

# Preliminary Reconciliation Report

54 ROCHELLE PARK

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Block	Lot	Qual	Class	PRIOR Assessment	Land	NET CHANGE IN Impr	VALUE Exempt	NET CHANGE	Land	NEW Assessment Impr	Totl	
6	44.02		2	452600	-251000	-201600	0	-452600	0	0	0	**DELETED**
6	44.03		1	0	217500	0	0	217500	217500	0	217500	NEW RECORD
6	44.04		2	0	217500	201600	0	419100	217500	201600	419100	NEW RECORD
26.01	28		2	308300	0	13000	0	13000	170000	151300	321300	
		Added	Assmt:	2023	0	13000						
43.01	236		4A	850300	0	-100300	0	-100300	501300	248700	750000	
49	21.02		2	351500	-7200	-47100	0	-54300	189000	108200	297200	
52	6.02		2	304500	0	114100	0	114100	188900	229700	418600	
72	12		2	353600	0	6900	0	6900	193700	166800	360500	
		Added	Assmt:	2023	0	6900						
77	35		2	295000	0	14600	0	14600	190400	119200	309600	
		Added	Assmt:	2023	0	14600						
79.02	11.03		2	324100	0	7900	0	7900	176400	155600	332000	
		Added	Assmt:	2023	0	7900						
79.02	19		2	286300	0	39400	0	39400	186100	139600	325700	
		Added	Assmt:	2023	0	39400						
80.05	25		2	360600	0	3100	0	3100	198600	165100	363700	
81.02	7		2	588700	0	3700	0	3700	200000	392400	592400	
90	3		1 /4A	791000	0	0	0	0	791000	0	791000	
102	8		4A	2108000	-380600	-202400	0	-583000	849700	675300	1525000	
107.07	25		2	234000	0	197500	0	197500	154200	277300	431500	
		Added	Assmt:	2023	0	197500						
107.10	1		2	283600	0	22300	0	22300	159400	146500	305900	
		Added	Assmt:	2023	0	22300						

TOTAL NET CHANGE: (Excluding Railroad & Public Util)

-203800 Land Total  
+72700 Impr Total  
+0 Exmt Total  
-131100 Net Total

2 Total Records Added  
1 Total Records Deleted  
14 Total Records Updated

1 Net Change Total

\$301,600 Total Value of Added Assessments for 2023  
(Please Verify w/AA Table of Aggregates)

District: 54 ROCHELLE PARK

12/28/23

Class	Items	Land	HISTORY 1 TOTALS Impr	2023 Exempt	Net	
1	34	12392000	0	0	12392000	
2	1800	337565700	264723300	0	602289000	
3A	0	0	0	0	0	
3B	0	0	0	0	0	
4A	125	111605100	168007100	0	279612200	
4B	21	13454600	18202600	0	31657200	
4C	6	8743900	26506400	0	35250300	
RATABLES	1986	483761300	477439400	0	961200700	2023
5A	3	225000	0		225000	
5B	0	0	0		0	
RAILROAD	3	225000	0		225000	
6A	1	0	100		0	
6B	0	0	0		0	
6C	0	0	0		0	
PUB UTIL	1	0			0	
15A	1	4526500	7146800		11673300	
15B	0	0	0		0	
15C	31	28297600	8666100		36963700	
15D	7	1843600	4270800		6114400	
15E	0	0	0		0	
15F	14	4091700	10723400		14815100	
EXEMPT	53	38759400	30807100		69566500	

Deduction	Qty	Amount
SENIOR	20	5000
SURVIVING SPOUSE	1	250
DISABLED PERSON	3	750
VETERAN	77	3850
WIDOW OF VET	24	1200

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

2039	Total	Items Ratable and Exempt
522520700	Total	Land
508246500	Total	Impr
0	Total	Exmpt
1030767200	Total	Ratables and Exempts

District: 54 ROCHELLE PARK

## PRELIMINARY TAX LIST TOTALS -

12/28/23  
2023

Class	Items	Land	Impr	Exempt	Net
1	36	13400500	0	0	13400500
2	1800	337525000	265098700	0	602623700
3A	0	0	0	0	0
3B	0	0	0	0	0
4A	124	110433500	167704400	0	278137900
4B	21	13454600	18202600	0	31657200
4C	6	8743900	26506400	0	35250300
RATABLES	1987	483557500	477512100	0	961069600 PRC
5A	3	225000	0	0	225000
5B	0	0	0	0	0
RAILROAD	3	225000	0	0	225000
6A	1	0	100	0	0
6B	0	0	0	0	0
6C	0	0	0	0	0
PUB UTIL	1	0	0	0	0
15A	1	4526500	7146800	0	11673300
15B	0	0	0	0	0
15C	31	28297600	8666100	0	36963700
15D	7	1843600	4270800	0	6114400
15E	0	0	0	0	0
15F	14	4091700	10723400	0	14815100
EXEMPT	53	38759400	30807100	0	69566500

Deduction	Qty	Amount
SENIOR	20	5000
SURVIVING SPOUSE	0	0
DISABLED PERSON	3	750
VETERAN	69	17250
WIDOW OF VET	23	5750

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

2040	Total	Items	Ratable and Exempt
522316900	Total	Land	
508319200	Total	Impr	
0	Total	Exmpt	
1030636100	Total	Ratables and Exempts	

	Prior	Current	Change	
Line Items:	2,039	2,040	1	Ok
Value Chg:	1,030,767,200	1,030,636,100	131,100	Ok

APPEAL/TAX LIST REPORT FOR 2023

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District: 54 ROCHELLE PARK

Judged

Appeal#	Owner / Property Location	Block	Lot	Cla	Assessed	Added	Judged	Tax Ct	Tax List
00/00/00 54-2300005T	ULTIMATE FORCE, L.L.C. ESSEX ST	1	25	4A	1655300 5031200 0	0 0 0	0 0 0	0 0 0	1655300 5031200 0
					6686500	0	0	0	6686500 *
00/00/00 54-2300001T	174 ROCHELLE LLC 174 ROUTE 17 NORTH	42.02	1	4A	1890000 3935000 0	0 0 0	0 0 0	0 0 0	0 0 0
					5825000	0	0	0	0
00/00/00 54-2300009T	SCHARFSTEIN, ALAN 195 ROUTE 17 FREEZE ACT 2023	43.01	236	4A	501300 349000 0	0 0 0	0 0 0	501300 248700 0	501300 248700 0
					850300	0	0	750000	750000 *
00/00/00 54-2300003T	AT&T COMM OF NJ,LP AT:PROP TAX 75 WEST PASSAIC ST.	84.01	2.01	4A	509400 6473400 0	0 0 0	0 0 0	0 0 0	509400 6473400 0
					6982800	0	0	0	6982800 *
08/02/23 54-2300103L 6B	87 W. PASSAIC ST, LLC, C/O RYA 87 W. PASSAIC ST C0002 AFFIRMED WITHOUT PREJUDICE	84.01	2.02	4A	452800 547200 0	0 0 0	452800 547200 0	0 0 0	452800 547200 0
					1000000	0	1000000	0	1000000
08/02/23 54-2300105L 6B	URGOLO, THERESA 40 CRESCENT ST AFFIRMED WITHOUT PREJUDICE	85	15	2	213400 160500 0	0 0 0	213400 160500 0	0 0 0	213400 160500 0
					373900	0	373900	0	373900
00/00/00 54-2300007T	PASSAIC STREET ASSOCIATES LLC 18 WEST PASSAIC ST.	87	1.02	4A	372900 1099800 0	0 0 0	0 0 0	0 0 0	372900 1099800 0
					1472700	0	0	0	1472700 *
00/00/00 54-2300006T	TFJ 120 PAS.APTS.UR.REN/CO RYA 120 W PASSAIC ST.	93.01	1.01	1	5600000 0 0	0 0 0	0 0 0	0 0 0	5600000 0 0
					5600000	0	0	0	5600000 *
08/02/23 54-2300104L 6B	TFJ 120 PAS.RET.URB.REN/CO RYA W PASSAIC ST AFFIRMED WITHOUT PREJUDICE	93.01	1.02	1	850000 0 0	0 0 0	850000 0 0	0 0 0	850000 0 0
					850000	0	850000	0	850000
00/00/00 54-2300008T	SIMS ASSOCIATES C/O S. GOLDSM 220 W PASSAIC ST.	99	1	4A	2801700 8569200 0	0 0 0	0 0 0	0 0 0	2801700 8569200 0
					11370900	0	0	0	11370900 *
08/02/23 54-2300106L 6B	GLASS GARDENS 208 W.PASSAIC ST. AFFIRMED WITHOUT PREJUDICE	99	3.01	4A	535700 39400 0	0 0 0	535700 39400 0	0 0 0	535700 39400 0
					575100	0	575100	0	575100
00/00/00 54-2300004T	MANHATTAN PROPERTIES LLC 370 W PASSAIC ST.	102	3	4A	1227900 2522100 0	0 0 0	0 0 0	0 0 0	1227900 2522100 0
					3750000	0	0	0	3750000 *
00/00/00 54-2300002T	AERIAL REALTY LLC ETAL 365 W PASSAIC ST.	103.01	1.02	4A	9645300 16354700 0	0 0 0	0 0 0	0 0 0	9645300 16354700 0
					26000000	0	0	0	26000000 *
08/02/23 54-2300102L 6B	FAIRVIEW REALTY ASSOCIATES LLC 375 WEST PASSAIC ST AFFIRMED WITHOUT PREJUDICE	103.01	2	4A	250600 47900 0	0 0 0	250600 47900 0	0 0 0	250600 47900 0
					298500	0	298500	0	298500
08/02/23 54-2200101D 2A	CROTTY, JENNY 166 HOWARD AV	107.10	19	2	180500 85500 0	0 0 0	180500 85500 0	0 0 0	180500 85500 0
					266000	0	266000	0	266000

Thu Dec 29 2023 10:31:18  
 District: 54 ROCHELLE PARK

Appeal#	Owner / Property Location	Block	Lot	Cla	Assessed	Added	Judged	Tax Ct	Tax List
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\* Tax List Does Not Match Judgement

15 Listed.

Total Assessed Land:	26,686,800	Impr:	45,214,900	Exmp:		Net:	71,901,700
Total Judged Land:	2,483,000	Impr:	880,500	Exmp:		Net:	3,363,500

No Compare on: Last Yr Taxes:  
No Compare on: Curr Yr Taxes:  
Total Lines Compared: 2044  
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)