

## 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	Totl	
18	21.01		4A	0	631800	118000	0	749800	631800	118000	749800	NEW RECORD
34	112		2	0	225000	120000	0	345000	225000	120000	345000	NEW RECORD
105	15	2 Added	Assmt:	295500 2024	0 0	47900 47900	0	47900	180000	163400	343400	
112	12	2		345000	-225000	-120000	0	-345000	0	0	0	**DELETED**
112	34	2		466200	-194400	-271800	0	-466200	0	0	0	**DELETED**
112	34.01	2		405200	-54000	115000	0	61000	194400	271800	466200	
112	34.02	2		400000	54000	-48800	0	5200	248400	156800	405200	
112	34.03	2		0	194400	205600	0	400000	194400	205600	400000	NEW RECORD
207	14	2 Added	Assmt:	279300 2024	0 0	44900 44900	0	44900	194400	129800	324200	
208	5	2		387100	-95700	0	0	-95700	181300	110100	291400	
208	5.01	2 Added	Assmt:	0 2024	181300 181300	295500 295500*	0	476800	181300	295500	476800	NEW RECORD
210	20	15F/2		319400	0	0	0	0	203400	116000	319400	
303	2	4A		850200	0	-150200	0	-150200	540000	160000	700000	
316	31	2 Added	Assmt:	292500 2024	0 0	123300 123300	0	123300	188100	227700	415800	
320	3	15F/2		286500	0	0	0	0	189000	97500	286500	
401	6	2 Added	Assmt:	335000 2024	0 0	27100 27100	0	27100	244500	117600	362100	
410	1	X	15C	0	225000	87000	0	312000	225000	87000	312000	NEW RECORD
410	1.X		15C	312000	-225000	-87000	0	-312000	0	0	0	**DELETED**
411	20	2 Added	Assmt:	256000 2024	0 0	39700 39700	0	39700	180000	115700	295700	
501	56	2 Added	Assmt:	278800 2024	0 0	42700 42700	0	42700	187200	134300	321500	
505	23	2		277700	0	22900	0	22900	189000	111600	300600	
507	36	X	15C	0	0	184300	0	184300	0	184300	184300	NEW RECORD
507	36.X		15C	184300	0	-184300	0	-184300	0	0	0	**DELETED**
602	17	C0001	2	0	112500	247500	0	360000	112500	247500	360000	NEW RECORD
602	17	C0002	2	0	112500	247500	0	360000	112500	247500	360000	NEW RECORD
602	17.01	2		360000	-112500	-247500	0	-360000	0	0	0	**DELETED**
602	17.02	2		360000	-112500	-247500	0	-360000	0	0	0	**DELETED**
602	21	2		297400	0	27100	0	27100	180000	144500	324500	
606	1	4A		488600	0	-38600	0	-38600	382200	67800	450000	
608	1	X	4A	0	0	6061100	0	6061100	0	6061100	6061100	NEW RECORD
608	1.X		4A	6061100	0	-6061100	0	-6061100	0	0	0	**DELETED**
610	1.01	4B Added	Assmt:	10768800 2024	0 0	14557100 24635000*	0	14557100	5768800	19557100	25325900	PARTIAL REM'D
702	15	2		355000	-150000	-205000	0	-355000	0	0	0	**DELETED**

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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	
702	15	C0001	2	0	150000	205000	0	355000	150000	205000	355000	NEW RECORD
702	15	C0002	2	0	150000	203800	0	353800	150000	203800	353800	NEW RECORD
702	15.01		2	353800	-150000	-203800	0	-353800	0	0	0	**DELETED**
703	16		2 /1 Added Assmt:	250000 2024	0 0	756800 756800	0	756800	250000	756800	1006800	
704	11		2 Added Assmt:	646600 2024	0 0	437400 437400	0	437400	246600	837400	1084000	PARTIAL REM'D
704	27		2 Added Assmt:	280200 2024	0 0	52500 52500	0	52500	180000	152700	332700	
705	4		2	297500	0	32700	0	32700	180000	150200	330200	
705	22		15F/2 Added Assmt:	240000 2024	0 0	304100 304100	0	304100	180000	364100	544100	
706	6		2	440100	-175000	-265100	0	-440100	0	0	0	**DELETED**
706	6	C0001	2	0	175000	265100	0	440100	175000	265100	440100	NEW RECORD
706	6	C0002	2	0	175000	224900	0	399900	175000	224900	399900	NEW RECORD
706	6.01		2	399900	-175000	-224900	0	-399900	0	0	0	**DELETED**
710	17		1	0	0	0	0	0	0	0	0	NEW RECORD
710	17	C0001	2	0	163000	239600	0	402600	163000	239600	402600	NEW RECORD
710	17	C0002	2	0	163000	239600	0	402600	163000	239600	402600	NEW RECORD
710	17.01		2	402600	-163000	-239600	0	-402600	0	0	0	**DELETED**
710	17.02		2	402600	-163000	-239600	0	-402600	0	0	0	**DELETED**
717	2		2	354900	-175000	-179900	0	-354900	0	0	0	**DELETED**
717	2	C0001	2	0	175000	179900	0	354900	175000	179900	354900	NEW RECORD
717	2	C0002	2	0	175000	179900	0	354900	175000	179900	354900	NEW RECORD
717	2.01		2	354900	-175000	-179900	0	-354900	0	0	0	**DELETED**
720	24	C0001	2	0	163000	207000	0	370000	163000	207000	370000	NEW RECORD
720	24	C0002	2	0	163000	207000	0	370000	163000	207000	370000	NEW RECORD
720	24.01		2	370000	-163000	-207000	0	-370000	0	0	0	**DELETED**
720	24.02		2	370000	-163000	-207000	0	-370000	0	0	0	**DELETED**
805	46		2 /15D	482000	0	0	0	0	217700	264300	482000	
1003	19.02		1	0	0	0	0	0	0	0	0	NEW RECORD
1008	5		2 Added Assmt:	249000 2024	0 0	35100 35100	0	35100	185400	98700	284100	
1009	2		4A	950000	0	-150000	0	-150000	603200	196800	800000	
1012	8	C0001	2	0	150000	192700	0	342700	150000	192700	342700	NEW RECORD
1012	8	C0002	2	0	150000	192700	0	342700	150000	192700	342700	NEW RECORD
1012	8.01		2	342700	-150000	-192700	0	-342700	0	0	0	**DELETED**
1012	8.02		2	342700	-150000	-192700	0	-342700	0	0	0	**DELETED**
1101	11		2	396100	-175000	-221100	0	-396100	0	0	0	**DELETED**

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Block	Lot	Qual	Class	PRIOR Assessment	Land	NET CHANGE IN Impr	VALUE Exempt	NET CHANGE	Land	NEW Assessment Impr	Totl	
1101	11	C0001	2	0	175000	221100	0	396100	175000	221100	396100	NEW RECORD
1101	11	C0002	2	0	175000	220000	0	395000	175000	220000	395000	NEW RECORD
1101	11.01		2	395000	-175000	-220000	0	-395000	0	0	0	**DELETED**
1106	12		1	216800	-216800	0	0	-216800	0	0	0	**DELETED**
1106	12.01		4B	0	542900	813100	0	1356000	542900	813100	1356000	NEW RECORD
1106	13		4B	1153000	-339900	-813100	0	-1153000	0	0	0	**DELETED**
1113	6	2		356100	0	85400	0	85400	214700	226800	441500	
		Added	Assmt:	2024	0	85400						
1113	12		2	355000	-150100	-204900	0	-355000	0	0	0	**DELETED**
1113	12	C0001	2	0	150100	204900	0	355000	150100	204900	355000	NEW RECORD
1113	12	C0002	2	0	150100	204900	0	355000	150100	204900	355000	NEW RECORD
1113	12.01		2	355000	-150100	-204900	0	-355000	0	0	0	**DELETED**
1114	16	2	/1	171000	0	384500	0	384500	171000	384500	555500	
		Added	Assmt:	2024	0	384500						
1201	2.02		4C	20400000	0	-1900000	0	-1900000	4970000	13530000	18500000	
1201	2.03		4C	11430000	0	5070000	0	5070000	3930000	12570000	16500000	PARTIAL REM'D
		Added	Assmt:	2024	0	5815700*						
1204	14	2		210000	0	78500	0	78500	180000	108500	288500	
		Added	Assmt:	2024	0	78500						
1205	9	2		264100	0	75200	0	75200	180000	159300	339300	
		Added	Assmt:	2024	0	75200						
1206	5		15F/2	272800	0	142100	0	142100	180000	234900	414900	
1211	11		2	385000	-175000	-210000	0	-385000	0	0	0	**DELETED**
1211	11	C0001	2	0	175000	210000	0	385000	175000	210000	385000	NEW RECORD
1211	11	C0002	2	0	175000	210000	0	385000	175000	210000	385000	NEW RECORD
1211	11.01		2	385000	-175000	-210000	0	-385000	0	0	0	**DELETED**
1313	8	2		240900	0	196000	0	196000	180000	256900	436900	
		Added	Assmt:	2024	0	196000						
1405	1.01		1	0	0	0	0	0	0	0	0	NEW RECORD
1407	1.01		1	0	0	0	0	0	0	0	0	NEW RECORD
1504	8	C0621	2	214600	0	15300	0	15300	166200	63700	229900	
		Added	Assmt:	2024	0	15300						
1504	10		2	390300	-211900	-178400	0	-390300	0	0	0	**DELETED**
1504	10	C0001	2	0	211900	178400	0	390300	211900	178400	390300	NEW RECORD
1504	10	C0002	2	0	211900	135700	0	347600	211900	135700	347600	NEW RECORD
1504	10.01		2	347600	-211900	-135700	0	-347600	0	0	0	**DELETED**
1504	12		2	308300	-203100	-105200	0	-308300	0	0	0	**DELETED**
1504	12	C0001	2	0	203100	99900	0	303000	203100	99900	303000	NEW RECORD
1504	12	C0002	2	0	203100	105200	0	308300	203100	105200	308300	NEW RECORD
1504	12.01		2	303000	-203100	-99900	0	-303000	0	0	0	**DELETED**
1505	16		2	369100	-180500	-188600	0	-369100	0	0	0	**DELETED**

## 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	
1505	16	C0001	2	0	180500	188600	0	369100	180500	188600	369100	NEW RECORD
1505	16	C0002	2	0	180500	188600	0	369100	180500	188600	369100	NEW RECORD
1505	16.01		2	369100	-180500	-188600	0	-369100	0	0	0	**DELETED**
1505	26		2	216500	-193200	-23300	0	-216500	0	0	0	**DELETED**
1505	26	C0001	2	0	193200	23300	0	216500	193200	23300	216500	NEW RECORD
1505	26	C0002	2	0	179400	43000	0	222400	179400	43000	222400	NEW RECORD
1505	26.01		2	222400	-179400	-43000	0	-222400	0	0	0	**DELETED**
1506	11		1 /2	359000	0	-91000	0	-91000	268000	0	268000	
1511	7		2	220000	-159300	-60700	0	-220000	0	0	0	**DELETED**
1511	7	C0001	2	0	159300	60700	0	220000	159300	60700	220000	NEW RECORD
1511	7	C0002	2	0	159300	108900	0	268200	159300	108900	268200	NEW RECORD
1511	7.01		2	268200	-159300	-108900	0	-268200	0	0	0	**DELETED**
1511	15		2	154700	-114300	-40400	0	-154700	0	0	0	**DELETED**
1511	15	C0001	2	0	114300	53400	0	167700	114300	53400	167700	NEW RECORD
1511	15	C0002	2	0	114300	40400	0	154700	114300	40400	154700	NEW RECORD
1511	15.01		2	167700	-114300	-53400	0	-167700	0	0	0	**DELETED**
1513	10	C0001	2	0	150000	91100	0	241100	150000	91100	241100	NEW RECORD
1513	10	C0002	2	0	150000	63200	0	213200	150000	63200	213200	NEW RECORD
1513	10.01		2	213200	-150000	-63200	0	-213200	0	0	0	**DELETED**
1513	10.02		2	241100	-150000	-91100	0	-241100	0	0	0	**DELETED**
1606	8	C0001	2	0	104400	164300	0	268700	104400	164300	268700	NEW RECORD
1606	8	C0002	2	0	104400	175000	0	279400	104400	175000	279400	NEW RECORD
1606	8	C026A	2	268700	-104400	-164300	0	-268700	0	0	0	**DELETED**
1606	8	C026B	2	279400	-104400	-175000	0	-279400	0	0	0	**DELETED**
1611	9		15F/2	315600	0	0	0	0	185400	130200	315600	
1613	1		15C	0	133000	0	0	133000	133000	0	133000	NEW RECORD
1710	10		15F/2	324000	0	0	0	0	203400	120600	324000	
1801	11	2		550400	0	33500	0	33500	328000	255900	583900	
		Added Assmt:		2024	0	33500						
1801	21	4A		900000	-750000	-150000	0	-900000	0	0	0	**DELETED**
1801	22	4A		749800	118200	32000	0	150200	750000	150000	900000	
1801	23	4A		0	631800	118000	0	749800	631800	118000	749800	NEW RECORD
1808	7	1	/4A	1541600	0	-584400	0	-584400	957200	0	957200	
1808	9	1	/2	323000	0	-103700	0	-103700	219300	0	219300	
1901	1	6A		89	0	-2189	0	-21	100	6754	68	

11 ELMWOOD PARK

Block	Lot	Qual	Class	PRIOR Assessment	Land	NET CHANGE Impr	IN VALUE Exempt	NET CHANGE	Land	NEW Assessment Impr	Total
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+836600	Land	Total
+20027400	Impr	Total
+0	Exmt	Total
+20864000	Net	Total

50	Total	Records	Added
44	Total	Records	Deleted
38	Total	Records	Updated

6 Net Change Total

01/31/25  
16:32:27

District: 11 ELMWOOD PARK

HISTORY 1 TOTALS 2024

01/31/25

Class	Items	Land	Impr	Exempt	Net	
1	96	9918300	0	0	9918300	
2	4885	941000900	694945400	0	1635946300	
3A	0	0	0	0	0	
3B	0	0	0	0	0	
4A	215	117855200	132011600	0	249866800	
4B	61	55969500	110967900	0	166937400	
4C	26	48136800	71763500	0	119900300	
RATABLES	5283	1172880700	1009688400	0	2182569100	2024
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	60	48244000	11613200		59857200	
15D	6	8607300	9530600		18137900	
15E	1	736200	6300		742500	
15F	37	9669300	7145700		16815000	
EXEMPT	116	105410700	49750700		155161400	

Deduction	Qty	Amount
SENIOR	52	13000
SURVIVING SPOUSE	0	0
DISABLED PERSON	11	2750
VETERAN	132	6600
WIDOW OF VET	86	4300

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

5399	Total	Items Ratable and Exempt
1278291400	Total	Land
1059439100	Total	Impr
0	Total	Exmpt
2337730500	Total	Ratables and Exempts

District: 11 ELMWOOD PARK

PRELIMINARY TAX LIST TOTALS - 01/31/25  
2024

Class	Items	Land	Impr	Exempt	Net	
1	100	10725000	0	0	10725000	
2	4881	940096700	697251900	0	1637348600	
3A	0	0	0	0	0	
3B	0	0	0	0	0	
4A	215	117529800	131206400	0	248736200	
4B	61	56172500	125525000	0	181697500	
4C	26	48136800	74933500	0	123070300	
RATABLES	5283	1172660800	1028916800	0	2201577600	PRC
5A	7	0	0	0	0	
5B	6	0	0	0	0	
RAILROAD	13	0	0	0	0	
6A	1	100	6754	0	68	
6B	0	0	0	0	0	
6C	0	0	0	0	0	
PUB UTIL	1	100	0	0	68	
15A	12	38153900	21454900	0	59608800	
15B	0	0	0	0	0	
15C	61	48377000	11613200	0	59990200	
15D	5	8389600	9266300	0	17655900	
15E	1	736200	6300	0	742500	
15F	43	10810500	8209000	0	19019500	
EXEMPT	122	106467200	50549700	0	157016900	

Deduction	Qty	Amount
SENIOR	49	12250
SURVIVING SPOUSE	0	0
DISABLED PERSON	10	2500
VETERAN	128	32000
WIDOW OF VET	74	18500

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

5405	Total	Items Ratable and Exempt
1279128000	Total	Land
1079466500	Total	Impr
0	Total	Exmpt
2358594500	Total	Ratables and Exempts

	Prior	Current	Change	
Line Items:	5,399	5,405	6	Ok
Value Chg:	2,337,730,500	2,358,594,500	20,864,000	Ok

Fri Feb 1 2025 16:32:27

District: 11 ELMWOOD PARK

Judged

Appeal#

Appeal#	Owner / Property Location	Block	Lot	Cla	Assessed	Added	Judged	Tax Ct	Tax List
06/05/24 11-2400107L 3	ELMWOOD PARK PLAZA LLC 248-252 BROADWAY STIP	303	2	4A	540000 310200 0 850200	0 0 0 0	540000 310200 0 850200	0 0 0 0	540000 160000  700000 *
06/05/24 11-2400111L 7	511 RIVER DR ASSOC LLC 511 RIVER DRIVE WITHDRAWN	606	1	4A	382200 106400 0 488600	0 0 0 0	382200 106400 0 488600	0 0 0 0	382200 67800  450000 *
06/05/24 11-2400104L 3	NORTH JERSEY FEDERAL CREDIT UN 444 MOLA BOULEVARD STIP	1009	2	4A	603200 346800 0 950000	0 0 0 0	603200 296800 0 900000	0 0 0 0	603200 196800  800000 *
06/05/24 11-2400112L 7	BIG A 211 MARKET ST LLC 211 MARKET STREET WITHDRAWN	1016	7	4A	347800 84200 0 432000	0 0 0 0	347800 84200 0 432000	0 0 0 0	347800 84200  432000
06/05/24 11-2400108L 7	BIG A 211 MARKET ST LLC 211 MARKET STREET WITHDRAWN	1016	7	4A	347800 84200 0 432000	0 0 0 0	347800 84200 0 432000	0 0 0 0	347800 84200  432000
07/24/24 11-2400109L 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  875000
06/05/24 11-2400110L 7	CRUCETA, JOSE R & GABRIELA L 259 PALSA AVENUE WITHDRAWN	1309	1	2	232600 129900 0 362500	0 0 0 0	232600 129900 0 362500	0 0 0 0	232600 129900  362500
06/05/24 11-2400106L 6A	PETROU FAMILY HOLDINGS, LLC 376 MARKET STREET TCP	1408	2	4A	440000 50000 0 490000	0 0 0 0	440000 50000 0 490000	0 0 0 0	440000 50000  490000
06/05/24 11-2400101L 7	RONQUILLO-GONZALEZ, CESAR ALEJ 74 SALVATORE COURT C0029 WITHDRAWN	1802	1	2	100000 350000 0 450000	0 0 0 0	100000 350000 0 450000	0 0 0 0	100000 350000  450000
06/05/24 11-2400102D 7	ELMPARK LLC 407 ROUTE 46 (WEST) WITHDRAWN	1808	7	4A	957200 584400 0 1541600	0 0 0 0	957200 584400 0 1541600	0 0 0 0	957200 0  957200 *
00/00/00 11-2400001T	ELMPARK LLC 407 ROUTE 46 (WEST)	1808	7	4A	957200 584400 0 1541600	0 0 0 0	957200 0 0 0	0 0 0 0	957200 0  957200 *
06/05/24 11-2400103D 7	ELMPARK LLC 401 ROUTE 46 (WEST) WITHDRAWN	1808	9	2	219300 103700 0 323000	0 0 0 0	219300 103700 0 323000	0 0 0 0	219300 0  219300 *
00/00/00 11-2400002T	ELMPARK LLC 401 ROUTE 46 (WEST)	1808	9	2	219300 103700 0 323000	0 0 0 0	219300 0 0 0	0 0 0 0	219300 0  219300 *
06/05/24 11-2400105L 6A	VERIZON - NEW JERSEY VARIOUS TCP	1901	1	6A	100 89 100 89	0 0 0 0	100 89 100 89	0 0 0 0	100 6754  68 *

\* Tax List Does Not Match Judgement

14 Listed.



APPEAL/TAX LIST REPORT FOR 2024

Page: 2

Fri Feb 1 2025 16:32:27

District: 11 ELMWOOD PARK

Judged

Appeal#

Owner / Property Location

Block

Lot

Cla

Assessed

Added

Judged

Tax Ct

Tax List

Total Assessed	Land:	5,772,100	Impr:	3,287,589	Exmp:	100	Net:	9,059,589
Total Judged	Land:	4,595,600	Impr:	2,549,489	Exmp:	100	Net:	7,144,989

No Compare on: Last Yr Taxes:  
No Compare on: Curr Yr Taxes:  
Total Lines Compared: 5419  
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)