278-26

TAX COURT OF NEW JERSEY
COUNTY: Essex
DOCKET NO. 007847-2025

MCMAHON, ROBERT & LUPINACCI, ANNA
:
Plaintiff(s),

v : CIVIL ACTION JUDGMENT

WEST ORANGE
:
Defendant(s).

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

Block: 112.01
Lot: 10.04
Street Address: 11 LONG BRANCH WAY
Year: 2025

TAX COURT JUDGMENT

Land:	**$ 740,700.00**
Improvements:	**$1,884,300.00**
Total:	**$2,625,000.00**

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

Entered: 9/23/2026

Plaintiff(s) Attorney: Vincent L Esposito Esq
Defendant(s) Attorney: Edwin R Matthews Esq
User id: eCourts

Chad E. Wolf, Esq.
WOLF VESPASIANO LLC
331 Main Street
Chatham, NJ 07928
(973) 635-1100
Attorney for Plaintiff
Attorney ID No. 094072013

MCMAHON, ROBERT & LUPINACCI, ANNA Plaintiff,	TAX COURT OF NEW JERSEY Docket No. 007847-2025, 004124-2026
vs.	**Civil Action** **STIPULATION OF SETTLEMENT** (without Affidavit)
WEST ORANGE Defendant.	Assigned Judge: Novin

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

   Block: 112.01 Lot: 10.04
   Year: 2025, 2026
   Street Address: 11 Long Branch Way

	Original Assessment	County Tax Board Judgment	Requested Tax Court Judgment
Land:	$ 740,700	$	$ 740,700
Impvts:	$2,056,000	$ N/A	$1,884,300
Total:	$2,796,700	$	$2,625,000

2. The undersigned have made such examination of the value and proper assessment of the property(ies) and have obtained such appraisals, analysis and information with respect to the valuation and assessment of the property(ies) 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(ies) 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 90 days of the date of entry of the Tax Court judgment. Refund shall be payable to "Wolf Vespasiano LLC Attorney Trust Account and MCMAHON, ROBERT & LUPINACCI, ANNA".

Dated: September 15, 2026

Vincent L. Esposito, Esq.
Attorney for Plaintiff

Dated: September 14, 2026

Edwin R. Matthews, Esq
Attorney for Defendant