

## Preliminary Reconciliation Report

11 ELMWOOD PARK

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Block	Lot	Qual	Class	PRIOR Assessment	Land	NET CHANGE IN Impr	VALUE Exempt	NET CHANGE	Land	NEW Assessment Impr	Tot I
102	33	2 Added	Assmt:	244900 2023	0 0	3900 3900	0	3900	171000	77800	248800
103	6	2 Added	Assmt:	304800 2023	0 0	13400 13400	0	13400	168800	149400	318200
104	2	2 Added	Assmt:	247300 2023	0 0	98800 98800	0	98800	158400	187700	346100
104	9	2 Added	Assmt:	316400 2023	0 0	11300 11300	0	11300	221400	106300	327700
105	2	2 Added	Assmt:	271000 2023	0 0	9700 9700	0	9700	207000	73700	280700
111	7	2 Added	Assmt:	286200 2023	0 0	2300 2300	0	2300	185400	103100	288500
112	34.01	2		398200	0	7000	0	7000	248400	156800	405200
115	5	2 Added	Assmt:	347700 2023	0 0	12400 12400	0	12400	180000	180100	360100
208	9	2 / 1 Added	Assmt:	180000 2023	0 0	333000 333000	0	333000	180000	333000	513000
210	40	2 Added	Assmt:	321400 2023	0 0	11100 11100	0	11100	207000	125500	332500
303	15	2 Added	Assmt:	175000 2023	0 0	340700 340700	0	340700	156600	359100	515700
306	7.01	2 Added	Assmt:	280000 2023	0 0	258000 258000	0	258000	180000	358000	538000 PARTIAL REM'D
306	7.02	2 Added	Assmt:	280000 2023	0 0	257000 257000	0	257000	180000	357000	537000 PARTIAL REM'D
308	16	2 Added	Assmt:	455400 2023	0 0	100 100	0	100	180000	275500	455500
312	7	2 Added	Assmt:	272800 2023	0 0	231400 231400	0	231400	180000	324200	504200
314	14	2 Added	Assmt:	275700 2023	0 0	1000 1000	0	1000	180000	96700	276700
316	31	2 Added	Assmt:	291300 2023	0 0	1200 1200	0	1200	188100	104400	292500
405	12	15F/2		251700	0	0	0	0	183600	68100	251700
406	16	2 Added	Assmt:	254000 2023	0 0	4700 4700	0	4700	183600	75100	258700
407	13	2 Added	Assmt:	375300 2023	0 0	61500 61500	0	61500	183600	253200	436800
407	23	2 Added	Assmt:	249200 2023	0 0	89000 89000	0	89000	183600	154600	338200
501	54	2		246600	0	19400	0	19400	187200	78800	266000
607	10	2 Added	Assmt:	380000 2023	0 0	21300 21300	0	21300	206300	195000	401300
703	16	1 / 2		329500	0	-79500	0	-79500	250000	0	250000
710	4	2		334000	0	500	0	500	194000	140500	334500
710	5	2 Added	Assmt:	240100 2023	0 0	83500 83500	0	83500	174600	149000	323600

## Preliminary Reconciliation Report

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Block	Lot	Qual	Class	PRIOR Assessment	Land	NET CHANGE IN Impr	VALUE Exempt	NET CHANGE	Land	NEW Assessment Impr	Totl	
717	16	2		336900	0	7200	0	7200	198000	146100	344100	
		Added	Assmt:	2023	0	7200						
719	18	2		187700	0	700	0	700	138600	49800	188400	
		Added	Assmt:	2023	0	700						
720	10	2		351200	0	5200	0	5200	171000	185400	356400	
		Added	Assmt:	2023	0	5200						
803	18	2	/15F	282000	-96900	-44100	0	-141000	96900	44100	141000	
803	18	X	15F	0	96900	44100	0	141000	96900	44100	141000	NEW RECORD
809	10	2		322600	0	400	0	400	213800	109200	323000	
		Added	Assmt:	2023	0	400						
902	2	4B		11700000	0	40501500	0	40501500	6161300	46040200	52201500	
		Added	Assmt:	2023	0	40501500						
1002	1	15F/2		258000	0	0	0	0	180000	78000	258000	
1002	18	2		385400	0	7500	0	7500	264000	128900	392900	
		Added	Assmt:	2023	0	7500						
1013	10	2		273700	0	11700	0	11700	178200	107200	285400	
		Added	Assmt:	2023	0	11700						
1020	4	4A		363700	0	-100000	0	-100000	206600	57100	263700	
1101	2	2		480000	0	9100	0	9100	248000	241100	489100	
		Added	Assmt:	2023	0	9100						
1113	32	2		271100	0	5200	0	5200	162500	113800	276300	
		Added	Assmt:	2023	0	5200						
1201	2.02	4C		11970000	0	8430000	0	8430000	4970000	15430000	20400000	PARTIAL REM'D
		Added	Assmt:	2023	0	12637000*						
1301	2	2		263200	0	64800	0	64800	187200	140800	328000	
		Added	Assmt:	2023	0	64800						
1302	23	2		257200	0	5700	0	5700	180000	82900	262900	
		Added	Assmt:	2023	0	5700						
1303	4	2		469300	0	2100	0	2100	189000	282400	471400	
		Added	Assmt:	2023	0	2100						
1305	9	15F/2		303300	0	0	0	0	185400	117900	303300	
1311	36	2		257300	0	4500	0	4500	180000	81800	261800	
		Added	Assmt:	2023	0	4500						
1313	4	2		260600	0	14500	0	14500	180000	95100	275100	
		Added	Assmt:	2023	0	14500						
1323	8	2		247900	0	5500	0	5500	180000	73400	253400	
		Added	Assmt:	2023	0	5500						
1407	3	4B		0	0	0	0	0	0	0	0	**DELETED**
1503	2	2		322100	0	600	0	600	189000	133700	322700	
		Added	Assmt:	2023	0	600						
1511	1	2		442900	0	3400	0	3400	289600	156700	446300	
		Added	Assmt:	2023	0	3400						
1612	9	2		323600	0	400	0	400	232200	91800	324000	
		Added	Assmt:	2023	0	400						
1710	7	2		348500	0	-1600	0	-1600	200000	146900	346900	
1710	8.01	2		317700	0	16600	0	16600	200000	134300	334300	
1713	14	1	/2	293800	0	-84800	0	-84800	209000	0	209000	

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Block	Lot	Qual	Class	PRIOR Assessment	Land	NET CHANGE IN Impr	VALUE Exempt	NET CHANGE	Land	NEW Assessment Impr	Tot l
1717	11	2	Assmt:	285900 2023	0 0	58300 58300	0	58300	181800	162400	344200
1802	1	C0014 2	Assmt:	380400 2023	0 0	3300 3300	0	3300	100000	283700	383700
1802	32	2		391200	0	48600	0	48600	274400	165400	439800
1802	43	2	Assmt:	315100 2023	0 0	5400 5400	0	5400	201600	118900	320500
1805	6	2	Assmt:	333300 2023	0 0	3600 3600	0	3600	193000	143900	336900
1805	19	2	Assmt:	266900 2023	0 0	91000 91000	0	91000	183600	174300	357900

TOTAL NET CHANGE: (Excluding Railroad & Public Util)

+0 Land Total  
+50913100 Impr Total  
+0 Exmt Total  
+50913100 Net Total

1 Total Records Added  
1 Total Records Deleted  
55 Total Records Updated

0 Net Change Total

\$55,293,900 Total Value of Added Assessments for 2023  
(Please Verify w/AA Table of Aggregates)

District: 11 ELMWOOD PARK

HISTORY 1 TOTALS 2023

12/28/23

Class	Items	Land	Impr	Exempt	Net	
1	45	20559700	0	0	20559700	
2	4887	941357600	692603400	0	1633961000	
3A	0	0	0	0	0	
3B	0	0	0	0	0	
4A	215	117931600	131576600	0	249508200	
4B	61	50200700	65466400	0	115667100	
4C	24	43231800	57083500	0	100315300	
RATABLES	5232	1173281400	946729900	0	2120011300	2023
5A	7	0	0		0	
5B	6	0	0		0	
RAILROAD	13	0	0		0	
6A	1	100	8943		89	
6B	0	0	0		0	
6C	0	0	0		0	
PUB UTIL	1	100			89	
15A	12	38153900	21454900		59608800	
15B	0	0	0		0	
15C	59	48244000	11613200		59857200	
15D	6	8607300	9530600		18137900	
15E	1	736200	6300		742500	
15F	35	9345000	6970700		16315700	
EXEMPT	113	105086400	49575700		154662100	

Deduction	Qty	Amount
SENIOR	53	13250
SURVIVING SPOUSE	0	0
DISABLED PERSON	13	3250
VETERAN	143	7150
WIDOW OF VET	93	4650

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

5345	Total	Items Ratable and Exempt
1278367800	Total	Land
996305600	Total	Impr
0	Total	Exmpt
2274673400	Total	Ratables and Exempts

District: 11 ELMWOOD PARK

## PRELIMINARY TAX LIST TOTALS -

12/28/23  
2023

Class	Items	Land	Impr	Exempt	Net	
1	46	20838700	0	0	20838700	
2	4884	940626500	694465100	0	1635091600	
3A	0	0	0	0	0	
3B	0	0	0	0	0	
4A	215	117931600	131476600	0	249408200	
4B	60	50200700	105967900	0	156168600	
4C	24	43231800	65513500	0	108745300	
RATABLES	5229	1172829300	997423100	0	2170252400	PRC
5A	7	0	0		0	
5B	6	0	0		0	
RAILROAD	13	0	0		0	
6A	1	100	8943		89	
6B	0	0	0		0	
6C	0	0	0		0	
PUB UTIL	1	100			89	
15A	12	38153900	21454900		59608800	
15B	0	0	0		0	
15C	59	48244000	11613200		59857200	
15D	6	8607300	9530600		18137900	
15E	1	736200	6300		742500	
15F	38	9797100	7190600		16987700	
EXEMPT	116	105538500	49795600		155334100	

Deduction	Qty	Amount
SENIOR	52	13000
SURVIVING SPOUSE	0	0
DISABLED PERSON	12	3000
VETERAN	132	33000
WIDOW OF VET	87	21750

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

5345	Total	Items Ratable and Exempt
1278367800	Total	Land
1047218700	Total	Impr
0	Total	Exmpt
2325586500	Total	Ratables and Exempts

	Prior	Current	Change	
Line Items:	5,345	5,345		Ok
Value Chg:	2,274,673,400	2,325,586,500	50,913,100	Ok

APPEAL/TAX LIST REPORT FOR 2023

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Thu Dec 29 2023 10:19:34

District: 11 ELMWOOD PARK

Judged

Appeal#	Owner / Property Location	Block	Lot	Cla	Assessed	Added	Judged	Tax Ct	Tax List
08/02/23 11-2300109D 6B	ONE EIGHTY BROADWAY, LLC 180 BROADWAY AFFIRMED WITHOUT PREJUDICE	302	1	4A	3304800 2162200 0 5467000	0 0 0 0	3304800 2162200 0 5467000	0 0 0 0	3304800 2162200 0 5467000
08/02/23 11-2300107D 6B	511 RIVER DR ASSOC LLC 511 RIVER DRIVE AFFIRMED WITHOUT PREJUDICE	606	1	4A	458600 106400 0 565000	0 0 0 0	458600 106400 0 565000	0 0 0 0	458600 106400 0 565000
08/02/23 11-2300108L 6B	BIG A 211 MARKET ST LLC 211 MARKET STREET AFFIRMED WITHOUT PREJUDICE	1016	7	4A	347800 84200 0 432000	0 0 0 0	347800 84200 0 432000	0 0 0 0	347800 84200 0 432000
08/02/23 11-2300103D 6B	241 MOLNAR ENTERPRISES LLC 241 MOLNAR DRIVE UNIT A C0001 AFFIRMED WITHOUT PREJUDICE	1107	1	4A	425400 449600 0 875000	0 0 0 0	425400 449600 0 875000	0 0 0 0	425400 449600 0 875000
08/02/23 11-2300104D 6B	241 MOLNAR ENTERPRISES LLC 241 MOLNAR DRIVE UNIT B C0002 AFFIRMED WITHOUT PREJUDICE	1107	1	4A	425400 449600 0 875000	0 0 0 0	425400 449600 0 875000	0 0 0 0	425400 449600 0 875000
08/02/23 11-2300102L 6B	PETROU FAMILY HOLDINGS, LLC 376 MARKET STREET AFFIRMED WITHOUT PREJUDICE	1408	2	4A	440000 50000 0 490000	0 0 0 0	440000 50000 0 490000	0 0 0 0	440000 50000 0 490000
08/02/23 11-2300105D 6B	RONQUILLO-GONZALEZ, CESAR ALEJ 74 SALVATORE COURT C0029 AFFIRMED WITHOUT PREJUDICE	1802	1	2	100000 350000 0 450000	0 0 0 0	100000 350000 0 450000	0 0 0 0	100000 350000 0 450000
08/02/23 11-2300106D 6B	ZHANG, WENXIN 12 ECHO PLACE AFFIRMED WITHOUT PREJUDICE	1802	45	2	236000 134900 0 370900	0 0 0 0	236000 134900 0 370900	0 0 0 0	236000 134900 0 370900
08/02/23 11-2300101L 6B	VERIZON - NEW JERSEY VARIOUS AFFIRMED WITHOUT PREJUDICE	1901	1	6A	100 89 100 89	0 0 0 0	100 89 100 89	0 0 0 0	100 8943 100 89

\* Tax List Does Not Match Judgement

9 Listed.

Total Assessed Land:	5,738,100	Impr:	3,786,989	Exmp:	100	Net:	9,524,989
Total Judged Land:	5,738,100	Impr:	3,786,989	Exmp:	100	Net:	9,524,989

No Compare on: Last Yr Taxes:  
No Compare on: Curr Yr Taxes:  
Total Lines Compared: 5359  
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)