTADT

Judged

Appeal#	Owner / Property Location	Block	Lot	Cla	Assessed	Added	Judged	Tax Ct	Tax List
00/00/00 05-2300031T	PLANK PAT REALTY/VORNADO/JAYNE 675 PATERSON AVE	2	7	4A	13214300 7328400 0	0 0 0	0 0 0	0 0 0	13214300 7328400 20542700 *
00/00/00 05-2300023T	ICON IPV CIMMARON NJ/GLP US MG 585 INDUSTRIAL ROAD	3	8	4B	1031900 5162300 0	0 0 0	0 0 0	0 0 0	1031900 5162300 6194200 *
00/00/00 05-2300002T	SUN/INTERNATIONAL APPRAISAL CO 631 CENTRAL AVE	8	1	4B	1014500 1252200 0	0 0 0	0 0 0	0 0 0	1014500 1463500 2478000 *
00/00/00 05-2300003T	SUN/INTERNATIONAL APPRAISAL CO 631 CENTRAL AVE	8	2	4B	1299800 14971100 0	0 0 0	0 0 0	0 0 0	1299800 16487900 17787700 *
08/02/23 05-2300107L 6A	508 JEFFERSON, LLC 508 JEFFERSON ST AWOP	17	9	4B	233800 705200 0	0 0 0	233800 705200 0	0 0 0	233800 705200 939000
08/02/23 05-2300104L 3	REALTY INCOME PROPERTIES 29 LL 637 HOBOKEN RD ASSESSOR'S RECOMMENDATION	23	1.01	4A	3230400 4685500 0	0 0 0	3230400 4336300 0	0 0 0	3230400 4336300 7566700
00/00/00 05-2300030T	WFCM2016C34 MED OFFICE BLID NJ 630 BROAD ST.	23	1.03	4A	1742400 4930200 0	0 0 0	0 0 0	0 0 0	1742400 4930200 6672600 *
00/00/00 05-2300041T	CARLSTADT EQUITIES LLC/JGT MGM 325 GARDEN ST.	23	1.04	4A	705900 751600 0	0 0 0	0 0 0	0 0 0	705900 751600 1457500 *
08/02/23 05-2300110D 2A	HUANG, CHUNE 525 HACKENSACK ST	44	9	2	182800 249300 0	0 0 0	182800 249300 0	0 0 0	182800 249300 432100
08/02/23 05-2300105D 5A	BORER, JACQUELINE 615 FIFTH ST DLP @ 945 AM	45	5	2	207500 540000 0	0 0 0	207500 540000 0	0 0 0	207500 540000 747500
00/00/00 05-2300037T	479-485 HOBOKEN RD ASSOC LLC 485 HOBOKEN RD	71	7	4C	320000 424200 0	0 0 0	0 0 0	0 0 0	320000 424200 744200 *
00/00/00 05-2300036T	479-485 HOBOKEN RD. ASSOC. LLC 485 HOBOKEN RD.	71	8	4C	640000 848400 0	0 0 0	0 0 0	0 0 0	640000 848400 1488400 *
00/00/00 05-2300035T	479-485 HOBOKEN RD. ASSOC., LL 300 SECOND ST	71	10	2	208000 251900 0	0 0 0	0 0 0	0 0 0	208000 251900 459900 *
08/02/23 05-2300106D 7	N Y SOCIETY OF MODEL ENG 341 HOBOKEN RD WITHDRAWN	79	14	4A	207500 184400 0	0 0 0	207500 184400 0	0 0 0	207500 184400 391900
00/00/00 05-2300038T	METRO SELF STORAGE 765 ROUTE 17	82	1	4B	886500 853200 0	0 0 0	0 0 0	0 0 0	886500 853200 1739700 *

APPEAL/TAX LIST REPORT FOR 2023

Page: 2

Thu Dec 29 2023 10:18:01

District: 05 CARLSTADT

Judged

Appeal#

Appeal#	Owner / Property Location	Block	Lot	Cla	Assessed	Added	Judged	Tax Ct	Tax List
00/00/00 05-2300010T	RUSSO MEADOWLANDS PK LLC 651 TWELFTH ST. HM	84	2	4A	4048000 1000000 0	0 0 0	0 0 0	0 0 0	4048000 1000000 5048000 *
08/02/23 05-2300112L 6B	430 ROUTE 17 LLC/TASCI 430 RT 17 SO AFFIRMED WITHOUT PREJUDICE	95	14	4A	754800 2386300 0	0 0 0	754800 2386300 0	0 0 0	754800 2386300 3141100
00/00/00 05-2300042T	ROTHCHILD REALTY F.L.P., INC. 251 BROAD ST.	97	6.01	4A	110100 8000 0	0 0 0	0 0 0	0 0 0	110100 8000 118100 *
00/00/00 05-2300025T	LUCKY 13TH ST REALTY LLC 326 THIRTEENTH ST HM	110	3	4B	374200 1516900 0	0 0 0	0 0 0	0 0 0	374200 1516900 1891100 *
00/00/00 05-2300026T	LUCKY 13TH ST REALTY LLC 308 THIRTEENTH ST HM	110	4	4B	287800 1144900 0	0 0 0	0 0 0	0 0 0	287800 1144900 1432700 *
00/00/00 05-2300027T	LUCKY 13TH ST REALTY LLC 300 THIRTEENTH ST HM	110	5	4B	109600 345700 0	0 0 0	0 0 0	0 0 0	109600 345700 455300 *
00/00/00 05-2300032T	MEADOWLANDS HOTEL L.L.C/TINA PATERSON PLK & SIXTEENTH HM	116	5	4A	809800 10550400 0	0 0 0	0 0 0	0 0 0	809800 10550400 11360200 *
00/00/00 05-2300022T	111 PATERSON PLANK LLC 111 TWENTIETH ST. HM	119	2	4B	696600 3409700 0	0 0 0	0 0 0	0 0 0	696600 3409700 4106300 *
08/02/23 05-2300109L 6B	240-248 PATERSON PLANK RD ASSO 240 PATERSON PLK. RD. HM AFFIRMED WITHOUT PREJUDICE	121	1.02	4A	751300 1284900 0	0 0 0	751300 1284900 0	0 0 0	751300 1284900 2036200
00/00/00 05-2300006T	THUMANN, INC. 670 DELL RD. HM HM	123	3	4B	5225000 10848400 0	0 0 0	0 0 0	0 0 0	5225000 10848400 16073400 *
00/00/00 05-2300033T	LIT MEADOWLANDS LLC 99 AMOR AVE HM HM	123	12	4B	1474000 9136000 0	0 0 0	0 0 0	0 0 0	1474000 9136000 10610000 *
00/00/00 05-2300020T	GOHAM SG LLC/GEORGE MCELROY 620 GOHAM PKWAY HM	123.01	19	4B	1045000 4273500 0	0 0 0	0 0 0	0 0 0	1045000 4273500 5318500 *
08/02/23 05-2300113D 5A	545 DELL RD. CORP. /MARGULES-S 545 DELL RD. HM HM DLP @ 945 AM	123.01	25	4B	786500 3170000 0	0 0 0	786500 3170000 0	0 0 0	786500 3170000 3956500
00/00/00 05-2300005T	456 VISHWAS LLC 456 WASHINGTON AVE HM	124.01	1	4B	1578500 2451000 0	0 0 0	0 0 0	0 0 0	1578500 2451000 4029500 *
08/02/23 05-2300111L 6A	STRS OHIO/TAX ADMIN 602 WASHINGTON AV HM AFFIRMED WITHOUT PREJUDICE	126	13	4B	3918800 22709300 0	0 0 0	3918800 22709300 0	0 0 0	3918800 22709300 26628100

APPEAL/TAX LIST REPORT FOR 2023

Page: 3

Thu Dec 29 2023 10:18:01

District: 05 CARLSTADT

Judged

Appeal#

Appeal#	Owner / Property Location	Block	Lot	Cla	Assessed	Added	Judged	Tax Ct	Tax List
08/02/23 05-2300101L 6B	WASHINGTON AVE REALTY HOLDINGS 212 WASHINGTON AV. HM HM AFFIRMED WITHOUT PREJUDICE	126	42	4B	517000 983000 0 1500000	0 0 0 0	517000 983000 0 1500000	0 0 0 0	517000 983000 0 1500000
08/02/23 05-2300103L 3	C & C ARC STONE REALTY L.L.C. 690 WASHINGTON AVE. HM HM ASSESSOR'S RECOMMENDATION	126	43	4B	1193500 3276300 0 4469800	0 0 0 0	1193500 2577000 0 3770500	0 0 0 0	1193500 2577000 0 3770500
00/00/00 05-2300011T	EAGLE REALTY OF NJ, LLC 707 COMMERCIAL AV. HM	126	60	4B	660000 3162400 0 3822400	0 0 0 0	0 0 0 0	0 0 0 0	660000 3162400 0 3822400 *
00/00/00 05-2300028T	Z & M REALTY MANAGEMENT LLC 601 COMMERCIAL AVE. HM	126	72	4B	918500 3828900 0 4747400	0 0 0 0	0 0 0 0	0 0 0 0	918500 3828900 0 4747400 *
00/00/00 05-2300040T	CENTERPOINT COMMERCIAL LLC 700 COMMERCIAL AVE. HM	126	74	4B	4675000 16471400 0 21146400	0 0 0 0	0 0 0 0	0 0 0 0	4675000 16471400 0 21146400 *
08/02/23 05-2300108L 6B	CARLSTADT SPE LLC DL 33 COMMERCE RD. HM AFFIRMED WITHOUT PREJUDICE	127	8	4B	1408000 5883900 0 7291900	0 0 0 0	1408000 5883900 0 7291900	0 0 0 0	1408000 5883900 0 7291900
00/00/00 05-2300009T	760 WASHINGTON AVE L.L.C. 760 WASHINGTON AVE. HM	127	11	4A	4075500 25658200 0 29733700	0 0 0 0	0 0 0 0	0 0 0 0	4075500 25658200 0 29733700 *
00/00/00 05-2300039T	REALTY ASSOC FUND XII PORTFOLI 850 WASHINGTON AVE. HM	127	16	4B	940500 7289700 0 8230200	0 0 0 0	0 0 0 0	0 0 0 0	940500 7289700 0 8230200 *
00/00/00 05-2300029T	CENTERPOINT 130 MOONACHIE LLC 130 MOONACHIE AVE. HM	127	21	4B	10422500 4096100 0 14518600	0 0 0 0	0 0 0 0	0 0 0 0	10422500 4096100 0 14518600 *
00/00/00 05-2300007T	NAP HOLDING LLC 117 MOONACHIE AVE. HM	127	29	4B	1705000 4749900 0 6454900	0 0 0 0	0 0 0 0	0 0 0 0	1705000 4749900 0 6454900 *
00/00/00 05-2300021T	555 BARELL AVE LLC 555 BARELL AV. HM	128	22	4B	385000 2026500 0 2411500	0 0 0 0	0 0 0 0	0 0 0 0	385000 2026500 0 2411500 *
00/00/00 05-2300016T	BARELL AVENUE II LLC 551 BARELL AV. HM	128	23	4B	457600 2570800 0 3028400	0 0 0 0	0 0 0 0	0 0 0 0	457600 2570800 0 3028400 *
00/00/00 05-2300017T	BARELL AVE III LLC 485 BARELL AVE. HM	128	24	4B	550000 2697400 0 3247400	0 0 0 0	0 0 0 0	0 0 0 0	550000 2697400 0 3247400 *
00/00/00 05-2300012T	GMA GROUP/ W. MALOOF 401 WASHINGTON AVE. HM	128	34	4B	3993000 16287500 0 20280500	0 0 0 0	0 0 0 0	0 0 0 0	3993000 16287500 0 20280500 *
00/00/00 05-2300018T	BARELL AVENUE I LLC 450 BARELL AV. HM	129	2	4B	550000 2443300 0 2993300	0 0 0 0	0 0 0 0	0 0 0 0	550000 2443300 0 2993300 *

APPEAL/TAX LIST REPORT FOR 2023

Page: 4

Thu Dec 29 2023 10:18:01

District: 05 CARLSTADT

Judged

Appeal#

Appeal#	Owner / Property Location	Block	Lot	Cla	Assessed	Added	Judged	Tax Ct	Tax List
00/00/00 05-2300019T	BARELL AVENUE I LLC 472 BARELL AVE. HM	129	4	4B	1094500 4157400 0	0 0 0	0 0 0	0 0 0	1094500 4157400 5251900 *
00/00/00 05-2300015T	BARELL AVENUE II LLC 482 BARELL AV. HM	129	5	4B	781000 3575800 0	0 0 0	0 0 0	0 0 0	781000 3575800 4356800 *
08/02/23 05-2300102L 3	STREET C REALTY LLC EAST OF WASHINGTON A ASSESSOR'S REC HM	130	17	1	231000 0 0	0 0 0	190000 0 0	0 0 0	190000 0 190000
00/00/00 05-2300024T	RUSSO FAMILY LIMITED PARTNERSH 777 CENTRAL BLVD. HM	131	9	4A	6341500 42658500 0	0 0 0	0 0 0	0 0 0	6341500 42658500 49000000 *
00/00/00 05-2300008T	410 COMMERCE L.L.C. NJ 410-420 COMMERCE BLVD HM	131.01	15	4B	6374500 46625500 0	0 0 0	0 0 0	0 0 0	6374500 46625500 53000000 *
00/00/00 05-2300013T	875 WASHINGTON AVE LLC WASHINGTON AVE HM	132	8	4B	896500 6537900 0	0 0 0	0 0 0	0 0 0	896500 6537900 7434400 *
00/00/00 05-2300004T	GMA GROUP III LLC WASHINGTON AVE HM	132	9	4A	984500 1675400 0	0 0 0	0 0 0	0 0 0	984500 1675400 2659900 *
00/00/00 05-2300034T	TRANS-CON PIPE LINE/MD 46-4 MEADOWLAND HM HM	137	1	4B	33300000 25000000 0	0 0 0	0 0 0	0 0 0	33300000 25000000 35800000 *
00/00/00 05-2300014T	VERIZON/PROP TAX DEPT. VARIOUS	300	1.A	6A	4485384 10000 10000	0 0 0	0 0 0	0 0 0	4485384 10000 4485384 *

\* Tax List Does Not Match Judgement

54 Listed.

Total Assessed Land:	134,035,284	Impr:	326,538,700	Exmp:	10,000	Net:	460,563,984
Total Judged Land:	13,581,900	Impr:	45,009,600	Exmp:		Net:	58,591,500

No Compare on: Last Yr Taxes:  
No Compare on: Curr Yr Taxes:  
Total Lines Compared: 2224  
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)