

7/31/2024

ADDRESS EAGLE ROCK AVENUE
BLOCK 177.01
LOT 25
QUAL

ASSESSMENT					
<u>YEAR</u>	<u>ORIGINAL</u>	<u>JUDGMENT</u>	<u>DIFFERENCE</u>	<u>TAX RATE</u>	<u>AMOUNT DUE</u>
2019	\$ 8,000,000.00	\$ 8,000,000.00	\$ -	4.161	\$ -
2020	\$ 8,000,000.00	\$ 7,754,000.00	\$ 246,000.00	4.284	\$ 10,538.64
2021	\$ 8,000,000.00	\$ 7,754,000.00	\$ 246,000.00	4.354	\$ 10,710.84
2022	\$ 8,000,000.00	\$ 7,454,000.00	\$ 546,000.00	4.437	\$ 24,226.02
2023	\$ 8,000,000.00	\$ 7,254,000.00	\$ 746,000.00	4.598	\$ 34,301.08
TOTAL					\$ 79,776.58

PAYABLE TO:

McCarter & English, LLP
Four Gateway Center
100 Mulberry St, PO Box 652
Newark, NJ 07101

TAX COURT OF NEW JERSEY

COUNTY: Essex

DOCKET NO. 005682-2023

ESSEX FIELDS COUNTRY CLUB

Plaintiff(s),

v

CIVIL ACTION

JUDGMENT

TOWNSHIP OF WEST ORANGE

Defendant(s).

The parties having agreed upon a settlement, the assessment shall be as set forth below:

Block: 177.01
 Lot: 22.01
 Street Address: Eagle Rock Avenue
 Year: 2023

TAX COURT JUDGMENT

Land: \$ 46,000.00
 Improvements: \$200,000.00
 Total: \$246,000.00

Block: 177.01
 Lot: 25
 Street Address: Eagle Rock Avenue
 Year: 2023

TAX COURT JUDGMENT

Land: \$6,166,800.00
 Improvements: \$1,087,200.00
 Total: \$7,254,000.00

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0.00G+

/s/ Jeffrey T. Gallus, Clerk/A
 Tax Court of New Jersey

7,254,000.00 x

0.04598 =

333,538.92 *

000

0.00G+

Entered: 7/31/2024

Plaintiff(s) Attorney: Frank E Ferruggia Esq
 Defendant(s) Attorney: Charles E Blau Esq

367,840.00 +

333,538.92 -

000

34,301.08G+

Real

TAX COURT OF NEW JERSEY

COUNTY: Essex

DOCKET NO. 004866-2022

ESSEX FIELDS COUNTRY CLUB

Plaintiff(s),

v

CIVIL ACTION

JUDGMENT

TOWNSHIP OF WEST ORANGE

Defendant(s).

The parties having agreed upon a settlement, the assessment shall be as set forth below:

Block: 177.01
 Lot: 22.01
 Street Address: Eagle Rock Avenue
 Year: 2022

TAX COURT JUDGMENT

Land: \$ 46,000.00
 Improvements: \$200,000.00
 Total: \$246,000.00

OK 10915.02

Block: 177.01
 Lot: 25
 Street Address: Eagle Rock Avenue
 Year: 2022

TAX COURT JUDGMENT

Land: \$6,166,800.00
 Improvements: \$1,287,200.00
 Total: \$7,454,000.00 000

0.00G+

7,454,000.00 x
 0.04437 =
 330,733.98 *

/s/ Jeffrey T. Gallus, Clerk/Adm
 Tax Court of New Jersey

000

0.00G+

Entered: 7/31/2024

Plaintiff(s) Attorney: Frank E Ferruggia Esq
 Defendant(s) Attorney: Charles E Blau Esq

000

354,960.00 +
 330,733.98 -

24,226.02G+

Credit

TAX COURT OF NEW JERSEY
COUNTY: Essex
DOCKET NO. 006961-2021

ESSEX FELS COUNTRY CLUB

Plaintiff(s),

v

TOWNSHIP OF WEST ORANGE

Defendant(s).

CIVIL ACTION
JUDGMENT

The parties having agreed upon a settlement, the assessment shall be as set forth below:

Block: 177.01
Lot: 22.01
Street Address: Eagle Rock Avenue
Year: 2021

TAX COURT JUDGMENT

Land: \$ 46,000.00
Improvements: \$200,000.00
Total: \$246,000.00

Block: 177.01
Lot: 25
Street Address: Eagle Rock Avenue
Year: 2021

TAX COURT JUDGMENT

Land: \$6,166,800.00
Improvements: \$1,587,200.00
Total: \$7,754,000.00

7,754,000.00 x
0.04354 =
337,609.16 *

/s/ Jeffrey T. Gallus, Clerk/Adminir 000
Tax Court of New Jersey

0.00G+

Entered: 7/31/2024

348,320.00 +
337,609.16 -

Plaintiff(s) Attorney: Frank E Ferruggia Esq
Defendant(s) Attorney: Charles E Blau Esq

000

10,710.84G+

Credit

TAX COURT OF NEW JERSEY
COUNTY: Essex
DOCKET NO. 004550-2020

ESSEX FELS COUNTRY CLUB

Plaintiff(s),

v

TOWNSHIP OF WEST ORANGE

Defendant(s).

CIVIL ACTION
JUDGMENT

The parties having agreed upon a settlement, the assessment shall be as set forth below:

Block: 177.01
Lot: 22.01
Street Address: Eagle Rock Avenue
Year: 2020

TAX COURT JUDGMENT

Land: \$ 46,000.00
Improvements: \$200,000.00
Total: \$246,000.00

Block: 177.01
Lot: 25
Street Address: Eagle Rock Avenue
Year: 2020

TAX COURT JUDGMENT

Land: \$6,166,800.00
Improvements: \$1,587,200.00
Total: \$7,754,000.00

OK - 10538.64

7,754,000. x
0.04284 =
332,181.36 *

000

0.006+

000

0.006+

/s/ Jeffrey T. Gallus, Clerk/Admini
Tax Court of New Jersey

342,720.00 +
332,181.36 -

000

Entered: 7/31/2024

10,538.64G+

credit

Plaintiff(s) Attorney: Frank E Ferruggia Esq
Defendant(s) Attorney: Charles E Blau Esq

DATE 8/27/2024

ADDRESS 220-222 Pleasant Valley Way
BLOCK 151
LOT 30
QUAL

ASSESSMENT					
<u>YEAR</u>	<u>ORIGINAL</u>	<u>JUDGMENT</u>	<u>DIFFERENCE</u>	<u>TAX RATE</u>	<u>AMOUNT DUE</u>
2023	\$ 16,231,900.00	\$ 15,481,900.00	\$ 750,000.00	4.598	\$ 34,485.00
TOTAL					\$ 34,485.00

PAYABLE TO:

HCP MA4 WEST ORANGE LP

PO BOX 182217 MS8

COLUMBUS, OH 43281

TAX COURT OF NEW JERSEY
COUNTY: Essex
DOCKET NO. 005596-2023

HCP MA4 WEST ORANGE LP

Plaintiff(s),

v

WEST ORANGE TOWNSHIP

Defendant(s).

:

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CIVIL ACTION
JUDGMENT

The parties having agreed upon a settlement, the assessment shall be as set forth below:

Block: 151
Lot: 30
Street Address: 220-222 PLEASANT VALLEY
Year: 2023

TAX COURT JUDGMENT

Land: \$ 5,220,000.00
Improvements: \$10,261,900.00
Total: \$15,481,900.00

/s/ Jeffrey T. Gallus, Clerk/Administrator
Tax Court of New Jersey

Entered: 8/22/2024

Plaintiff(s) Attorney: Gregory S Schaffer Esq
Defendant(s) Attorney: Charles E Blau Esq

ADDRESS 10 BEECH ROAD
BLOCK 164.04
LOT 12
QUAL

ASSESSMENT				
YEAR	ORIGINAL	JUDGMENT	DIFFERENCE	TAX RATE
2023	\$ 432,800.00	\$ 242,800.00	\$ 190,000.00	4.598
			TOTAL	PRORATED AMOUNT DUE
			\$ 8,736.20	6 MONTHS \$ 4,368.10

TOTAL

PAYABLE TO:
MICHAEL & MELISSA MAO
10 BEECH ROAD
WEST ORANGE, NJ 07052

TAX COURT OF NEW JERSEY
COUNTY: Essex
DOCKET NO. 001256-2024

TOWNSHIP OF WEST ORANGE

Plaintiff(s),

CIVIL ACTION
JUDGMENT

MICHAEL & MELISSA MAO

Defendant(s).

A duly verified complaint having been filed with this Court to correct a mistake in tax assessment with respect to the real property listed below, as provided in N.J.S.A. 54:51A-7, and the complaint having set forth the facts constituting the alleged error in the assessment, and it appearing that due notice of the complaint has been given and that the Court having considered the matter and the parties having agreed upon a settlement, the error in tax assessment is corrected as follows:

Block: 164.04
Lot: 12
Street Address: 10 Beech Road
Year: 2023

	<u>ORIGINAL ASSESSMENT</u>	<u>TAX COURT JUDGMENT</u>
Land:	\$142,600.00	\$142,600.00
Improvements:	\$290,200.00	\$100,200.00
Totals:	\$432,800.00	\$242,800.00

/s/ /s/ Hon. Jonathan A. Orsen, J.T.C.
Tax Court of New Jersey

Entered: 8/23/2024

Plaintiff(s) Attorney: Edwin R Matthews Esq
Defendant(s) Pro se Melissa Mao
Defendant(s) Pro se Michael Mao

DATE 8/27/2024

ADDRESS 65 WOODLAND AVE
BLOCK 152.07
LOT 11

ASSESSMENT						
YEAR	ORIGINAL	JUDGMENT	DIFFERENCE	TAX RATE	TOTAL	PRORATED
2022	\$ 669,300.00	\$ 389,300.00	\$ 280,000.00	4.437	\$ 12,423.60	6 MONTHS
2023	\$ 669,300.00	\$ 389,300.00	\$ 280,000.00	4.598	\$ 12,874.40	12 MONTHS
TOTAL						
					\$	19,086.20

PAYABLE TO:
CORELOGIC CENTRALIZED REFUNDS
PO BOX 9202
COPPELL, TX 75019

TAX COURT OF NEW JERSEY
COUNTY: Essex
DOCKET NO. 001245-2024

TOWNSHIP OF WEST ORANGE

Plaintiff(s),

CIVIL ACTION
JUDGMENT

v
Improvements:
MOHSEN FARVARDIN & SHE POORESMAEEL

Defendant(s).

A duly verified complaint having been filed with this Court to correct a mistake in tax assessment with respect to the real property listed below, as provided in N.J.S.A. 54:51A-7, and the complaint having set forth the facts constituting the alleged error in the assessment, and it appearing that due notice of the complaint has been given and that the Court having considered the matter and the parties having agreed upon a settlement, the error in tax assessment is corrected as follows:

Block: 152.07
Lot: 11
Street Address: 65 Woodland Avenue
Year: 2022

	<u>ORIGINAL ASSESSMENT</u>	<u>TAX COURT JUDGMENT</u>
Land:	\$145,700.00	\$145,700.00
Improvements:	\$523,600.00	\$243,600.00
Totals:	\$669,300.00	\$389,300.00

Plaintiff(s) Block:
Block: 152.07
Defendant(s) Lot:
Lot: 11
Defendant(s) Street Address:
Street Address: 65 Woodland Avenue
Year: 20233

	<u>ORIGINAL ASSESSMENT</u>	<u>TAX COURT JUDGMENT</u>
Land:	\$145,700.00	\$145,700.00
Improvements:	\$523,600.00	\$243,600.00
Totals:	\$669,300.00	\$389,300.00

/s/ Jeffrey T. Gallus, Clerk/Administrator
Tax Court of New Jersey

Entered: 8/26/2024

Plaintiff(s) Attorney: Edwin R Matthews Esq
Defendant(s) Attorney: MOHSEN FARVARDIN pro se
Defendant(s) Attorney: SHE POORESMAEEL pro se

Posting Screen

Acct	06478000		
BLQ	00152 07	00011	
Name	FARVARDIN, MOHSEN & POORESMAEEL SHE		
Location	65 WOODLAND AVENUE		
Ck	0.00	Int Due	0.00
Cash	0.00	Int Date	08/26/2024
Credit	0.00	g18	Print
Omrt			

Bill or A
Map

Land	145700	Land Adj	0
Improve	243600	Imp Adj	0
M Tax Val	389300	Adj	0
Adi	55 WOODLAND AVENUE	SrNet Allow	0
WEST ORANGE, NJ		Ded Amt	
07052		8/18	1500.00

Open O	D	10	2022	4	9999	4
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2023 AA RENO/UNK	3rd	10	2022	4	9999	4
2023 AA RENO/UNK	3rd	10	2022	4	9999	4

Year	Perio	Type	Charges	Adjustments	Paid	Int	Date Paid	Date Orig	Date Billed	Memo	Sbsq	In H	AI	PT	Code
2023	2	P	0.00	0.00	-4318.00	0.00	04/28/23	04/28/23	04/28/23	P P P COREOLOGIC WIRE	2	2	0	0	40304
2023	3	B	4750.00	0.00	0.00	0.00	08/01/23	08/01/23	08/01/23		2	2	0	0	
2023	3	P	0.00	0.00	-4750.00	0.00	07/26/23	07/26/23	07/26/23	P P COREOLOGIC WIRE	2	2	0	0	44001
2023	4	AA	12874.40	0.00	0.00	0.00	11/01/23	04/05/24	11/01/23		8	8	0	0	
2023	4	B	4514.01	0.00	0.00	0.00	11/01/23	04/05/24	11/01/23		8	8	0	0	
2023	4	OM	6211.80	0.00	0.00	0.00	11/01/23	04/05/24	11/01/23		8	8	0	0	
2023	4	I	0.00	0.00	0.00	353.09	02/07/24	02/07/24	02/07/24	COREOLOGIC WIRE	8	8	0	0	40008
2023	4	P	0.00	0.00	-4514.01	0.00	10/27/23	10/27/23	10/27/23	COREOLOGIC WIRE	8	8	0	0	40100
2023	4	P	0.00	0.00	-7340.51	0.00	02/07/24	02/07/24	02/07/24	COREOLOGIC WIRE	8	8	0	0	40008
2023	4	I	0.00	0.00	0.00	439.01	04/05/24	04/05/24	04/05/24	PD UNION HOME MORTGAGE	8	8	0	0	700009
2023	4	P	0.00	0.00	-11745.69	0.00	04/05/24	04/05/24	04/05/24	PD UNION HOME MORTGAGE	8	8	0	0	700009