

254-26

TAX COURT OF NEW JERSEY
COUNTY: Essex
DOCKET NO. 009853-2025

STANZIALE, MARGARET ANN

Plaintiff(s),

v

WEST ORANGE TWP

Defendant(s).

:

CIVIL ACTION

:

JUDGMENT

:

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

Block: 100
Lot: 1.01
Street Address: 11 Oak Bend
Year: 2025

TAX COURT JUDGMENT

Land: \$ 527,400.00
Improvements: \$ 947,600.00
Total: \$1,475,000.00

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

Entered: 7/28/2026

Plaintiff(s) Attorney: Michael J Caccavelli
Defendant(s) Attorney: Edwin R Matthews Esq

Michael J. Caccavelli, Attorney ID No. 032851996
 Sills Cummis & Gross, P.C.
 The Legal Center
 One Riverfront Plaza
 Newark, New Jersey 07102
 Tel.: (973) 643-5561
 Fax: (973) 643-6500
 Email: mcaccavelli@sillscummis.com
Attorneys for Plaintiff, Margaret A. Stanziale

MARGARET ANN STANZIALE

TAX COURT OF NEW JERSEY

Docket No.: 009853-2025
 008622-2026

-vs-

Civil Action

STIPULATION OF SETTLEMENT
 (Without Affidavit)

WEST ORANGE TOWNSHIP

Assigned Judge: Joshua D. Novin, J.T.C.

1. It is hereby stipulated and agreed that the assessment of the following property be adjusted and a judgment be entered as follows:

Block:	100		
Lot:	1.01		
Street Address:	11 Oak Bend		
Year:	2025		
	<u>Original</u>	<u>County Board</u>	<u>Tax Court</u>
	<u>Assessment</u>	<u>Judgment</u>	<u>Judgment</u>
Land	527,400	527,400	527,400
Improvements	1,044,900	1,044,900	947,600
Total	1,572,300	1,572,300	1,475,000
Year:	2026		
	<u>Original</u>	<u>County Board</u>	<u>Tax Court</u>
	<u>Assessment</u>	<u>Judgment</u>	<u>Judgment</u>
Land	527,400	527,400	527,400
Improvements	1,044,900	1,044,900	922,600
Total	1,572,300	1,572,300	1,450,000

2. The undersigned have made such examination of the value and proper assessment of the property and have obtained such appraisals, analysis and information with respect to the valuation and assessment of the property as they deem necessary and appropriate for the purpose of enabling them to enter into the Stipulation. The assessor of the taxing district has been consulted by the attorney for the taxing district with respect to this settlement and has concurred.
3. Based upon the foregoing, the undersigned represent to the Court that the above settlement will result in an assessment at the fair assessable value of the property consistent with assessing practices generally applicable in the taxing district as required by law.
4. Statutory interest pursuant to N.J.S.A. 54:3-27.2 having been waived by taxpayer shall not be paid provided the tax refund is paid within sixty (60) days of the date of entry of the Tax Court Judgment.

SILLS CUMMIS & GROSS P.C.

By: *Michael Caccavelli*

Dated: June 17, 2026

MICHAEL J. CACCAVELLI, ESQ.
Attorney for Plaintiff

BOURNE, NOLL & KENYON P.C.

By: *Edwin R. Matthews*

Dated: July 14, 2026

EDWIN R. MATTHEWS, ESQ.
Attorney for Defendant