

Preliminary Reconciliation Report

14 EMERSON

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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
103	13		2	402000	0	-20800	0	-20800	218200	163000	381200
104	3		2	378200	0	11800	0	11800	215000	175000	390000
105	4		2	544000	0	6600	0	6600	215000	335600	550600
		Added	Assmt:	2024	0	6600					
105	8		2	437500	0	118100	0	118100	215000	340600	555600
		Added	Assmt:	2024	0	118100					
106	3		2	369400	0	17100	0	17100	215900	170600	386500
106	5		2	441100	0	2000	0	2000	227500	215600	443100
108	7		2	519000	0	17900	0	17900	223700	313200	536900
		Added	Assmt:	2024	0	17900					
110	9		2	520300	0	9500	0	9500	228900	300900	529800
		Added	Assmt:	2024	0	9500					
110	17		2	411700	0	14000	0	14000	227700	198000	425700
		Added	Assmt:	2023	0	14000					
		Added	Assmt:	2024	0	14000					
111	7		2	364100	0	4000	0	4000	215300	152800	368100
		Omitted	Added:	2023	0	4000					
		Added	Assmt:	2024	0	4000					
112	11.02		2	508800	0	16000	0	16000	229200	295600	524800
		Added	Assmt:	2024	0	16000					
114	3		2	318600	0	99600	0	99600	194200	224000	418200
		Added	Assmt:	2024	0	99600					
114	25		2	387400	0	28900	0	28900	218100	198200	416300
114	32		2	448200	0	7000	0	7000	216600	238600	455200
		Added	Assmt:	2023	0	7000					
		Added	Assmt:	2024	0	7000					
115	8		2	397700	0	-27600	0	-27600	205100	165000	370100
117	5		2	268400	0	54800	0	54800	168400	154800	323200
		Added	Assmt:	2024	0	54800					
119	3		2	361100	0	19100	0	19100	194900	185300	380200
122	1		2	322200	0	67900	0	67900	195800	194300	390100
		Added	Assmt:	2024	0	67900					
122	6.02		2	305500	0	10900	0	10900	177300	139100	316400
		Added	Assmt:	2024	0	10900					
122	12		2	442600	0	1100	0	1100	233100	210600	443700
124	6		2	382500	0	19400	0	19400	215000	186900	401900
126	15		2	456200	0	9800	0	9800	217800	248200	466000
206	8		2	407900	0	115200	0	115200	223400	299700	523100
		Added	Assmt:	2024	0	115200					
211	3		4A	675000	0	-25000	0	-25000	268000	382000	650000
211	4		4A	900000	0	50000	0	50000	228200	721800	950000
		Added	Assmt:	2024	0	50000					
216	17		2	355300	0	14100	0	14100	205100	164300	369400
		Added	Assmt:	2024	0	14100					
217	27		2	435300	0	23300	0	23300	204500	254100	458600
		Added	Assmt:	2024	0	23300					

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Block	Lot	Qual	Class	PRIOR Assessment	Land	NET CHANGE IN Impr	VALUE Exempt	NET CHANGE	Land	NEW Assessment Impr	Totl
218	5	2		453700	0	5400	0	5400	221700	237400	459100
		Added	Assmt:	2024	0	5400					
219	20	2		452700	0	900	0	900	230600	223000	453600
303	7	2		299200	0	24300	0	24300	190000	133500	323500
		Added	Assmt:	2024	0	24300					
304	12	2		368200	0	3200	0	3200	205300	166100	371400
313	9	2		430600	0	4800	0	4800	190800	244600	435400
		Added	Assmt:	2024	0	4800					
313	18	2		371700	0	6700	0	6700	184600	193800	378400
		Added	Assmt:	2023	0	6700					
		Added	Assmt:	2024	0	6700					
314	18	2		296000	0	272900	0	272900	196400	372500	568900
		Added	Assmt:	2024	0	272900					
314	23	15F/2		464200	0	0	0	0	208100	256100	464200
320	4	2		394200	0	3800	0	3800	205200	192800	398000
		Added	Assmt:	2024	0	3800					
320	5	2		322400	0	49100	0	49100	200600	170900	371500
		Added	Assmt:	2024	0	49100					
321	5	2		337100	0	34900	0	34900	205800	166200	372000
		Added	Assmt:	2023	0	34900					
		Added	Assmt:	2024	0	34900					
325	15	2		328200	0	120700	0	120700	190000	258900	448900
		Added	Assmt:	2024	0	120700					
405	9	2		308000	0	26000	0	26000	169000	165000	334000
406	15	2		356700	0	51500	0	51500	200000	208200	408200
		Added	Assmt:	2024	0	51500					
406	24	2		328000	0	16400	0	16400	189700	154700	344400
412	3	4A		557600	0	58700	0	58700	396500	219800	616300
412	5	4A		1725000	0	-325000	0	-325000	365500	1034500	1400000
413	8	2		708000	0	24600	0	24600	214800	517800	732600
		Added	Assmt:	2024	0	24600					
413	18	2		398900	0	-148100	0	-148100	250800	0	250800
414	2	2		552100	0	-3300	0	-3300	218000	330800	548800
414	3	15F/2		456900	0	0	0	0	222900	234000	456900
415	1	2		400500	0	19700	0	19700	204300	215900	420200
		Added	Assmt:	2023	0	19700					
		Added	Assmt:	2024	0	19700					
417	4.01	4A		600000	0	-30000	0	-30000	275800	294200	570000
417	4.02	4A		600000	0	-30000	0	-30000	274500	295500	570000
422	8	2		380900	0	30100	0	30100	212900	198100	411000
		Added	Assmt:	2024	0	30100					
501.01	5.01	2		460100	0	10200	0	10200	240300	230000	470300
		Added	Assmt:	2023	0	10200					
		Added	Assmt:	2024	0	10200					
501.03	20	2		710900	0	41200	0	41200	240300	511800	752100
		Added	Assmt:	2024	0	41200					
505	1	2		484800	0	-24800	0	-24800	210700	249300	460000

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Block	Lot	Qual	Class	PRIOR Assessment	Land	NET CHANGE IN Impr	VALUE Exempt	NET CHANGE	Land	NEW Assessment Impr	Totl
505	4	2 Added	Assmt:	454000 2024	0 0	11000 11000	0	11000	232500	232500	465000
507	4	2		422200	0	4300	0	4300	220000	206500	426500
507	6	2 Added	Assmt:	566500 2023	0 0	5800 5800	0	5800	235000	337300	572300
		Added	Assmt:	2024	0	5800					
511	3	2 Added	Assmt:	538200 2024	0 0	34100 34100	0	34100	220000	352300	572300
511	4.02	2		391300	0	23200	0	23200	220000	194500	414500
513	10	2		562100	0	-35600	0	-35600	227500	299000	526500
515	7	2 Added	Assmt:	805000 2024	0 0	97800 97800	0	97800	240700	662100	902800
515	9.01	2 /15F Added	Assmt:	428500 2024	0 232800	3300 195700*	0	3300	232800	199000	431800
515	17	2 Added	Assmt:	640900 2024	0 0	43200 43200	0	43200	237900	446200	684100
515.01	4	2 Omitted	Added:	642300 2023	0 0	6000 6000	0	6000	228300	420000	648300
		Added	Assmt:	2024	0	6000					
602	1	2		388900	0	9000	0	9000	195800	202100	397900
602	5	2 Added	Assmt:	444600 2024	0 0	4600 4600	0	4600	197000	252200	449200
612	1	C0232 2		393100	0	2200	0	2200	170000	225300	395300
612	1	C0344 2		427100	0	1400	0	1400	170000	258500	428500
616	1.01	4A /1 Added	Assmt:	1157000 2024	0 0	1285500 1285500	0	1285500	1157000	1285500	2442500
616	9.02	2 Added	Assmt:	410900 2024	0 0	86400 86400	0	86400	199900	297400	497300
616	38	2 Added	Assmt:	457000 2024	0 0	9400 9400	0	9400	203100	263300	466400
617.01	4.01	2 Added	Assmt:	418100 2024	0 0	4200 4200	0	4200	208100	214200	422300
617.02	3	2 Added	Assmt:	474700 2024	0 0	86200 86200	0	86200	199500	361400	560900
707	4	2 Added	Assmt:	632400 2024	0 0	6800 6800	0	6800	225000	414200	639200
723	4	2		804400	0	2100	0	2100	226300	580200	806500
723	6	2 Added	Assmt:	417400 2023	0 0	19600 19600	0	19600	210400	226600	437000
		Added	Assmt:	2024	0	19600					
801.04	6	2 Added	Assmt:	455000 2024	0 0	86400 86400	0	86400	265800	275600	541400
906	5	15F/2		488500	0	0	0	0	252600	235900	488500
907	6	2		533600	-13200	0	0	-13200	250800	269600	520400
1001.01	12	2 Added	Assmt:	481500 2024	0 0	20800 20800	0	20800	270000	232300	502300
1001.02	11.01	2		736000	0	-86000	0	-86000	240500	409500	650000

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	Tot l
1004	15	2	Assmt:	510000 2024	0 0	5200 5200	0	5200	252200	263000	515200
1005	17	2	Assmt:	505000 2024	0 0	69500 69500	0	69500	248500	326000	574500
1007	3	2		532500	0	73700	0	73700	268700	337500	606200
1007	4	2	Assmt:	556700 2024	0 0	6600 6600	0	6600	267600	295700	563300
1016	1	2		426600	0	65300	0	65300	245300	246600	491900
1016	8	2	Assmt:	496600 2024	0 0	11800 11800	0	11800	260000	248400	508400
1016	9	2	Assmt:	536400 2024	0 0	20900 20900	0	20900	260000	297300	557300
1021	1	2	Assmt:	481200 2024	0 0	5100 5100	0	5100	286700	199600	486300
1101	5.01	C0011	4A	0	58700	113900	0	172600	58700	113900	172600 NEW RECORD
1101	5.01	C0012	4A	410900	-58700	-113900	0	-172600	81000	157300	238300
1101	5.03		4A	2360100	0	-260100	0	-260100	618900	1481100	2100000
1301	1.01		4A	13506000	0	-906000	0	-906000	4176600	8707400	12600000

TOTAL NET CHANGE: (Excluding Railroad & Public Util)

-13200	Land	Total
+1732300	Impr	Total
+0	Exmt	Total
+1719100	Net	Total

1	Total	Records Added
0	Total	Records Deleted
93	Total	Records Updated

1 Net Change Total

\$3,684,200 Total Value of Added Assessments for 2024
(Please Verify w/AA Table of Aggregates)

District: 14 EMERSON

01/31/25

		HISTORY 1		TOTALS	2024		
Class	Items	Land	Impr	Exempt	Net		
1	60	18413500	0	0	18413500		
2	2324	504394000	534581100	0	1038975100		
3A	1	155000	133100	0	288100		
3B	1	5100	0	0	5100		
4A	118	68054000	88940200	284000	156710200		
4B	10	2107400	2699100	0	4806500		
4C	0	0	0	0	0		
RATABLES	2514	593129000	626353500	284000	1219198500	2024	
5A	0	0	0	0	0		
5B	0	0	0	0	0		
RAILROAD	0	0	0	0	0		
6A	1	0	0	0	0		
6B	0	0	0	0	0		
6C	0	0	0	0	0		
PUB UTIL	1	0	0	0	0		
15A	3	25810100	15818600	0	41628700		
15B	0	0	0	0	0		
15C	31	18406400	4193900	0	22600300		
15D	8	4094800	9212100	0	13306900		
15E	1	37228100	0	0	37228100		
15F	26	6864500	3602600	0	10467100		
EXEMPT	69	92403900	32827200	0	125231100		

Deduction	Qty	Amount
SENIOR	13	3250
SURVIVING SPOUSE	0	0
DISABLED PERSON	0	0
VETERAN	131	6550
WIDOW OF VET	20	1000

Exemption	Amount
E	284000
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

2583	Total Items Ratable and Exempt
685532900	Total Land
659180700	Total Impr
284000	Total Exmpt
1344429600	Total Ratables and Exempts

District: 14 EMERSON

PRELIMINARY TAX LIST TOTALS - 01/31/25
2024

Class	Items	Land	Impr	Exempt	Net	
1	59	17256500	0	0	17256500	
2	2322	503930000	535965000	0	1039895000	
3A	1	155000	133100	0	288100	
3B	1	5100	0	0	5100	
4A	120	69211000	88758300	284000	157685300	
4B	10	2107400	2699100	0	4806500	
4C	0	0	0	0	0	
RATABLES	2513	592665000	627555500	284000	1219936500	PRC
5A	0	0	0	0	0	
5B	0	0	0	0	0	
RAILROAD	0	0	0	0	0	
6A	1	0	0	0	0	
6B	0	0	0	0	0	
6C	0	0	0	0	0	
PUB UTIL	1	0	0	0	0	
15A	3	25810100	15818600	0	41628700	
15B	0	0	0	0	0	
15C	31	18406400	4193900	0	22600300	
15D	8	4094800	9212100	0	13306900	
15E	1	37228100	0	0	37228100	
15F	28	7315300	4132900	0	11448200	
EXEMPT	71	92854700	33357500	0	126212200	

Deduction	Qty	Amount
SENIOR	10	2500
SURVIVING SPOUSE	0	0
DISABLED PERSON	0	0
VETERAN	115	28750
WIDOW OF VET	17	4250

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

2584	Total	Items Ratable and Exempt
685519700	Total	Land
660913000	Total	Impr
284000	Total	Exmpt
1346148700	Total	Ratables and Exempts

	Prior	Current	Change	
Line Items:	2,583	2,584	1	Ok
Value Chg:	1,344,429,600	1,346,148,700	1,719,100	Ok

APPEAL/TAX LIST REPORT FOR 2024

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District: 14 EMERSON

Judged

Appeal#

Appeal#	Owner / Property Location	Block	Lot	Cla	Assessed	Added	Judged	Tax Ct	Tax List
00/00/00 14-2400001T	ROBERT LEE REALTY% AFS LEASE A 386 KINDERKAMACK RD	211	1	4A	7915000 15835000 0 23750000	0 0 0 0	0 0 0 0	0 0 0 0	7915000 15835000 23750000 *
07/24/24 14-2400106L 6B	STAVROU FAMILY, LLC 348 KINDERKAMACK RD AFFIRMED WITHOUT PREJUDICE	211	3	4A	268000 407000 0 675000	0 0 0 0	268000 407000 0 675000	0 0 0 0	268000 382000 650000 *
06/05/24 14-2400109D 5A	STAR PROPERTIES, CORP. 33 CHESTNUT AVE DLP @ 925 AM	405	2	2	181400 68600 0 250000	0 0 0 0	181400 68600 0 250000	0 0 0 0	181400 68600 250000
06/05/24 14-2400108D 5A	STAR PROPERTIES INC 23 CHESTNUT AVE DLP @ 925 AM	405	3.01	4A	298700 276300 0 575000	0 0 0 0	298700 276300 0 575000	0 0 0 0	298700 276300 575000
06/05/24 14-2400107D 5A	STAR PROPERTIES INC 21 CHESTNUT AVE DLP @ 925 AM	405	3.02	4A	265400 109600 0 375000	0 0 0 0	265400 109600 0 375000	0 0 0 0	265400 109600 375000
06/05/24 14-2400105L 6A	ROTHMAN REALTY I LLC 254 KINDERKAMACK RD TCP	405	11	2	183100 131900 0 315000	0 0 0 0	183100 131900 0 315000	0 0 0 0	183100 131900 315000
06/05/24 14-2400104L 3	CE 12 LINCOLN BLVD LLC 12 LINCOLN BLVD STIP	412	5	4A	365500 1359500 0 1725000	0 0 0 0	365500 1134500 0 1500000	0 0 0 0	365500 1034500 1400000 *
06/05/24 14-2400111L 3	KHOURY, BARBARA & ROBERT 70 LINWOOD AVE STIP	417	4.01	4A	275800 324200 0 600000	0 0 0 0	275800 294200 0 570000	0 0 0 0	275800 294200 570000
06/05/24 14-2400110L 3	KHOURY, BARBARA 35 EMERSON PLAZA W STIP	417	4.02	4A	274500 325500 0 600000	0 0 0 0	274500 295500 0 570000	0 0 0 0	274500 295500 570000
06/05/24 14-2400102L 6B	WARD JR, JOHN S & KIM, HANNAH H 202 ACKERMAN AVE AWOP	501.03	18	2	218800 323700 0 542500	0 0 0 0	218800 323700 0 542500	0 0 0 0	218800 323700 542500
06/05/24 14-2400101L 7	BACHO, DALE & JOEL 259 ACKERMAN AVE WITHDRAWN	505	1	2	210700 274100 0 484800	0 0 0 0	210700 274100 0 484800	0 0 0 0	210700 249300 460000 *
00/00/00 14-2400002T	ARMENIAN HOME FOUNDATION 70 MAIN ST	702	2	4A	2835000 605600 0 3440600	0 0 0 0	0 0 0 0	0 0 0 0	2835000 605600 3440600 *
06/05/24 14-2400103D 7	O, VI DIEU & CHAN, JEANNIE 980 SOLDIER HILL RD WITHDRAWN	1001.02	11.01	2	240500 495500 0 736000	0 0 0 0	240500 495500 0 736000	0 0 0 0	240500 409500 650000 *
00/00/00 14-2400003T	BREA EMERSON LLC-% STE.2300 660 OLD HOOK RD	1101	6.01	4A	4590000 4910000 0 9500000	0 0 0 0	0 0 0 0	0 0 0 0	4590000 4910000 9500000 *
00/00/00 14-2400004T	URSTADT BIDDLE PROPERTIES, INC 495 OLD HOOK ROAD	1301	1.01	4A	4176600 9613400 284000 13506000	0 0 0 0	0 0 0 0	0 0 0 0	4176600 8707400 12600000 *

Fri Feb 1 2025 17:03:51

District: 14 EMERSON

Judged

Appeal#

Owner / Property Location

Block

Lot

Cla

Assessed

Added

Judged

Tax Ct

Tax List

* Tax List Does Not Match Judgement

15 Listed.

Total Assessed Land:	22,299,000	Impr:	35,059,900	Exmp:	284,000	Net:	57,074,900
Total Judged Land:	2,782,400	Impr:	3,810,900	Exmp:		Net:	6,593,300

No Compare on: Last Yr Taxes:
No Compare on: Curr Yr Taxes:
Total Lines Compared: 2585
ok: 0 Line Items in current and not in Master File.

See also
http://www.njcourts.gov/courts/tax/docketed_lists.html