

## Preliminary Reconciliation Report

49 RIDGEFIELD

12/28/23 Page 1

Block	Lot	Qual	Class	PRIOR Assessment	Land	NET CHANGE IN Impr	VALUE Exempt	NET CHANGE	Land	NEW Assessment Impr	Totl
105	16	2 Added	Assmt:	552900 2023	0 0	5400 5400	0	5400	280900	277400	558300
110	17	2		760400	0	35500	0	35500	238900	557000	795900
206	7	2 Added	Assmt:	314200 2023	0 0	391600 391600	0	391600	307300	398500	705800 PARTIAL REM'D
304	1	2 Added	Assmt:	580700 2022	0 0	16900 16900	0	16900	275000	322600	597600
		Added	Assmt:	2023	0	16900					
601	1	4A / 1 Added	Assmt:	1555200 2023	0 0	1438200 1438200	0	1438200	1555200	1438200	2993400
601	1	B01 4A		120300	0	-120300	0	-120300	0	0	0 **DELETED**
802	9	2 Added	Assmt:	438500 2023	0 0	7600 7600	0	7600	287500	158600	446100
802	21	2 Added	Assmt:	491100 2023	0 0	1000 1000	0	1000	287500	204600	492100
802	25	2		550100	0	-71200	0	-71200	313500	165400	478900
803	6	2 Added	Assmt:	607400 2023	0 0	7000 7000	0	7000	346200	268200	614400
901	18	2 Added	Assmt:	544200 2023	0 0	34800 34800	0	34800	290000	289000	579000
1005	4	2 Added	Assmt:	643400 2022	0 0	1100 1100	0	1100	332500	312000	644500
		Added	Assmt:	2023	0	1100					
1006	7	2 Added	Assmt:	378200 2022	0 0	498400 498400	0	498400	290000	586600	876600
		Added	Assmt:	2023	0	498400					
1008	5	2		557000	0	-21900	0	-21900	265000	270100	535100
1304	9	2 Added	Assmt:	434200 2023	0 0	6100 6100	0	6100	225100	215200	440300
1306	6	2 Added	Assmt:	644500 2022	0 0	2200 2200	0	2200	358500	288200	646700
		Added	Assmt:	2023	0	2200					
1308	12	4A		1003500	0	-153500	0	-153500	423600	426400	850000
1308	13	4A		668600	7500	-214700	0	-207200	349000	112400	461400
1502	2	2		539300	0	-114300	0	-114300	317500	107500	425000
1902	7	2 / 1 Added	Assmt:	280000 2023	0 0	488100 488100	0	488100	280000	488100	768100
1907	5	2 Added	Assmt:	428300 2023	0 0	121900 121900	0	121900	296000	254200	550200
1910	4	4A Added	Assmt:	792600 2023	0 0	131600 131600	0	131600	437000	487200	924200
2102	11	2 Added	Assmt:	602200 2023	0 0	5000 5000	0	5000	318500	288700	607200
2103	7	2 Added	Assmt:	548600 2023	0 0	55400 55400	0	55400	338500	265500	604000
2103	15	2 Added	Assmt:	352300 2023	0 0	11900 11900	0	11900	267500	96700	364200
2103	20	2		489100	0	-17400	0	-17400	267500	204200	471700

# Preliminary Reconciliation Report

49 RIDGEFIELD

12/28/23 Page 2

Block	Lot	Qual	Class	PRIOR Assessment	Land	NET CHANGE IN Impr	VALUE Exempt	NET CHANGE	Land	NEW Assessment Impr	Totl
2203	6	2	Assmt:	498100 2023	0	594100 594100	0	594100	298100	794100	1092200 PARTIAL REM'D
2205	5	2	Assmt:	608500 2023	0	10000 10000	0	10000	299000	319500	618500
2205	7	2	Assmt:	682800 2022	0	8500 8500	0	8500	348500	342800	691300
2501	23	2		1103800	0	-59300	0	-59300	381000	663500	1044500
2504	3	2		769200	0	-92200	0	-92200	320000	357000	677000
2505	12	15F/2		508300	0	0	0	0	248100	260200	508300
2605	5	2	Assmt:	1005800 2022	0	9800 9800	0	9800	322500	693100	1015600
2701	15	2	Assmt:	680600 2023	0	1100 1100	0	1100	323500	358200	681700
2702	12	2	Assmt:	545500 2022	0	116800 116800	0	116800	327100	335200	662300
3203	16	2	Assmt:	694900 2023	0	334100 334100	0	334100	313500	715500	1029000 PARTIAL REM'D
3212	1	2	Assmt:	751400 2023	0	6200 6200	0	6200	334700	422900	757600
3401	9	2	Assmt:	449200 2023	0	17500 17500	0	17500	262500	204200	466700
3703	2	1 /2		500400	0	-201100	0	-201100	299300	0	299300
3704	5	2		644300	0	-70400	0	-70400	314000	259900	573900
3803	29	4A	Assmt:	607400 2023	0	201800 201800	0	201800	440500	368700	809200
3804	5	2		499800	0	-20200	0	-20200	306800	172800	479600
3804	6	2	Assmt:	480400 2023	0	44800 44800	0	44800	306700	218500	525200
3806	6	2		679400	0	-62200	0	-62200	375000	242200	617200

TOTAL NET CHANGE: (Excluding Railroad & Public Util)

+7500	Land	Total
+3385700	Impr	Total
+0	Exmt	Total
+3393200	Net	Total

0	Total	Records	Added
1	Total	Records	Deleted
40	Total	Records	Updated
-1	Net	Change	Total

\$4,568,900 Total Value of Added Assessments for 2023  
(Please Verify w/AA Table of Aggregates)

District: 49 RIDGEFIELD

HISTORY 1 TOTALS 2023

12/28/23

Class	Items	Land	Impr	Exempt	Net	
1	81	96235800	0	0	96235800	
2	2523	733148900	843615000	0	1576763900	
3A	0	0	0	0	0	
3B	0	0	0	0	0	
4A	227	103327000	202079300	0	305406300	
4B	87	111183600	349285100	0	460468700	
4C	15	27699800	96158000	0	123857800	
RATABLES	2933	1071595100	1491137400	0	2562732500	2023
5A	0	0	0		0	
5B	7	51836500	350000		52186500	
RAILROAD	7	51836500	350000		52186500	
6A	1	1296697	10000		1296697	
6B	0	0	0		0	
6C	0	0	0		0	
PUB UTIL	1	1296697			1296697	
15A	4	11025400	19101000		30126400	
15B	0	0	0		0	
15C	69	46763500	11386600		58150100	
15D	19	13653200	13439900		27093100	
15E	0	0	0		0	
15F	30	63814300	14466600		78280900	
EXEMPT	122	135256400	58394100		193650500	

Deduction	Qty	Amount
SENIOR	18	4500
SURVIVING SPOUSE	1	250
DISABLED PERSON	2	500
VETERAN	57	2850
WIDOW OF VET	29	1450

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

3055	Total	Items Ratable and Exempt
1206851500	Total	Land
1549531500	Total	Impr
0	Total	Exmpt
2756383000	Total	Ratables and Exempts

District: 49 RIDGEFIELD

## PRELIMINARY TAX LIST TOTALS -

12/28/23  
2023

Class	Items	Land	Impr	Exempt	Net
1	80	94699900	0	0	94699900
2	2522	732881500	845457400	0	1578338900
3A	0	0	0	0	0
3B	0	0	0	0	0
4A	227	104889700	203362400	0	308252100
4B	87	111183600	349285100	0	460468700
4C	15	27699800	96158000	0	123857800
RATABLES	2931	1071354500	1494262900	0	2565617400 PRC
5A	0	0	0	0	0
5B	7	51836500	350000	0	52186500
RAILROAD	7	51836500	350000	0	52186500
6A	1	1296697	10000	0	1296697
6B	0	0	0	0	0
6C	0	0	0	0	0
PUB UTIL	1	1296697	0	0	1296697
15A	4	11025400	19101000	0	30126400
15B	0	0	0	0	0
15C	69	46763500	11386600	0	58150100
15D	19	13653200	13439900	0	27093100
15E	0	0	0	0	0
15F	31	64062400	14726800	0	78789200
EXEMPT	123	135504500	58654300	0	194158800

Deduction	Qty	Amount
SENIOR	16	4000
SURVIVING SPOUSE	1	250
DISABLED PERSON	2	500
VETERAN	57	14250
WIDOW OF VET	30	7500

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

3054	Total	Items Ratable and Exempt
1206859000	Total	Land
1552917200	Total	Impr
0	Total	Exmpt
2759776200	Total	Ratables and Exempts

	Prior	Current	Change	
Line Items:	3,055	3,054	1	Ok
Value Chg:	2,756,383,000	2,759,776,200	3,393,200	Ok

APPEAL/TAX LIST REPORT FOR 2023

Page: 1

Thu Dec 29 2023 10:30:01

District: 49 RIDGEFIELD

Judged

Appeal#	Owner / Property Location	Block	Lot	Cla	Assessed	Added	Judged	Tax Ct	Tax List
08/02/23 49-2300106L 6B	MOSAID, MAGDI REAR HARRIET AVE AFFIRMED WITHOUT PREJUDICE	201	12	2	131500 308500 0 440000	0 0 0 0	131500 308500 0 440000	0 0 0 0	131500 308500 0 440000
08/02/23 49-2300111D 3	JUNG, DO SIK & MIHEE 650 VIRGIL AVE ASSESSOR'S RECOMMENDATION	802	25	2	313500 236600 0 550100	0 0 0 0	313500 165400 0 478900	0 0 0 0	313500 165400 0 478900
08/02/23 49-2300107L 6B	GRAND MADISON LLC PLAINTIFF 894 VIRGIL AVE AFFIRMED WITHOUT PREJUDICE	1008	3	2	303700 199300 0 503000	0 0 0 0	303700 199300 0 503000	0 0 0 0	303700 199300 0 503000
08/02/23 49-2300112D 3	CHOE, SUNG EUN 693 ABBOTT AVE ASSESSOR'S RECOMMENDATION RE-INSPECT	1008	5	2	265000 292000 0 557000	0 0 0 0	265000 270100 0 535100	0 0 0 0	265000 270100 0 535100
00/00/00 49-2300005T	AUTOMATED SEC CL %FIS RE OPER 1008 VIRGIL AVE	1104	3	4A	999000 1834000 0 2833000	0 0 0 0	0 0 0 0	0 0 0 0	999000 1834000 0 2833000 *
08/02/23 49-2300116L 3	SUKI LLC /H. SCHWARTZ 646 BERGEN BLVD ASSESSOR'S RECOMMENDATION	1308	12	4A	423600 579900 0 1003500	0 0 0 0	423600 426400 0 850000	0 0 0 0	423600 426400 0 850000
08/02/23 49-2300113L 6B	654 BERGEN BLVD, LLC C/O BARDI 654 BERGEN BLVD AFFIRMED WITHOUT PREJUDICE	1308	13	4A	341500 327100 0 668600	0 0 0 0	341500 327100 0 668600	0 0 0 0	349000 112400 0 461400 *
08/02/23 49-2300121L 6B	SF HILLSIDE VILL OWNER I LLC E BRUCE ST AFFIRMED WITHOUT PREJUDICE	1401	1	4C	2380000 8951900 0 11331900	0 0 0 0	2380000 8951900 0 11331900	0 0 0 0	2380000 8951900 0 11331900
08/02/23 49-2300122L 6B	SF HILLSIDE VILLAGE/C/O CAMMEB BRUCE ST AFFIRMED WITHOUT PREJUDICE	1402	1	4C	3710000 12298500 0 16008500	0 0 0 0	3710000 12298500 0 16008500	0 0 0 0	3710000 12298500 0 16008500
08/02/23 49-2300102D 3	AYOUB, HUSSEIN & SALAH 895 ALAN PLACE STIPULATION	1502	2	2	317500 221800 0 539300	0 0 0 0	317500 107500 0 425000	0 0 0 0	317500 107500 0 425000
08/02/23 49-2300123L 6B	SF SHALER PROPERTIES OWNER, LL SHALER BLVD AFFIRMED WITHOUT PREJUDICE	1503	1	4C	1890000 7108900 0 8998900	0 0 0 0	1890000 7108900 0 8998900	0 0 0 0	1890000 7108900 0 8998900
08/02/23 49-2300124L 6B	SF SHALER PROPERTIES OWNER I, 605 SHALER BLVD AFFIRMED WITHOUT PREJUDICE	1503	2	4C	1820000 6845600 0 8665600	0 0 0 0	1820000 6845600 0 8665600	0 0 0 0	1820000 6845600 0 8665600
08/02/23 49-2300125L 6B	SF SHALER PROPERTIES OWNER I, SHALER BLVD AFFIRMED WITHOUT PREJUDICE	1503	3	4C	1890000 7108900 0 8998900	0 0 0 0	1890000 7108900 0 8998900	0 0 0 0	1890000 7108900 0 8998900
08/02/23 49-2300126L 6B	SF SHALER PROPERTIES OWNER I, REAR OF ABBOTT AFFIRMED WITHOUT PREJUDICE	1503	19	1	38700 0 0 38700	0 0 0 0	38700 0 0 38700	0 0 0 0	38700 0 0 38700
08/02/23 49-2300127L 6B	SF SHALER PROPERTIES OWNER I, E OF SHALER BLVD AFFIRMED WITHOUT PREJUDICE	1504	1	4C	2660000 8026200 0 10686200	0 0 0 0	2660000 8026200 0 10686200	0 0 0 0	2660000 8026200 0 10686200

APPEAL/TAX LIST REPORT FOR 2023

Page: 2

Thu Dec 29 2023 10:30:01

District: 49 RIDGEFIELD

Judged

Appeal#	Owner / Property Location	Block	Lot	Cla	Assessed	Added	Judged	Tax Ct	Tax List
08/02/23 49-2300128L 6B	SF RIDGEFIELD GARDENS OWNER I BANTA & BROAD AVE AFFIRMED WITHOUT PREJUDICE	1602	12	4C	4795000 17322100 0 22117100	0 0 0 0	4795000 17322100 0 22117100	0 0 0 0	4795000 17322100 0 22117100
08/02/23 49-2300129L 6B	SF RIDGEFIELD GARDENS OWNER I, REAR OF JACOBUS AFFIRMED WITHOUT PREJUDICE	1603	5	4C	2100000 7898800 0 9998800	0 0 0 0	2100000 7898800 0 9998800	0 0 0 0	2100000 7898800 0 9998800
08/02/23 49-2300115D 2A	BERBEROGLU, ARAM & TALIN 575 ART LANE	1905	10	2	320000 299200 0 619200	0 0 0 0	320000 299200 0 619200	0 0 0 0	320000 299200 0 619200
04/05/23 49-2300001A 3	FREIRE, JOSE G & ISABEL 585 ABBOTT AVE ASSESSMENT CORRECTION REC FOR DECREASE--FMV	2101	2	2	330300 647900 0 978200	0 0 0 0	330300 619700 0 950000	0 0 0 0	330300 647900 0 978200 *
08/02/23 49-2300109L 6B	FREIRE, JOSE G & ISABEL 585 ABBOTT AVE AFFIRMED WITHOUT PREJUDICE	2101	2	2	330300 647900 0 978200	0 0 0 0	330300 647900 0 978200	0 0 0 0	330300 647900 0 978200
08/02/23 49-2300104D 3	CASTRO, DAVID & HERNANDEZ, SAN 527 LIBERTY PLACE ASSESSOR'S RECOMMENDATION	2103	20	2	267500 221600 0 489100	0 0 0 0	267500 204200 0 471700	0 0 0 0	267500 204200 0 471700
00/00/00 49-2300001T	ZIVKOVIC, DRAGOMIR & KOVILJKA 610 BROAD AVE	2203	18	4A	442800 2118700 0 2561500	0 0 0 0	0 0 0 0	0 0 0 0	442800 2118700 0 2561500 *
08/02/23 49-2300117L 6B	SEOK, JUNG SEO & IN SOO 3 HILLSIDE CT AFFIRMED WITHOUT PREJUDICE	2205	19	2	306900 306600 0 613500	0 0 0 0	306900 306600 0 613500	0 0 0 0	306900 306600 0 613500
08/02/23 49-2300120L 6B	ADAMO, ALFRED & JOHN 1033 ALEXANDER AV AFFIRMED WITHOUT PREJUDICE	2303	11	4A	218800 546300 0 765100	0 0 0 0	218800 546300 0 765100	0 0 0 0	218800 546300 0 765100
08/02/23 49-2300105L 3	NINTY FOURTEEN INVESTMENT LLC 540 STUDIO RD ASSESSOR'S RECOMMENDATION	2501	23	2	381000 722800 0 1103800	0 0 0 0	381000 663500 0 1044500	0 0 0 0	381000 663500 0 1044500
08/02/23 49-2300103D 3	KIM, BAEGSU & HEESOOK 552 DAY AVE ASSESSOR'S RECOMMENDATION	2504	3	2	320000 449200 0 769200	0 0 0 0	320000 357000 0 677000	0 0 0 0	320000 357000 0 677000
08/02/23 49-2300118L 6B	PENTIFALLO, MARGARET 508 BROAD AVE AFFIRMED WITHOUT PREJUDICE	2801	10	4A	321300 281700 0 603000	0 0 0 0	321300 281700 0 603000	0 0 0 0	321300 281700 0 603000
08/02/23 49-2300119L 6B	CAPOZZI, MARIE 924 EDGEWATER AVE AFFIRMED WITHOUT PREJUDICE	2804	7	2	472500 458600 0 931100	0 0 0 0	472500 458600 0 931100	0 0 0 0	472500 458600 0 931100
00/00/00 49-2300006T	SEVERINO, ANGELO & LENA 500 CHURCH ST	2904	1	4B	737200 893800 0 1631000	0 0 0 0	0 0 0 0	0 0 0 0	737200 893800 0 1631000 *
08/02/23 49-2300114D 3	LAU, KIT LEUNG & RUBY JULIANA 334 BROAD AVE ASSESSOR'S RECOMMENDATION	3704	5	2	314000 330300 0 644300	0 0 0 0	314000 259900 0 573900	0 0 0 0	314000 259900 0 573900

APPEAL/TAX LIST REPORT FOR 2023

Page: 3

Thu Dec 29 2023 10:30:01

District: 49 RIDGEFIELD

Judged

Appeal#	Owner / Property Location	Block	Lot	Cla	Assessed	Added	Judged	Tax Ct	Tax List
00/00/00 49-2300002T	FAVORITO/LUKOIL NORTH AMERICA 312 BROAD AVE	3705	31	4A	726300 378400 0 1104700	0 0 0 0	0 0 0 0	726300 248700 0 975000	726300 378400 0 1104700 *
08/02/23 49-2300101D 3	CHO, EUN JEONG 829 ELIZABETH ST ASSESSOR'S RECOMMENDATION	3804	5	2	306800 193000 0 499800	0 0 0 0	306800 172800 0 479600	0 0 0 0	306800 172800 0 479600
08/02/23 49-2300110D 2A	PSP ENTERPRISES 1024 PLEASANTVIEW	3805	2	4A	247400 558600 0 806000	0 0 0 0	247400 558600 0 806000	0 0 0 0	247400 558600 0 806000
08/02/23 49-2300108L 3	HAN, JIN SOO & KIM, YONG SON 810 CHARLOTTE TERR ASSESSOR'S RECOMMENDATION	3806	6	2	375000 304400 0 679400	0 0 0 0	375000 242200 0 617200	0 0 0 0	375000 242200 0 617200
00/00/00 49-2300003T	RIDGEFIELD HOLDING CORP. 65 RAILROAD AVE. HM	4014	10	4B	8750000 24115700 0 32865700	0 0 0 0	0 0 0 0	0 0 0 0	8750000 24115700 0 32865700 *
00/00/00 49-2300004T	VERIZON NJ INC C/O KROLL INC VARIOUS	9999	1	6A	1296697 10000 10000 1296697	0 0 0 0	0 0 0 0	0 0 0 0	1296697 10000 10000 1296697 *

\* Tax List Does Not Match Judgement

36 Listed.

Total Assessed Land:	40,843,797	Impr:	113,044,800	Exmp:	10,000	Net:	153,878,597
Total Judged Land:	27,891,800	Impr:	82,983,400	Exmp:		Net:	110,875,200

No Compare on: Last Yr Taxes:  
No Compare on: Curr Yr Taxes:  
Total Lines Compared: 3062  
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)