

STATE TAX COURT APPEALS

AS OF DATE: 07/14/16								
Year	Appeals (year total)	Pending Appeals (not settled)	Assessment Ratio	Value Under Appeal (year total)	Value Under Appeal (not settled)	Potential Remaining Loss (Based on 15%)	Actual Loss (to date)	Loss (Potential & Actual)
2010	33	0	48.76%	\$212,783,500	\$0	\$0	\$20,989,260	\$20,989,260
2011	55	0	50.77%	\$238,370,200	\$0	\$0	\$26,665,790	\$26,665,790
2012	37	0	49.20%	\$140,337,700	\$0	\$0	\$13,860,000	\$13,860,000
2013	21	1	50.96%	\$107,113,200	\$5,200,000	\$780,000	\$3,604,800	\$4,384,800
2014	28	2	100.00%	\$451,013,900	\$9,034,700	\$1,355,205	\$41,349,100	\$42,704,305
2015	35	2	94.54%	\$350,326,400	\$9,034,700	\$1,355,205	\$18,988,900	\$20,344,105
2016	9	7	90.92%	\$67,511,500	\$64,034,900	\$9,605,235		\$9,605,235
Totals	218	12		\$1,567,456,400	\$87,304,300	\$13,095,645	\$125,457,850	\$138,553,495

STATE TAX COURT APPEALS

Cross Appeal Filed

TOTAL FOR YEAR
NOT SETTLED

AS OF DATE: 07/14/16

\$67,511,500	\$3,476,600	\$350,326,400	\$322,302,800	\$18,988,900	\$451,013,900	\$400,630,100	\$41,349,100	\$107,113,200	\$98,308,400	\$3,604,800
\$64,034,900		\$9,034,700			\$9,034,700			\$5,200,000		

BLOCK	LOT	QUAL	ADDRESS	PROPERTY OWNER	Court Date	2016			2015			2014			2013		
						ASSESSMENT UNDER APPEAL	JUDGMENT	ACTUAL LOSS	ASSESSMENT UNDER APPEAL	JUDGMENT	ACTUAL LOSS	ASSESSMENT UNDER APPEAL	JUDGMENT	ACTUAL LOSS	ASSESSMENT UNDER APPEAL	JUDGMENT	ACTUAL LOSS
201	33		1617 Princeton	1617 Princeton Avenue, LLC	5/11/16				\$1,266,600			\$1,266,600					
301	18.03		303 Brunswick Circle	B-Circle Associates-Quick Chek					\$1,756,000	\$1,756,000	\$0	\$1,756,000	\$1,756,000	\$0	\$1,116,000	\$1,116,000	\$0
1001	13		1847-1849 Brunswick Pike	NBI Realty Holding					\$1,063,800	\$886,000	\$177,800	\$1,063,800	\$900,000	\$163,800			
1103	55.01		1900 Brunswick Ave	1900 Brunswick Pike c/o CVS					\$2,894,200	\$2,600,000	\$294,200	\$2,869,200	\$2,700,000	\$169,200			
1104	1.01		2058-2070 BRUNSWICK PIKE	BA, LLC (Dollar General)		\$1,600,000	\$1,600,000	\$0	\$2,148,900	\$1,690,700	\$458,200	\$2,148,900	\$1,788,300	\$360,600	\$1,117,000	\$1,117,000	\$0
1104	3		665 WHITEHEAD ROAD	PUBLIC SERVICE E&G PROPERTY TAXES													
2001	2		2495 Brunswick	WBCMT 2007-C3 (Lawrence Shopping Center)		\$3,000,000						\$4,897,300	\$4,897,300	\$0			
2001	3,68,5		2495 Brunswick	WBCMT 2007-C3 (Lawrence Shopping Center)		\$18,000,000						\$25,611,900	\$25,611,900	\$0			
2201	21		2534-2542 Brunswick	JPMCC 06-LDP7 (Hamilton Jeweler Strip Center)		\$2,800,400											
2206	26		2564 BRUNSWICK PIKE														
2206	3.03.1		2630 BRUNSWICK PIKE	ALBON HOLDINGS													
2701	81.01		100 FEDERAL CITY ROAD	SIMONE INVESTMENT GROUP LLC													
2801	31		WHITE PINE CIRCLE	WHITE PINE ASSOCIATES								\$12,936,600	\$12,000,000	\$936,600	\$6,897,000	\$6,897,000	\$0
3301	1		2721 BRUNSWICK PIKE	COLE C/O CVS PHARMACY													
3301	30.01		31 DARRAH LANE EAST	HACBM PROPERTIES													
3401	1		2761 Brunswick Pike	KIM, YOUNG H & NAM SOO													
3507	19		2901 BRUNSWICK PIKE	SCANLAN-SHERBROOKE CO, INC		\$1,876,600	\$1,876,600	\$0	\$1,926,600	\$1,926,600	\$0						
3507	68		121 Franklin Corner Rd	Sun Bank Lawrenceville,LLC/Trammell Crow								\$720,100	\$720,100	\$0			
3601	24.01		3 Litho Road	Julius Realty					\$5,784,200	\$4,300,000	\$1,484,200	\$5,734,200	\$4,900,000	\$834,200			
3601	25.01		2900 BRUNSWICK PIKE	ROBERTS REALTY, LLC								\$8,792,800	\$8,792,800	\$0			
3801	4		112 FRANKLIN CORNER RD	LAWRENCEVILLE NURSING HOME											\$2,909,700	\$2,909,700	\$0
3801	5		100 FRANKLIN CORNER ROAD	DOWEL-LAWRENCEVILLE, LLC													
3901	1		2 PRINCESS ROAD	GORDON LAWRENCEVILLE REALTY,LLC					\$10,804,700	\$9,600,000	\$1,204,700	\$10,804,700	\$10,804,700	\$0			
3901	2.02		4 PRINCESS ROAD	PRINCESS PARK ASSOCIATES											\$3,840,000	\$3,000,000	\$840,000
3901	8		3001 BRUNSWICK PIKE	DALE REAL ESTATE II CORP. (ACURA)											\$1,589,200	\$1,589,200	\$0
3901	15		130 Franklin Corner	LAWR PRES CH C O WACHOVIA													
3903	14 C003		134 FRANKLIN CORNER ROAD	CAMERON AND OLGA JEAN TROILLO													
3903	15		130 FRANKLIN CORNER ROAD	LAWRENCE PRESBYTERIAN CHURCH													
3903	23.01		9-17 PRINCESS ROAD	TMC LAWRENCEVILLE LLC													
4001	33		2970 BRUNSWICK PIKE	KIN PROPERTIES, INC					\$1,364,100	\$1,364,100	\$0	\$1,364,100	\$1,000,000	\$364,100	\$636,100	\$636,100	\$0
4103	11		510-585 LAWRENCE SQ. BLVD	VILLAGE SQ BLVD LLC	12/14/16	\$7,768,100			\$7,768,100			\$7,768,100			\$5,200,000		
4201	5		4160 QUAKERBRIDGE ROAD	K & C ASSOC, LLC (KC PRIME)													
4201	8		4140 QUAKERBRIDGE ROAD	PSE&G					\$7,784,900	\$7,784,900	\$0						

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4201	10.04		4110-4126 QUAKERBRIDGE	FIC OF STRATFORD, LLC										\$3,099,600	\$3,099,600	\$0	
4201	16		320 LAWRENCE STATION	ROAIGLS LEASECO INC				\$1,411,200	\$1,350,000	\$61,200	\$1,411,200	\$1,411,200	\$0				
4201	17.01		300 LAWRENCE STATION	ROAIOMEGA SELF STORAGE OF NJ				\$2,571,300	\$2,200,000	\$371,300	\$2,571,300	\$2,200,000	\$371,300	\$1,325,000	\$1,325,000	\$0	
4201	28		3150 BRUNSWICK PIKE	75 SYLVAN STEET LLC (Crossroads Corp Cntr)			\$10,599,400							\$5,362,800	\$5,362,800	\$0	
4201.01	1		3350 BRUNSWICK PIKE	P.C. LAWRENCEVILLE LLC				\$11,996,100	\$9,400,000	\$2,596,100	\$11,955,600	\$9,900,000	\$2,055,600	\$6,817,500	\$5,100,000	\$1,717,500	
4201.01	3.01		3320 BRUNSWICK PIKE	LAWRENCE ASSOCIATES (QB MALL)				\$127,792,600	\$127,792,600	\$0	\$160,000,000	\$126,137,100	\$33,862,900	\$47,546,000	\$47,546,000	\$0	
4201.01	4		Lord & Taylor	LT Propco				\$15,300,000	\$14,600,000	\$700,000	\$15,300,000	\$14,600,000	\$700,000				
4201.01	32.01		200 RENAISSANCE BOUL	EVAFARGONAUT HOLDINGS										\$2,600,000	\$2,600,000	\$0	
4201.01	37		Rt 1 QB Mall	Macy's East	12/16		\$20,250,000										
5201	3		3191 BRUNSWICK PIKE	LAWRENCE INVESTMENT GROUP													
5201	32		BRUNSWICK PIKE	Federal Realty Investment Trust				\$350,000	\$350,000	\$0							
5201	33		3371 Brunswick	3371, LLC (LAWRENCE COMMONS)													
5201	34		3321 Brunswick	One RTLAssoc-Golfinopolus				\$4,678,900	\$4,678,900	\$0	\$4,678,900	\$4,678,900	\$0				
5201	35		BRUNSWICK PIKE	Golfinopoulous				\$290,000	\$290,000	\$0							
5201	38 S01		3349 Brunswick	FR Mercer Mall				\$7,400,000	\$5,800,000	\$1,600,000							
5201	38 S02		3345 Brunswick	FR Mercer Mall				\$1,600,000	\$2,200,000	-\$600,000							
5201	39		3357 Brunswick	Mercer Mall Property				\$6,200,000	\$5,000,000	\$1,200,000							
5201	40		3357 Brunswick	Swift				\$530,000	\$530,000	\$0							
5201	41.01		3357 Brunswick	Federal Realty Investment Trust				\$7,100,000	\$8,000,000	-\$900,000							
5201	45.01		3371 Brunswick	Mercer Mall Federal Realty Inv Trust				\$80,835,000	\$71,800,000	\$9,035,000							
5201.10	3		3191 Brunswick Pike	Lawrence Investment Group				\$1,850,500	\$1,700,000	\$150,500	\$1,850,500	\$1,850,500	\$0				
5201.10	9.01		3203 BRUNSWICK PIKE	FMW RRI II, LP				\$3,130,000	\$2,500,000	\$630,000	\$3,642,500	\$3,130,000	\$512,500	\$1,933,000	\$1,678,000	\$255,000	
5201.10	20.01		3235 Brunswick Pike	Botta Fam Ed Trust				\$2,325,700	\$1,800,000	\$525,700	\$2,325,700	\$1,900,000	\$425,700				
5201.10	25		BRUNSWICK PIKE	LAWRENCE ASSOCIATES				\$2,207,400	\$2,207,400	\$0	\$2,800,000	\$2,207,400	\$592,600	\$217,500	\$217,500	\$0	
5201.7	2		100 COLE LANE	YORKSHIRE SENIOR CITIZENS PLAZA, LLC										\$4,745,000	\$4,250,000	\$495,000	
5401	111		DENOW ROAD	STURWOOD HAMLET ASSOCIATES				\$9,839,800	\$9,839,800	\$0	\$9,839,800	\$9,839,800	\$0	\$4,686,000	\$4,686,000	\$0	
5901	1.02		222 FEDERAL CITY ROAD	LAWRENCEVILLE PROPERTIES 222, LLC										\$1,571,300	\$1,274,000	\$297,300	
6007	1		160 LAWR-PENN ROAD	MANORS CORNER ASSOCIATES													
6301	86		1 WOODLANE ROAD	MARTIN AND RUTHANN JENNINGS													
6401	58		12 Highfield Court	Radin, Bruce													
6401	124		8 Anderson Lane	Linke, Richard & Margaret													
6601	51		132 Carter Road	ROSSI, HUGO & MARY JANE													
6601	53		1 Carson	STRYKER, DONALD & DIANE GRUENBERG													
6601	54		11 Carson Road	FINNERTY, THOMAS & JOAN													
6701	14		47 Foxcroft	VALENCIA, ROGELIO R ET UX													
7201	3		245 Carter	LAWSON-JOHNSTON,P O & D H(QPR TRST)													

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7201	20		Cold Soil Road	Di Donato, E. B.								\$5,870,900	\$5,870,900	\$0	\$3,000,000	\$3,000,000	\$0
7301	14		2 TOFTREES COURT	GERRY, PETER G													
7501	3.03		8 Players	GONZALEZ, MARIO S & JULIE A				\$4,033,200	\$4,033,200	\$0	\$4,033,200	\$4,033,200	\$0				
7501	3.06		5 PLAYERS LANE	JOH, YONGKEUN & SUN P													
7501	12		4560 Province Line	THURMAN, JOHN & HILARY WINTER H/W													
7501	13.01		8 Vista Drive	PRINCETON RESEARCH LANDS, INC													
7501	15		4564 Province Line	THURMAN, JOHN & HILARY WINTER H/W													
7501	18		4574 PROVINCE LINE RD	KING, JUDITH J & MORENO, ROBERT	10/26/16	\$1,617,000											
7501	34		22 Benedek	Pasupuleti				\$1,291,300	\$1,291,300	\$0							
7601	10		4519 PROVINCE LINE RD	JASNA POLANA GOLF CLUB LLC											\$904,500	\$904,500	\$0
7701	2		215 Carter	LAWSON-JOHNSTON,P O & D H(QPR TRST)													
7801	2		4710 PROVINCE LINE RD	SHINN, JAMES J & MASAKO HASHIGAMI-				\$3,539,700	\$3,539,700	\$0							
7801	21		660 Rosedale	ETS							\$137,000,000	\$137,000,000	\$0				
3903/3901	17		3100 PRINCETON PIKE	THE ABUD FAMILY PARTNERSHIP				\$4,764,400	\$4,764,400	\$0							
3903/3901	18		3100 PRINCETON PIKE	THE ABUD FAMILY PARTNERSHIP				\$4,727,200	\$4,727,200	\$0							