

# Preliminary Reconciliation Report

03 BERGENFIELD

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Block	Lot	Qual	Class	PRIOR Assessment	Land	NET CHANGE IN VALUE Impr	Exempt	NET CHANGE	Land	NEW Assessment Impr	Tot I
2	10		2	300900	0	-15900	0	-15900	150800	134200	285000
3	42		2	328500	0	11300	0	11300	170000	169800	339800
		Added	Assmt:	2024	0	11300					
7	18		2	475000	0	-65000	0	-65000	172100	237900	410000
15	13		2	277100	0	39800	0	39800	167900	149000	316900
		Added	Assmt:	2024	0	39800					
18	3		2	252200	0	95500	0	95500	171800	175900	347700
18	10		2	263200	0	39600	0	39600	171800	131000	302800
		Omitted	Added:	2023	0	39600					
		Added	Assmt:	2024	0	39600					
27	35		2	405700	0	-148300	0	-148300	147000	110400	257400
38	29		2	244100	0	285000	0	285000	191300	337800	529100
		Added	Assmt:	2024	0	300000*					
		Added	Assmt:	2024	191300	52800*					
39	7		2	425000	0	-30000	0	-30000	172800	222200	395000
44	8		2	248900	0	45000	0	45000	168700	125200	293900
		Omitted	Added:	2023	0	45000					
		Added	Assmt:	2024	0	45000					
52	20		2 / 15F	292100	0	0	0	0	150000	142100	292100
64	5		2	352800	0	133900	0	133900	192500	294200	486700
		Added	Assmt:	2024	0	133900					
66	5		2	475000	0	-45000	0	-45000	185800	244200	430000
82	25		2	291800	0	77000	0	77000	144000	224800	368800
		Omitted	Added:	2023	0	77000					
		Added	Assmt:	2024	0	77000					
84	14		4C	14950000	0	-4200000	0	-4200000	412200	10337800	10750000
86	12		4A	590000	-100000	-65000	0	-165000	350000	75000	425000
95	12		2	550000	0	-75000	0	-75000	227500	247500	475000
103	2		2	265900	0	62200	0	62200	162000	166100	328100
		Added	Assmt:	2023	0	62200					
		Added	Assmt:	2024	0	62200					
110	2		2	258800	0	39500	0	39500	154000	144300	298300
		Added	Assmt:	2024	0	39500					
122	4		4A	1050000	0	-300000	0	-300000	750000	0	750000
122	5		2	267900	0	-134900	0	-134900	133000	0	133000
125	1		4A	532900	0	-82900	0	-82900	285100	164900	450000
125	19		4A	577800	0	-87800	0	-87800	320800	169200	490000
151	8		2	296200	0	129900	0	129900	149400	276700	426100
		Added	Assmt:	2024	0	129900					
167	9		2	312400	0	182700	0	182700	160000	335100	495100
		Added	Assmt:	2024	0	182700					
167	10		2	288400	0	43600	0	43600	172000	160000	332000
		Added	Assmt:	2024	0	43600					
170	6		2	331900	0	55400	0	55400	173600	213700	387300
		Omitted	Added:	2023	0	55400					
		Added	Assmt:	2024	0	55400					

# Preliminary Reconciliation Report

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Block	Lot	Qual	Class	PRIOR Assessment	Land	NET CHANGE IN Value	NET CHANGE	Land	NEW Assessment	Tot I	
						Impr	Exempt		Impr		
171	1	C206A	2	199300	0	-14300	0	-14300	85000	100000	185000
171	1	C212A	2	160900	0	-30900	0	-30900	85000	45000	130000
171	1	C214A	2	199300	0	-14300	0	-14300	85000	100000	185000
190	16	2		237900	0	51800	0	51800	134900	154800	289700
		Added	Assmt:	2024	0	51800					
191	9	2		416300	0	53600	0	53600	182800	287100	469900
		Added	Assmt:	2023	0	53600					
		Added	Assmt:	2024	0	53600					
191	71	2		650000	0	-200000	0	-200000	169600	280400	450000
191	77	2		611100	0	-161100	0	-161100	172000	278000	450000
191	103	2		369800	0	-19800	0	-19800	187000	163000	350000
211	6.01	1		0	160000	0	0	160000	160000	0	160000 NEW RECORD
211	7.01	2		0	160000	160000	0	320000	160000	160000	320000 NEW RECORD
216	32	2		357400	0	17400	0	17400	199200	175600	374800
		Added	Assmt:	2024	0	17400					
223	5	2		403000	0	-14800	0	-14800	172000	216200	388200
223	13	2		316900	0	54800	0	54800	172000	199700	371700
		Added	Assmt:	2023	0	54800					
		Added	Assmt:	2024	0	54800					
228	2.01	4A		1306500	0	-100000	0	-100000	536900	669600	1206500
233	6	2		305400	0	72900	0	72900	155200	223100	378300
		Added	Assmt:	2024	0	72900					
238	9	2		345900	0	97100	0	97100	152400	290600	443000
		Added	Assmt:	2024	0	97100					
246	9	4A		656100	0	-26100	0	-26100	618600	11400	630000
247	25	2		248900	0	7800	0	7800	150000	106700	256700
		Added	Assmt:	2024	0	7800					
262	20	2 /15F		301400	0	0	0	0	160000	141400	301400
		Added	Assmt:	2024	160000	141400*					
268	49	2 /15F		314400	0	12800	0	12800	160000	167200	327200
		Added	Assmt:	2023	0	12800					
		Added	Assmt:	2024	0	12800					
		Added	Assmt:	2024	160000	154400*					
270	11	2		393500	0	4100	0	4100	160000	237600	397600
284	22	2		850000	0	-75000	0	-75000	179500	595500	775000
289	1	2 /1		174600	0	0	0	0	174600	0	174600
		Added	Assmt:	2024	0	800000*					
293	14	2		281200	0	519300	0	519300	175100	625400	800500
		Omitted	Added:	2023	0	519300					
		Added	Assmt:	2024	0	519300					
294.01	12	2		335300	0	400000	0	400000	171600	563700	735300
		Omitted	Added:	2023	0	499600*					
		Added	Assmt:	2024	0	499600*					
297	8	2		598900	0	-311600	0	-311600	159500	127800	287300
298	11	2		252700	0	-94800	0	-94800	157900	0	157900
301	1	2		314800	0	43700	0	43700	164200	194300	358500
		Omitted	Added:	2023	0	43700					

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Block	Lot	Qual	Class	PRIOR Assessment	Land	NET CHANGE IN Impr	VALUE Exempt	NET CHANGE	Land	NEW Assessment Impr	Totl	
		Added	Assmt:	2024	0	43700						
301	3	2		331400	0	367700	0	367700	182500	516600	699100	
		Added	Assmt:	2023	0	367700						
		Added	Assmt:	2024	0	367700						
302	3	1	/150	45000	0	0	0	0	45000	0	45000	
302	29	2	/1	250000	0	0	0	0	250000	0	250000	
		Added	Assmt:	2024	0	766300*						
306	1	2		694200	0	97000	0	97000	294000	497200	791200	
		Added	Assmt:	2024	0	97000						
306	7	2		322000	0	127300	0	127300	322000	127300	449300	
		Added	Assmt:	2024	0	127300						
313	7	2		344100	0	66600	0	66600	171300	239400	410700	
		Added	Assmt:	2024	0	66600						
317	7	2		343000	0	33000	0	33000	160000	216000	376000	
		Added	Assmt:	2024	0	33000						
323	17	2		335000	0	234100	0	234100	190000	379100	569100	
		Omitted	Added:	2023	0	234100						
		Added	Assmt:	2024	0	234100						
324	5	2		848500	0	27200	0	27200	290200	585500	875700	
		Added	Assmt:	2024	0	27200						
330	1	4A		9000000	0	-1006800	0	-1006800	4908600	3084600	7993200	
335	7	2		350100	0	-30100	0	-30100	191500	128500	320000	
337	3	2		850000	0	-85000	0	-85000	173700	591300	765000	
338	1	2		361600	0	48100	0	48100	183800	225900	409700	
		Omitted	Added:	2023	0	48100						
		Added	Assmt:	2024	0	48100						
339	2	2		438100	0	31800	0	31800	179800	290100	469900	
		Omitted	Added:	2023	0	31800						
		Added	Assmt:	2024	0	31800						
348	7	2		386300	-220000	-166300	0	-386300	0	0	0	**DELETED**
348	7.01	1		0	175000	0	0	175000	175000	0	175000	NEW RECORD
348	7.02	1		0	175000	0	0	175000	175000	0	175000	NEW RECORD
351	2	2		234100	0	900	0	900	127500	107500	235000	
		Added	Assmt:	2024	0	900						
352	3.01	4A		889300	-139300	0	0	-139300	643700	106300	750000	

## 03 BERGENFIELD

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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+210700	Land	Total
-3831300	Impr	Total
+0	Exmt	Total
-3620600	Net	Total

4	Total	Records	Added
1	Total	Records	Deleted
69	Total	Records	Updated

\$6,050,600 Total Value of Added Assessments for 2024  
(Please Verify w/AA Table of Aggregates)

District: 03 BERGENFIELD

HISTORY 1 TOTALS 2024

01/31/25

Class	Items	Land	Impr	Exempt	Net	
1	34	4789000	0	0	4789000	
2	6868	1142145900	1165952800	0	2308098700	
3A	0	0	0	0	0	
3B	0	0	0	0	0	
4A	272	158037600	96541400	0	254579000	
4B	46	29075800	11054500	0	40130300	
4C	45	56405800	78169000	0	134574800	
RATABLES	7265	1390454100	1351717700	0	2742171800	2024
5A	2	0	0		0	
5B	6	3500	400		3900	
RAILROAD	8	3500	400		3900	
6A	1	100000	8773		87730	
6B	0	0	0		0	
6C	0	0	0		0	
PUB UTIL	1	100000			87730	
15A	10	26436500	57337600		83774100	
15B	1	160000	118500		278500	
15C	80	59655000	24964500		84619500	
15D	48	20754000	30156200		50910200	
15E	1	248000	0		248000	
15F	51	10050600	8174700		18225300	
EXEMPT	191	117304100	120751500		238055600	

Deduction	Qty	Amount
SENIOR	51	12750
SURVIVING SPOUSE	0	0
DISABLED PERSON	7	1750
VETERAN	254	12700
WIDOW OF VET	63	3150

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

7456	Total	Items Ratable and Exempt
1507758200	Total	Land
1472469200	Total	Impr
0	Total	Exmpt
2980227400	Total	Ratables and Exempts

District: 03 BERGENFIELD

## PRELIMINARY TAX LIST TOTALS -

01/31/25  
2024

Class	Items	Land	Impr	Exempt	Net
1	36	4919400	0	0	4919400
2	6873	1142980500	1168428000	0	2311408500
3A	0	0	0	0	0
3B	0	0	0	0	0
4A	272	157798300	94872800	0	252671100
4B	46	29075800	11054500	0	40130300
4C	45	56405800	73969000	0	130374800
RATABLES	7272	1391179800	1348324300	0	2739504100 PRC
5A	2	0	0	0	0
5B	6	3500	400	0	3900
RAILROAD	8	3500	400	0	3900
6A	1	100000	8773	0	87730
6B	0	0	0	0	0
6C	0	0	0	0	0
PUB UTIL	1	100000	0	0	87730
15A	10	26436500	57337600	0	83774100
15B	1	160000	118500	0	278500
15C	79	59610000	24964500	0	84574500
15D	48	20754000	30156200	0	50910200
15E	1	248000	0	0	248000
15F	48	9580600	7736800	0	17317400
EXEMPT	187	116789100	120313600	0	237102700

Deduction	Qty	Amount
SENIOR	49	12250
SURVIVING SPOUSE	0	0
DISABLED PERSON	8	2000
VETERAN	238	59500
WIDOW OF VET	53	13250

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

7459	Total	Items	Ratable and Exempt
1507968900	Total	Land	
1468637900	Total	Impr	
0	Total	Exmpt	
2976606800	Total	Ratables and Exempts	

	Prior	Current	Change	
Line Items:	7,456	7,459	3	Ok
Value Chg:	2,980,227,400	2,976,606,800	3,620,600	Ok

APPEAL/TAX LIST REPORT FOR 2024

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District: 03 BERGENFIELD

Judged

Appeal#	Owner / Property Location	Block	Lot	Cla	Assessed	Added	Judged	Tax Ct	Tax List
07/24/24 03-2400105D 3	ROSARIO, JOSE F 274 N PROSPECT AVENUE ASSESSOR'S RECOMMENDATION	2	10	2	150800 150100 0 300900	0 0 0 0	150800 134200 0 285000	0 0 0 0	150800 134200 0 285000
07/24/24 03-2400103L 3	LUNA, DANIEL ARCELIO CASTILLO 117 BLAUVELT AVENUE STIPULATION	7	18	2	172100 302900 0 475000	0 0 0 0	172100 237900 0 410000	0 0 0 0	172100 237900 0 410000
07/24/24 03-2400112D 3	RUSSELL, RICK J & JOHNSEN, ELE 39 E CENTRAL AVENUE ASSESSOR'S RECOMMENDATION	27	35	2	147000 258700 0 405700	0 0 0 0	147000 110400 0 257400	0 0 0 0	147000 110400 0 257400
07/24/24 03-2400128D 3	MENDOZA, ALBERTO CEULOS ETAL 87 MAPLE STREET ASSESSOR'S RECOMMENDATION	39	7	2	172800 252200 0 425000	0 0 0 0	172800 222200 0 395000	0 0 0 0	172800 222200 0 395000
07/24/24 03-2400127D 3	CHERIYAN, JOJY V & VENGASSERY, 101 BIRCH AVENUE ASSESSOR'S RECOMMENDATION	66	5	2	185800 289200 0 475000	0 0 0 0	185800 244200 0 430000	0 0 0 0	185800 244200 0 430000
07/24/24 03-2400109D 3	ALBARELLI HACKENSACK ASSOCIATE 15 W JOHNSON AVENUE STIPULATION	84	14	4C	412200 14537800 0 14950000	0 0 0 0	412200 10337800 0 10750000	0 0 0 0	412200 10337800 0 10750000
07/24/24 03-2400125D 3	CANCIO, CARLOS & TERESITA 90 N WASHINGTON AVENUE ASSESSOR'S RECOMMENDATION	86	12	4A	450000 140000 0 590000	0 0 0 0	350000 75000 0 425000	0 0 0 0	350000 75000 0 425000
07/24/24 03-2400122L 3	POLICANO, ROBERT F 40-42 HARCOURT AVENUE ASSESSOR'S RECOMMENDATION	95	12	2	227500 322500 0 550000	0 0 0 0	227500 247500 0 475000	0 0 0 0	227500 247500 0 475000
07/24/24 03-2400123L 3	90 WEST CHURCH STREET ASSOC LL 90 W CHURCH STREET STIPULATION	122	4	4A	750000 300000 0 1050000	0 0 0 0	750000 0 0 750000	0 0 0 0	750000 0 0 750000
07/24/24 03-2400124L 3	90WEST CHURCH STREET ASSOCIATE 80 W CHURCH STREET STIPULATION	122	5	2	133000 134900 0 267900	0 0 0 0	133000 0 0 133000	0 0 0 0	133000 0 0 133000
07/24/24 03-2400115L 7	A & F INVESTMENT PROPERTIES LL 125 E CLINTON AVENUE 2A C108A WITHDRAWN	171	1	2	85000 100000 0 185000	0 0 0 0	85000 100000 0 185000	0 0 0 0	85000 100000 0 185000
07/24/24 03-2400116L 3	BERGENFIELD INVESTMENTS LLC 115 E CLINTON AVENUE 6B C206A ASSESSOR'S RECOMMENDATION	171	1	2	85000 114300 0 199300	0 0 0 0	85000 100000 0 185000	0 0 0 0	85000 100000 0 185000
07/24/24 03-2400117L 3	ESHED SIGNATURE LLC 125 E CLINTON AVENUE 6B C212A ASSESSOR'S RECOMMENDATION	171	1	2	85000 75900 0 160900	0 0 0 0	85000 45000 0 130000	0 0 0 0	85000 45000 0 130000
07/24/24 03-2400118L 3	BERGENFIELD INVESTMENTS LLC 125 E CLINTON AVENUE 8B C214A ASSESSOR'S RECOMMENDATION	171	1	2	85000 114300 0 199300	0 0 0 0	85000 100000 0 185000	0 0 0 0	85000 100000 0 185000
07/24/24 03-2400126D 3	TEJADA, ANA KARINA 78 HAVEN AVENUE ASSESSOR'S RECOMMENDATION	191	71	2	169600 480400 0 650000	0 0 0 0	169600 280400 0 450000	0 0 0 0	169600 280400 0 450000

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District: 03 BERGENFIELD

Judgetd

Appeal#

Appeal#	Owner / Property Location	Block	Lot	Cla	Assessed	Added	Judgetd	Tax Ct	Tax List
07/24/24 03-2400108D 3	RODRIGUEZ, ISAIAS & JENNIFER 49 CLINTON PARK DRIVE ASSESSOR'S RECOMMENDATION	191	77	2	172000 439100 0 611100	0 0 0 0	172000 278000 0 450000	0 0 0 0	172000 278000 0 450000
07/24/24 03-2400102L 3	MENA, VICTOR 31 ZUEGEL COURT STIPULATION	191	103	2	187000 182800 0 369800	0 0 0 0	187000 163000 0 350000	0 0 0 0	187000 163000 0 350000
07/24/24 03-2400129L 6A	NA, KRIS K & YI, RACHEL KYONG 201 PORTER AVENUE AFFIRMED WITHOUT PREJUDICE	199	16	2	173300 321700 0 495000	0 0 0 0	173300 321700 0 495000	0 0 0 0	173300 321700 0 495000
07/24/24 03-2400114L 3	BANK OF AMERICA, ATT: CORP. REAL 235 WOODBINE STREET STIPULATION	228	2.01	4A	536900 769600 0 1306500	0 0 0 0	536900 669600 0 1206500	0 0 0 0	536900 669600 0 1206500
07/24/24 03-2400119L 3	KENZG LLC 215 S WASHINGTON AVENUE ASSESSOR'S RECOMMENDATION	246	9	4A	618600 37500 0 656100	0 0 0 0	618600 11400 0 630000	0 0 0 0	618600 11400 0 630000
00/00/00 03-2400003T	223 BERGENFIELD LLC NJ 223 S WASHINGTON AVE	248	20	4A	775400 299600 0 1075000	0 0 0 0	0 0 0 0	0 0 0 0	775400 299600 0 1075000 *
00/00/00 03-2400002T	WASHINGTON AVENUE ASSOCIATES, 314 S WASHINGTON AVENUE	258	5	4A	1067800 1968100 0 3035900	0 0 0 0	0 0 0 0	0 0 0 0	1067800 1968100 0 3035900 *
00/00/00 03-2400001T	KNICKERBOCKER COUNTRY CLUB MARCOTTE LANE	268	01	4A	1365500 3344500 0 17000000	0 0 0 0	0 0 0 0	0 0 0 0	1365500 3344500 0 17000000 *
07/24/24 03-2400106D 5A	VILLA, JOHN A & MARISELA A 160 PLEASANT AVENUE D.L.P. @ 9:45AM	277	18	2	160000 385100 0 545100	0 0 0 0	160000 385100 0 545100	0 0 0 0	160000 385100 0 545100
07/24/24 03-2400120L 3	HALLBERG 10 LLC 10 HALLBERG AVENUE ASSESSOR'S RECOMMENDATION	284	22	2	179500 670500 0 850000	0 0 0 0	179500 595500 0 775000	0 0 0 0	179500 595500 0 775000
04/03/24 03-2400001A 3	ILOABANAFOR, JANEILL 311 S PROSPECT AVENUE ASSESSMENT CORRECTION REC. FOR DECREASE	297	8	2	159500 439400 0 598900	0 0 0 0	159500 127800 0 287300	0 0 0 0	159500 127800 0 287300
04/03/24 03-2400002A 3	138 FAIRVIEW LLC 138 FAIRVIEW AVENUE ASSESSMENT CORRECTION REC. FOR DECREASE	298	11	2	157900 94800 0 252700	0 0 0 0	157900 0 0 157900	0 0 0 0	157900 0 0 157900
07/24/24 03-2400113L 3	LIDL US OPERATIONS, LLC 80 NEW BRIDGE ROAD STIPULATION	330	1	4A	4908600 4091400 0 9000000	0 0 0 0	4908600 3084600 0 7993200	0 0 0 0	4908600 3084600 0 7993200
07/24/24 03-2400121L 3	91 FREDERICK PLACE LLC 91 FREDERICK PLACE ASSESSOR'S RECOMMENDATION	335	7	2	191500 158600 0 350100	0 0 0 0	191500 128500 0 320000	0 0 0 0	191500 128500 0 320000
07/24/24 03-2400101L 3	SPILER, IRA & LORRAINE 109 WILBUR ROAD STIPULATION	337	3	2	173700 676300 0 850000	0 0 0 0	173700 591300 0 765000	0 0 0 0	173700 591300 0 765000

APPEAL/TAX LIST REPORT FOR 2024

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District: 03 BERGENFIELD

Judged

Appeal#	Owner / Property Location	Block	Lot	Cla	Assessed	Added	Judged	Tax Ct	Tax List
07/24/24 03-2400110L 6B	KURKJIAN, JAMES W TRSTES/ETAL 420 S WASHINGTON AVENUE AFFIRMED WITHOUT PREJUDICE	352	3	4A	543200 78400 0 621600	0 0 0 0	543200 78400 0 621600	0 0 0 0	543200 78400 0 621600
07/24/24 03-2400104L 3	KURKJIAN, JAMES W TRSTES/ETAL 20 NEW BRIDGE ROAD STIPULATION	352	3.01	4A	783000 106300 0 889300	0 0 0 0	643700 106300 0 750000	0 0 0 0	643700 106300 0 750000
07/24/24 03-2400111L 7	KURKJIAN, JAMES W TRSTES/ETAL 20 NEW BRIDGE ROAD WITHDRAWN	352	3.01	4A	783000 106300 0 889300	0 0 0 0	783000 106300 0 889300	0 0 0 0	643700 106300 0 750000 *
07/24/24 03-2400107L 6A	VERIZON-NEW JERSEY % DUFF & PH VARIOUS AFFIRMED WITHOUT PREJUDICE	800	1	6A	100000 87 12357 87730	0 0 0 0	100000 87 12357 87730	0 0 0 0	100000 8773 0 87730

\* Tax List Does Not Match Judgement

34 Listed.

Total Assessed Land:	28,637,200	Impr:	31,743,287	Exmp:	12,357	Net:	60,368,130
Total Judged Land:	12,899,200	Impr:	18,882,187	Exmp:	12,357	Net:	31,769,030

No Compare on: Last Yr Taxes:  
No Compare on: Curr Yr Taxes:  
Total Lines Compared: 7468  
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)