

MIDDLESEX COUNTY BOARD OF TAXATION
75 Bayard St., 4th Floor
New Brunswick, NJ 08901
732-745-3350

CUR YR ADDED
(Taxpayer Copy)

MEMORANDUM
OF
JUDGMENT

SHAH, VIVEK & NUPUR
20 FARMHAVEN AVE
EDISON, NJ 08820

SITAR LAW % WILLIAM J SITAR
1481 OAK TREE RD
ISELIN, NJ 08830

SHAH, VIVEK & NUPUR
vs
EDISON TWP

Petitioner
Respondent

Taxing District EDISON TWP Address 20 FARMHAVEN AVE
Block 993 Lot 3 Qual Year 2025

A duly verified Petition of Appeal having been filed with the Board of Taxation and said appeal having been heard and considered.

MIDDLESEX County

It is on this day December 22, 2025 ORDERED that Judgment be entered as follows:

ORIGINAL ASSESSMENT

Land	\$	0
Improvement	\$	375,000
Abatement	\$	0
Total	\$	375,000
Prorated for	12	months
Prorated Amount	\$	375,000
Property Class	1	

JUDGMENT

Land	\$	0
Improvement	\$	310,800
Abatement	\$	0
Total	\$	310,800
Prorated for	12	months
Prorated Amount	\$	310,800
Property Class	2	

JUDGMENT CODE # 3
(Explanation-See Reverse Side)

Attest: December 22, 2025

Tax Administrator

COMMISSIONERS' SIGNATURES




Date Mailed: December 30, 2025

Judgment Memorandum
*(Explanation for codes 1E and 5F)

DATE COUNTY BOARD OF TAXATION ENTERED AND MAILED JUDGMENT

(a) A record shall be maintained noting the date each judgment is mailed.

(b) Each judgment shall be stamped with the date of entry and date mailed.

COUNTY BOARD JUDGMENT- N.J.S.A. 54:3-26

1. **Assessment Revised**
 - A. Assessed value exceeds 100%
 - B. Assessment outside range (N.J.S.A. 54:3-22)
 - C. Material Depreciation (N.J.S.A. 54:4-35.1)
 - D. Personal Property
 - E. Other *
2. **Assessment Affirmed**
 - A. Assessment within Range (N.J.S.A. 54:3-22)
 - B. Presumption of correctness not overturned
 - C. Personal Property
3. **Stipulated**
4. **Freeze Act**
 - A. Granted
 - B. Denied
5. **Dismissal with Prejudice**
 - A. Non-appearance (lack of prosecution)
 - B. No evidence provided (lack of prosecution)
 - C. Taxes/municipal charges not paid (N.J.S.A. 54:3-27)
 - D. Failure to respond to income request (N.J.S.A. 54:4-34)
 - E. Appeal not timely filed (N.J.S.A. 54:3-21)
 - F. Other *
 - G. Added/Omitted Appeal not timely filed (N.J.S.A. 54:4-63.11; N.J.S.A. 54:4-63.39)
6. **Dismissal without Prejudice**
 - A. Tax Court pending for (year) _____
 - B. Hearing waived
7. **Withdrawn**
8. **Property Tax Deduction- \$250**
 - A. Granted
 - B. Denied
9. **Farmland Assessment Granted**
 - A. Qualification approved per application
 - B. Qualified acres changed
 - C. Qualified value changed
 - D. B. & C. above
10. **Farmland Assessment Denied**
11. **Veteran Deduction- \$250**
 - A. Granted
 - B. Denied
12. **100% Totally Disabled Veteran**
 - A. Granted
 - B. Denied
13. **Exempt Property/ Abatement**
 - A. Granted
 - B. Denied
 - C. Exempt/ Abatement amount changed
14. **Added Assessment Affirmed**
 - A. As filed by assessor
 - B. Prorated months changed
 - C. Valuation changed
 - D. B. & C. above
15. **Added Assessment Removed**
16. **Omitted Assessment Affirmed**
 - A. As filed by assessor
 - B. Prorated months changed
 - C. Valuation changed
 - D. B. & C. above
17. **Omitted Assessment Removed**
18. **REAP Credit**
 - A. Granted
 - B. Denied
19. **Disaster Relief**

* If either 1E or 5F has been noted, an explanation is mandatory on other side.

FREEZE ACT

In accordance with N.J.S.A. 54:3-26, this judgment, in the event it is not further appealed, shall be conclusive and binding upon the municipal assessor and the taxing district for the assessment year and for the two assessment years succeeding the year covered by the judgment unless a revaluation or reassessment has been implemented in either of the two subsequent years or unless changes in value of the property have occurred after the assessment date.

FILING COMPLAINT WITH TAX COURT

The judgment of the County Board of Taxation may be appealed to the Tax Court of New Jersey by filing a complaint with the Tax Court Management Office within 45 days from the date of the mailing of the judgment. The Tax Court of New Jersey is located at the Richard J. Hughes Justice Complex, 25 Market Street, Trenton, New Jersey. Mailing address: PO Box 972, Trenton, NJ 08625-0972. Telephone number: (609) 815-2922. <https://www.njcourts.gov/courts>.