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ACCESS TO THE REGION'S CORE FINAL ENVIRONMENTAL IMPACT STATEMENT

Socioeconomics Methodology Report

- Land Use, Zoning and Public Policy
- Demographics, Neighborhoods and Community Facilities
- Property Acquisitions and Relocation
- Changes in Property Values and Fiscal Effects

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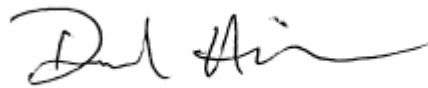
FINAL

REPORT QUALITY CONTROL/QUALITY ASSURANCE



Prepared by: _____

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1. DESCRIPTION AND OBJECTIVE

The purpose of this report is to summarize the methodology that will be used to develop the socioeconomic-related sections of the Final Environmental Impact Statement (FEIS). Indirect and cumulative effects methodology is covered in a separate methodology report (see Appendix 4.18).

2. DATA REQUIREMENTS

The following data elements will be required to apply the methodology described in this document:

Information/ Data Required	Description
<p>Sample Census Data</p> <ul style="list-style-type: none"> ▪ Population ▪ Race ▪ Hispanic Origin ▪ Household Income ▪ Per Capita Income ▪ Percent in Poverty ▪ Linguistically Isolated ▪ Educational Attainment ▪ Housing Type ▪ Auto Ownership <p>Census Geography/TIGER Mapping Definitions:</p> <ul style="list-style-type: none"> ▪ Project Area <ul style="list-style-type: none"> ○ Census Tracts ▪ Area within 250 feet of the Build Alternative alignment and ¼-mile radii at transit stations <ul style="list-style-type: none"> ○ Block (Race) ○ Block Groups (Income) 	<p>Socioeconomic data to support comparative profiles of regions:</p> <ul style="list-style-type: none"> ▪ Project Area (Constituent counties, municipalities) (census tracts most closely approximating) ▪ Areas within 250 feet along each side of the Build Alternative alignment and ¼-mile radii at transit stations ▪ Neighborhood conditions regarding linguistically isolated and educational achievement
<p>Zoning Maps; Land Use, Economic Development and Transportation Plans</p>	<p>Adopted and proposed zoning, plans and policies of each jurisdiction</p>
<p>Land use maps</p>	<p>Coded parcel maps for each jurisdiction that delineate residential, commercial, industrial, institutional and public properties</p>
<p>Right of Way (ROW) Property Alignment</p>	<p>Engineering drawings in CADD or GIS that show properties directly affected by the Build Alternative</p>
<p>Property Assessor and Tax Records:</p> <ul style="list-style-type: none"> ▪ Tax Parcel Maps ▪ Tax Assessor Records ▪ Sales Ratios ▪ Property Tax Rates ▪ Tax Exempt 	<p>Property valuation data for:</p> <ul style="list-style-type: none"> ▪ Property acquisition value ▪ Direct fiscal (tax) impacts from property acquisition by public agency

Information/ Data Required	Description
Property Assessor and Tax Records <ul style="list-style-type: none"> ▪ Units/SF ▪ Land Use 	Property Records and Databases to characterize property acquisitions and residential, business, industrial, institutional or community facilities displacements
Regional Transit Forecasting Model Inputs/Outputs <ul style="list-style-type: none"> ▪ Zonal Network ▪ Transit Travel Time “Skim” Tables ▪ Travel time savings ▪ Ridership ▪ Land Use ▪ Modal Share ▪ Methodology Paper 	Transit forecasting model data that describes the assumptions and outputs with the Build Alternative. Digital files that enable GIS mapping of the zones enjoying the greatest transit travel time-savings and exhibiting mobility changes for residents, employees and visitors.
Service Plans and Peak Hour/Peak Period Passenger Loadings. Travel demand forecasts and projected changes in travel patterns and accessibility by community	Data used to define service benefits of the Build Alternative in terms of reliability, peak-period service, schedule changes, and mode shifts in trans-Hudson demand.

3. CITATIONS OF APPLICABLE GUIDELINES/REGULATIONS

▪ **Land Use, Zoning and Public Policy**

Land use and zoning policies are generally under the jurisdiction of local governments, with some State involvement (e.g., New Jersey’s State Development and Redevelopment Plan) or regional involvement (e.g., NJMC). The regulations governing and implementing these policies are the responsibility of local government entities such as planning departments, zoning boards, code enforcement agencies, county legislatures and city councils. The authority for administering New York State’s State Environmental Quality Review Act (SEQRA) is delegated in New York City for some purposes through the city’s City Environmental Quality Review (CEQR) regulations and procedures; the *CEQR Technical Manual* provides guidance on the methods for Land Use, Zoning and Public Policy.

Federal regulations pertaining to land use and zoning impacts analysis within NEPA documents do not generally exist. However, the FTA Circular, *Guidelines for Preparing Environmental Assessments* (UMTA C 5620.1, October 16, 1979) provides guidance for the assessment of land use and zoning and consistency with local plans. Although lacking official stature, the FTA Draft Circular, *Guidelines for the Environmental Protection Process* (UMTA C 5620.1A, February 1991) provides useful guidance on select issues including land use and development.

Federal regulations protecting wetlands, threatened and endangered species and other natural resources can affect land use and transportation project development. Details on such regulations are provided in other methodology papers found in the FEIS. Indirect and cumulative effects associated with land use and zoning is discussed in Section 4.18. Transportation projects affecting parks, recreation areas, wildlife/waterfowl refuges, and historic sites require an evaluation pursuant to Section 4(f) of the DOT

Act of 1966 and the FHWA/FTA NEPA regulations at 23 CFR Part 771.135. The Section 4(f) process is described Chapter 8 and Appendix 8.

- **Demographics, Neighborhoods and Community Facilities**

The FTA Circular, Guidelines for Preparing Environmental Assessments (UMTA C 5620.1, October 16, 1979) provides guidance for the assessment of community disruption. Although lacking official stature, the FTA Draft Circular, *Guidelines for the Environmental Protection Process* (UMTA C 5620.1A, February 1991) provides useful guidance on select issues including assessing effects on communities.

One guidance document for evaluating effects on communities from transportation projects is the manual entitled *Community Impact Assessment: A Quick Reference for Transportation* (September 1996). This manual provides detailed discussions about the key steps of such an assessment process, including the following: 1) defining the project; 2) developing a community profile; 3) collecting data; 4) analyzing community impacts; 5) selecting analysis tools; 6) identifying solutions; 7) using public involvement; 8) documenting findings; and 9) resources available. A companion volume, *Community Impact Mitigation: Case Studies* (May 1998), provides examples of how transportation projects have been successfully planned, designed and constructed in accordance with community values. Efforts to avoid, minimize and mitigate impacts are highlighted in the case studies along with initiatives that enhanced the livability of communities and neighborhoods.

For New York City, the *CEQR Technical Manual* provides guidance on the methods for Socioeconomic Conditions, Neighborhood Character and Community Facilities and Services.

- **Property Acquisitions and Relocation**

This Federally-funded project will need to adhere to the *Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970*, as codified in Title 42, Section 4601 et seq. of the United States Code, and the applicable implementing regulations set forth in Title 49, Part 24 of the Code of Federal Regulations (collectively, the “Uniform Act”) with regard to relocation services, moving payments, replacement housing payments, and other allowable payments related to commercial and residential moving costs and displacement.

The rights of owners and tenants of real property acquired to implement the proposed project are protected under the *Uniform Act*, which provides for fair, uniform, and equitable treatment of persons displaced from their homes, businesses or farms by federal and federally assisted programs. (“Owner” refers to either the fee owner of the property or the tenant-owner of improvements on it). The *Uniform Act* recognizes that displacement of businesses often results in their closure, and aims to minimize the adverse impact of displacement to maintain the economic and social well-being of communities. Overall, the *Uniform Act* is designed to ensure that individuals do not suffer disproportionate injuries as a result of programs and projects designed for the benefit of the public as a whole, and to minimize the hardship of displacement on such persons.

In addition to federal law, in New York State, displacements and relocation are subject to the requirements of the New York Eminent Domain Procedure Law (the “Eminent Domain Procedure Law”). In New Jersey, the project sponsor must adhere to the New Jersey Redevelopment and Housing Law NJSA 40A:12A.

The FTA Circular, *Guidelines for Preparing Environmental Assessments* (UMTA C 5620.1, October 16, 1979) provides guidance for the assessment of Property Acquisitions and Relocation. Although lacking

official stature, the FTA Draft Circular, *Guidelines for the Environmental Protection Process* (UMTA C 5620.1A, February 1991) provides useful guidance on select issues including property acquisitions and relocation.

- **Changes in Property Values and Fiscal Effects**

The FTA Draft Circular, *Guidelines for the Environmental Protection Process* (UMTA C 5620.1A, February 1991), though lacking official stature, provides useful assistance in its Land Use and Development and Economic Impact sections pertaining to property value and fiscal impacts of mass transportation projects. These sections recommend identifying potential property value changes and economic impacts associated with a transit project. More specifically, the Economic Impact section says that, “a proposed transit project should be reviewed to determine if any of the following would occur – direct or indirect taxation changes due to property acquisition or land use changes...” (UMTA C 5620.1A).

4. PROPOSED VARIATIONS FROM FTA GUIDANCE

It is anticipated that the process for complying with NEPA and federal surface transportation statutes, as defined in the joint Federal Highway Administration/Federal Transit Administration (FTA) Environmental Impact and Related Procedures (23 C.F.R 771), will be followed. No variations from these procedures are proposed to address the socioeconomic-related issues. As such, the FEIS will contain technical analysis to evaluate the Build Alternative, identify potential environmental effects of the project, and designate methods to avoid, minimize and/or mitigate any adverse impacts.

5. KEY ASSUMPTIONS

- Coordination with the regulatory and resource agencies will be necessary to complete the tasks outlined in this Methodology Report.
- It is assumed that coordination will be required with NJ TRANSIT to understand and/or conduct special runs of its Transit Forecasting model to support the analytical foundation for conclusions regarding future ridership/benefits to be used in the analyses of land use and public policy, demographics and neighborhoods.
- It will be necessary to definitively determine the limits of the project area for field reconnaissance efforts and the GIS analysis. At this stage of methodology development, it is assumed that the region of influence may vary by topic.
- It will be necessary to obtain CADD and GIS files of each segment of the Build Alternative alignment to complete the GIS analysis of potential effects.

6. METHODOLOGY APPROACH

The methodologies for various socioeconomic topics are described below and consider a future analysis year of 2030.

▪ Land Use, Zoning and Public Policy

Land Use is the activity occurring on a particular piece of land and the structures that occupy the land. Land uses may be categorized broadly (e.g., residential, commercial, manufacturing, etc.) or in more detail (e.g., single-family residential, multi-family residential, warehousing and storage, retail services, light industry, heavy industry, etc.). *Zoning* is the classification and regulation of land according to use categories, usually developed by local jurisdictions. Zoning controls the type, density and bulk of development in a given jurisdiction by establishing districts where specific land uses are allowed.

The Land Use, Zoning and Public Policy analysis of the FEIS characterizes the land uses, policies and planned development trends in the area that may be affected by the Build Alternative and considers whether the proposed action is consistent with or may affect these uses, policies, trends and conditions. This analysis involves the review of locally-adopted comprehensive plans, zoning codes, subdivision ordinances and other land use regulations to determine the land use designations, existing land uses, and appropriate land use and transportation/transit related policies. These materials provide goals, policies and projections concerning land use, development density, transportation and other elements of importance to the respective jurisdictions.

The Land Use, Zoning and Public Policy portion of the FEIS will consist of the following key steps:

Step 1: Identify Current Land Use and Zoning Characteristics.

Existing land uses in the project area will be profiled through a combination of secondary source review and field surveys. The Existing Conditions section will identify and discuss current land use and zoning characteristics in the project area, including: 1) locations of land uses by category, and 2) zoning designations.

Step 2: Identify Development Trends, Patterns and Plans

Trends, patterns and plans will be identified for the Future No-Build Conditions in 2030 to provide a comparative context for assessment of future build alternatives. The FEIS will identify and discuss land use trends for the project area, including: 1) expected land use patterns; 2) relationship to existing and planned (by others) transportation facilities; and 3) private development projects filed with planning agencies (i.e., scale, use, location, density) expected to be completed by 2030.

Step 3: Review of Government Plans and Policies

The FEIS will identify pertinent government plans and policies influencing growth and development along the corridor, including those prepared for State, regional, county and local agencies for the purpose of land use planning, transportation and other infrastructure investment. These plans and policies will include those of: New Jersey Meadowlands Development Commission; Jersey City; Kearny; Secaucus; Hudson County, North Jersey Transportation Planning Authority; Port Authority of New York and New Jersey's Consolidated Port Improvement Program (CPIP); New York City Waterfront Plan and New York City's Hudson Yards Plan, which covers the far West Midtown area of Manhattan. The inventory will include the various projects proposed in Manhattan's Far West Midtown, including possible expansion of the Javits Convention Center, extension of the No. 7 Subway Line, development of the High Line for recreational purposes, and relocation of the various public agency fleet storage facilities.

If changes in zoning are expected by the build analysis year as a result of these plans and policies, the changes will be mapped.

Land use conditions in the future will be projected based on the projects, plans and policies inventoried in Steps 2 and 3.

Step 4: Examine NJ TRANSIT Ridership Forecasts and Zonal Network Travel Time Savings

The proposed improvements will accommodate additional ridership and may influence residential settlement and commercial siting of facilities as well as “day-trip” visitors to retail and entertainment (e.g., arts, culture, sports) venues if there is a perception of reliable and comfortable transit trips and improved headways. This step anticipates the need for coordination with NJ TRANSIT modelers and others to review the effect of the physical improvements on volumes of passengers and changes in the travel time matrix of origins-destinations by alternative in the Future No-Build/Build Analysis Year.

Utilizing transit forecasting model output and GIS tools, those TAZ zones that are anticipated to experience the greatest relative aggregate travel-time savings will be identified. This transit accessibility analysis will be useful for land use to reveal locations in the regional network that are anticipated to significantly benefit from this rail capacity expansion (also will be relevant to the consideration of environmental justice and secondary and cumulative effects). Due consideration will also be given to other relevant transportation factors that can be examined spatially and that may influence settlement or investment patterns including: ridership and improved transit service, auto ownership, extensions of geographical coverage for transit (e.g., increased mobility), and travel time savings.

Step 5: Review Consistency of the Build Alternative(s) with Locally-Adopted Plans

The consistency of the Build Alternative with the various development plans and land use and zoning plans and policies adopted for the area will be assessed.

Step 6: Project Future Land Use/Zoning Conditions With the Build Alternative

The direct permanent effects as well as the temporary construction effects on land use, zoning and public policy will be assessed, including effects on the project site and the compatibility with adjacent land uses.

Step 7: Discuss Potential Mitigation Measures

The environmental document will discuss potential mitigation measures that may be appropriate for eliminating or reducing the magnitude or severity of land use impacts, if any.

▪ Demographics, Neighborhoods and Community Facilities

Existing and projected demographic profiles of areas and neighborhoods potentially affected by the alternatives will be documented. To the extent designated by local jurisdictions, the demographics of distinct neighborhoods will be identified. Additionally, community facilities in the project area will be identified.

Step 1: Identify Existing and Expected Future (No-Build) Project Area Demographic Profiles

The project area demographic profile will be used to describe the affected environment in the FEIS and will include: maps or graphics depicting physical boundaries of each municipality; a narrative text that describes such characteristics as population demographics, economic and social history, presence and importance of community facilities, future land use and development plans; and tabular or graphical presentation of important data and trends. Specific types of data to be collected for the project area demographic profile include, but are not necessarily limited to, the following:

Demographic – Economic Base (Trends and Spatial Patterns)

- Ethnicity and race
- Age

- Income levels (Household, Per Capita, Poverty)
- Labor status
- Journey-to-Work / Transit Dependency / Zero- Car Households
- Housing availability and type; ownership/rental
- Occupancy/vacancy rates

Economic Base

- Employment
- Businesses
- Property Tax Base

Community Facilities and Infrastructure

- Community centers/activity centers
- Infrastructure (e.g., roads, transit, and water and sewerage systems)
- Public services and facilities (e.g., schools, police, fire, libraries, and emergency medical services)
- Special areas, historic districts and parklands
- Focal points or informal meeting places (e.g., places of worship, playgrounds, hair salons, and laundromats)

Community facilities and services within the project area will be described with respect to their names, locations, characteristics and service area boundaries, as appropriate.

Step 2: Assess Effects of the Build Alternative on Neighborhoods within the Project Area

Potential effects on each community due to proposed transportation improvement alternative will be assessed in terms of: likelihood of effect; scale, severity and extent of effect; duration of effect over time (e.g., permanent or temporary effects during construction); and reversibility. These issues include:

- Social Patterns. The potential for the Build Alternative to affect population patterns will be considered. The analysis will consider whether the Build Alternative separate or set apart groups or disrupt community. This assessment will also draw upon the analysis of property acquisitions with due consideration given to whether neighborhoods may be directly or indirectly affected by displacement and relocation, if any, of residents or community facilities.
- Economic Patterns and Changes in Access. The FEIS will document whether the Build Alternative has the potential to displace businesses as well as change the regional and local accessibility of businesses. Drawing upon the analysis of property acquisitions, this section will characterize and assess the effects that displacements of businesses, if any, and changes in the accessibility of businesses may have upon community resources or neighborhoods. If a potentially displaced business fulfills a unique specialized function in a community, consideration will be given to whether there are suitable alternative sites. This section also will consider how the project may affect pedestrian and vehicular access to businesses.
- Safety and Environment. Neighborhoods can be altered temporarily during construction or permanently by project-induced changes that alter the physical environment and influence community perception of the built environment. Drawing upon the FEIS technical analyses and findings related to noise and vibration, visual resources, air quality, local circulation and pedestrian movements, the Build Alternative will be assessed for its potential to affect community resources and neighborhood character during and after construction. The Build Alternative will be assessed as to whether it creates barrier effects that may alter circulation, local accessibility or safety. The potential for changes to community from dust, noise and vibration, odor or traffic and parking will be assessed.

- **Community Facilities and Services.** The analysis will consider whether any specific facilities such as schools, churches, libraries, senior centers, childcare facilities, recreational or community centers may be displaced and require relocation. The Build Alternative will be assessed as to whether they impede or enhance access to facilities or services temporarily during construction or permanently from operations.

Step 3: Identify Means to Reduce Effects on Communities

Potential measures considered and recommended in order to reduce any adverse effects will be presented in the environmental document. Four types of measures will be evaluated:

- 1) avoidance (e.g., change facility layout or alignment to avoid displacements or improve access);
- 2) minimization (e.g., minimize the potential for the siting of facilities to encourage incompatible land use development, phase construction to minimize impedance to business access during peak shopping periods);
- 3) mitigation (e.g., set aside land for a park or add to public recreation areas to replace lost facilities); and
- 4) enhancement (e.g., provide signage or landscaping to recognize specific cultural or historical resources)

To the extent that commitments are made to provide such measures, they will be stated in the document.

▪ **Property Acquisitions and Displacements**

The property acquisitions analysis will consider the direct impacts of such acquisitions. The following describes the step-by step methodology for the analysis of Property Acquisitions and Relocation in the FEIS.

Step 1: Identify Affected Properties and Uses

Using preliminary ROW information developed during preliminary engineering, the proposed extent of private and public property acquisitions for this project will be established. Using tax maps and municipal tax records, the number and land use classification of properties potentially to be acquired, or for which an easement will be required, will be identified. To the extent possible, the number of affected residential units (for residential properties) and businesses (for commercial and industrial properties) will be determined. In the case of tax-exempt property owned by public agencies or utility corporations, property details will be sought directly from the respective agency, where needed. The existing uses of properties potentially to be acquired will be field-verified. Field visits will confirm the use and occupancy of residential properties, and the nature of affected businesses, details of tenants, and whether the site is active or derelict. This information will be presented in a table form in the FEIS indicating the parcels for which the alternatives may require permanent property interests, defined as either a permanent surface easement or fee acquisition.

This work will be coordinated with the ROW engineering; public and private owners of affected properties will be identified from the same records/sources, and that information will be provided to the NJ TRANSIT Real Estate department.

Step 2: Outline Procedures for Acquisition and Relocation

As part of the full disclosure of the process of property acquisition, the environmental document will outline the federal and state laws regarding purchases and relocation.

Step 3: Direct Effects of Displacement and Relocation

Affected Tenants and Owners. The availability of suitable sites for relocation will be evaluated through research of residential vacancy rates in nearby comparable neighborhoods, and current trends in local residential and commercial property markets. This information will be gathered from real estate publications, periodicals, and interviews with local real estate professionals.

Community Effects. For a direct displacement to create a significant adverse effect on the local community, the displaced residents or businesses must represent a defining element of the character of the area. This evaluation will consider land use adjacent to acquired properties to determine the potential for the residential and commercial property acquisitions to disrupt the character, unity, and cohesiveness of an existing neighborhood. This analysis will be completed in conjunction with the Demographics, Neighborhoods and Community Facilities section of the EIS.

▪ Changes in Property Value and Fiscal Effects

Recent studies have nearly consistently demonstrated the positive net effect of transportation investments on nearby real estate property values. Whether residential or commercial, local real estate markets tend to capitalize accessibility improvements into the valuations of proximate land parcels. These studies examine the potential beneficial effects rail can have on adjacent communities that are prepared to capitalize on transit access. Key highlights from select recent studies are outlined below:

- In studying the light rail system in Dallas, Texas, Weinstein (2002) found that the median value of residential properties located near a station increased by 32.1 percent between 1997 and 2001 while residential properties not located near a station increased by 19.5 percent.
- In Santa Clara County, California, Cervero (2001) found that the value of a square foot of commercial space located within walking distance of a light rail station was 23-percent higher than the mean; the value of a square foot of commercial space located within walking distance of a commuter rail station was 120-percent higher than the mean.
- In Washington, D.C., Rybeck (1981) found that office properties immediately adjacent to heavy rail stops, commanded a \$2 per SF price premium. The author noted an even higher premium for suburban condominiums adjacent to two metro stops in Arlington, Virginia.
- In Northern New Jersey, the Midtown Direct service has since its inception in 1996 attracted additional ridership, parking demand, and stimulated housing sales according to journalistic accounts and remarks from transit officials, municipalities and realtors. Bolstered by these successes and the Governor's commitment to "Smart Growth", the NJ TRANSIT recent Transit-Friendly initiative seeks to rewards communities that further integrate and promote Transit-Oriented strategies into their land use planning.

These and other studies suggest that, *ceteris paribus*, improved rail accessibility produces appreciable interest in nearby properties and differences in market valuations for adjacent properties vis-à-vis surrounding properties. The increased valuations of adjacent properties in turn induce positive fiscal impacts through increased real property tax revenues. In the urban context, such as the Penn Station complex in New York City, increased retail sales should also produce gains in sales tax revenues for both the state and local government (assuming a local share of sales tax receipts).

Conversely, rail improvements also may have the potential to impart certain disamenities on some properties. For example, the construction of fixed-rail systems may require the acquisition of properties along the right-of-way and at station locations. The acquisition of formerly tax-paying residential and

commercial properties within proposed right-of-way reduces potential local property tax receipts and may partially offset the beneficial induced effects of station area improvements.

Changes in property values due to improved accessibility and infrastructure investment and the fiscal effects of these changes will be addressed in a predominantly qualitative discussion that will combine a synthesis of the recent literature on improved transit accessibility, benchmarking of the spatial patterns of property valuation in the vicinity of transit stations, and workshops and interviews with knowledgeable stakeholders.

Step 1: Synthesis and Summary of Recent Literature

A synthesis of recent policy and project reports that have studied the effect of rail station access upon residential and commercial property valuation will be prepared. This comparative case study approach drawing from national and regional examples will provide a cost-effective means of identifying recent trends and the conditions under which transit investments appear to influence property valuation changes positively or adversely.

Step 2: Benchmark the Spatial Patterns of Property Valuation in Proximity to Transit Stations

“Case study” snapshots of sales and taxable valuation changes throughout the New York metropolitan area for select transit station locations will be presented. The estimation of appraised value, using tax roll information, requires identification of local tax rates and sales ratios (e.g., the relationship between appraised and the “true value” (e.g., market value) in each of the communities within the project area. Then using parcel-specific tax receipts, appraised values are calculated based on the estimated tax rate and the relationship between appraised and market values. Parcel-specific sales data provides an effective means for supplementing the estimation of market values through the appraised value method. In the case of New York City, where statutory rules cap yearly-appraised valuation increases, sales data provide a more accurate reflection of current valuations. These studies will present the effect that proximity to transportation centers has on property values.

Step 3: Estimate Fiscal Impacts

The direct fiscal impacts of property acquisitions for the project under each alternative will be estimated based upon an analysis of the tax revenue changes from the loss of tax-paying properties from local property tax rolls for county, municipal and school jurisdictions. Total taxes paid for the most recent fiscal year will be summed for all affected properties. This total represents the net loss of fiscal revenue to the local municipality due to property acquisitions.

Stemming from the changes in property values attributable to the project, there may be some potential to offset these “costs” with the valuation improvements attributable to the project. During this stage, the indirect fiscal effects will be considered that result from the market’s probable investments and response to improved accessibility and increasing volumes of ridership resulting from the removal of the rail bottleneck. This step will be closely coordinated with the financial analyses to ensure that any value-capture financing approach is properly recognized and consistently described. The discussion will review quantitative data drawn from the several sources identified above but such beneficial findings will largely be outlined and presented in a qualitative manner.

7. DOCUMENTATION

Results of socioeconomic analysis will be incorporated into the FEIS.

Table 4.2-A Property Interests, Annual Tax Loss and Estimated Job Loss with the Build Alternative - New Jersey

Block	Lot	Town	Property Location	Land Use	Property Interest (A)	Property Interest (B)	Property Interest (C)	Lot Area (Acre)	Area Required (Acre)	Assessed Value	Removed from Tax Roll	Annual Municipal Tax Loss	Estimated Job Loss
34.03	1.01, 1.02	Hoboken	Park Ave, Hoboken, NJ	VACANT LAND	PERMANENT SUBSURFACE EASEMENT			2.58 (Combined with others)	0.23 (Combined)	N/A	\$0	\$0	0
136	7	Hoboken	Hoboken, NJ	HBLRT/RAILROAD	PERMANENT SUBSURFACE EASEMENT			5.56 (Combined Area 137-1, 136-7)	0.01 (Combined)	N/A	\$0	\$0	0
136	6.2	Hoboken	16th & Jefferson Street, Hoboken	VACANT LAND	PERMANENT PROPERTY INTEREST			1.89 (Combined with others)	1.68 (Combined)	\$55,100	\$55,100	\$1,923	0
137	1	Hoboken	Hoboken, NJ	UTILITY	PERMANENT SUBSURFACE EASEMENT			5.56 (Combined Area 137-1, 136-7)	0.01 (Combined)	N/A	\$0	\$0	0
140	9	Hoboken	1616-28 Clinton St, Hoboken	ELECTRIC SUB-STATION	PERMANENT SUBSURFACE EASEMENT			1.73	0.09	N/A	\$0	\$0	0
141	12	Hoboken	1622-28 WILLOW AVE, HOBOKEN	ELECTRIC SUB-STATION	PERMANENT SUBSURFACE EASEMENT			0.46	0.30	N/A	\$0	\$0	0
142	1	Hoboken	Jefferson & 17th Streets, Hoboken	VACANT LAND	PERMANENT PROPERTY INTEREST			1.89 (Combined with others)	1.68 (Combined)	\$212,400	\$212,400	\$7,413	0
143	1	Hoboken	17th & 18th Adams Street, Hoboken	HBLRT/RAILROAD	PERMANENT SUBSURFACE EASEMENT			0.31 (Combined Area 1 & 19)	0.13 (Combined)	N/A	\$0	\$0	0
143	19	Hoboken	17th & 18th Adams Street, Hoboken	HBLRT/RAILROAD	PERMANENT SUBSURFACE EASEMENT			0.31 (Combined Area 1 & 19)	0.13 (Combined)	N/A	\$0	\$0	0
143	3	Hoboken	1708-22 Adams Street, HOBOKEN	INDUSTRIAL	PERMANENT PROPERTY INTEREST			0.73	0.66	\$500,000	\$500,000	\$17,450	13
143	2	Hoboken	1703-27 Jefferson Street, Hoboken	COMMERCIAL	PERMANENT PROPERTY INTEREST			1.89 (Combined with others)	1.68 (Combined)	\$481,500	\$481,500	\$16,804	32
144	1	Hoboken	17th & 18th Adams Street, Hoboken	HBLRT/RAILROAD	PERMANENT SUBSURFACE EASEMENT			0.41 (Combined Area 1 & 20)	0.36 (Combined)	N/A	\$0	\$0	0
144	20	Hoboken	1700-04 Grand Street, Hoboken	HBLRT/RAILROAD	PERMANENT SUBSURFACE EASEMENT			0.41 (Combined Area 1 & 20)	0.36 (Combined)	N/A	\$0	\$0	0
144	3, 18	Hoboken	1709-13 Adams Street	VACANT SUB-DIVISION	PERMANENT PROPERTY INTEREST			0.11	0.05	see lot 2	N/A	N/A	0
144	2, 19	Hoboken	Hoboken, NJ	VACANT SUB-DIVISION	PERMANENT PROPERTY INTEREST			0.05	0.05	\$119,000 (all of block 144)	\$119,000	\$41,531	0
145	1.01	Hoboken	17th & 18th Grand Street, Hoboken	RAILROAD	PERMANENT SUBSURFACE EASEMENT			0.41 (Combined Area 12.03 & 1.01)	0.15 (Combined)	N/A	\$0	\$0	0
145	12.03	Hoboken	17th & 18th Clinton St, Hoboken	RAILROAD	PERMANENT SUBSURFACE EASEMENT			0.41 (Combined Area 12.03 & 1.01)	0.15 (Combined)	N/A	\$0	\$0	0

Table 4.2-A Property Interests, Annual Tax Loss and Estimated Job Loss with the Build Alternative - New Jersey

Block	Lot	Town	Property Location	Land Use	Property Interest (A)	Property Interest (B)	Property Interest (C)	Lot Area (Acre)	Area Required (Acre)	Assessed Value	Removed from Tax Roll	Annual Municipal Tax Loss	Estimated Job Loss
145	1.2, 12.2	Hoboken	17th & 18th Grand Street, Hoboken	VACANT SUB-DIVISION	PERMANENT PROPERTY INTEREST			0.05	0.05	\$119,000 (all of block 145)	\$119,000	\$41,531	0
145	2, 12.1	Hoboken	Hoboken, NJ	VACANT SUB-DIVISION	PERMANENT PROPERTY INTEREST			0.12	0.06	see lot 1.2	N/A	N/A	0
146	4.01	Hoboken	N.S. 17th Street & Willow	VACANT	PERMANENT SUBSURFACE EASEMENT	TEMPORARY ACCESS EASEMENT		0.09	0.03	N/A	\$0	\$0	0
146	2	Hoboken	1714-16 Willow Avenue, Hoboken	INDUSTRIAL	PERMANENT PROPERTY INTEREST			0.39	0.04	\$308,900	\$32,327	\$1,128	0
256	1-8	Hoboken	1622-1636 Park Ave, Hoboken	COMMERCIAL	PERMANENT SUBSURFACE EASEMENT			1.95	0.37	N/A	\$0	\$0	0
264	2	Hoboken	16th St Pier, Hoboken	PUBLIC PROPERTY	PERMANENT SUBSURFACE EASEMENT			45.00 (Combined with others)	2.04 (Combined)	N/A	\$0	\$0	0
264	1	Hoboken	16Th St Pier, Hoboken	RIVER RIPARIAN	PERMANENT SUBSURFACE EASEMENT			8.33	0.28	N/A	\$0	\$0	0
265	1	Hoboken	East of Park Avenue, Hoboken	PUBLIC PROPERTY	PERMANENT SUBSURFACE EASEMENT			45.00 (Combined with others)	2.22 (Combined)	N/A	\$0	\$0	0
266	1 & 2	Hoboken	16th St Pier, Hoboken	COMMERCIAL	PERMANENT SUBSURFACE EASEMENT			45.00 (Combined with others)	2.04 (Combined)	N/A	\$0	\$0	0
267	1	Hoboken	East of Park Avenue, Hoboken	PUBLIC PROPERTY	PERMANENT SUBSURFACE EASEMENT			45.00 (Combined with others)	2.22 (Combined)	N/A	\$0	\$0	0
268.1	4	Hoboken	Hoboken, NJ	INDUSTRIAL	PERMANENT SUBSURFACE EASEMENT			3.19	0.25	N/A	\$0	\$0	0
269.4	1	Hoboken	1500 Washington St, Hoboken, NJ 07030	VACANT LAND	PERMANENT SUBSURFACE EASEMENT			2.58 (Combined with others)	0.23 (Combined)	N/A	\$0	\$0	0
N/A	N/A	Hoboken	Grand Avenue	PUBLIC STREET	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		N/A	0.06	N/A	\$0	\$0	0
N/A	N/A	Hoboken	Adams Street	PUBLIC STREET	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		N/A	0.15	N/A	\$0	\$0	0
N/A	N/A	Hoboken	Grand Street	PUBLIC STREET	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		N/A	0.15	N/A	\$0	\$0	0
N/A	N/A	Hoboken	Clinton Street	PUBLIC STREET	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		N/A	0.15	N/A	\$0	\$0	0
N/A	N/A	Hoboken	Willow Avenue	COUNTY ROAD	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		N/A	0.21	N/A	\$0	\$0	0

Table 4.2-A Property Interests, Annual Tax Loss and Estimated Job Loss with the Build Alternative - New Jersey

Block	Lot	Town	Property Location	Land Use	Property Interest (A)	Property Interest (B)	Property Interest (C)	Lot Area (Acre)	Area Required (Acre)	Assessed Value	Removed from Tax Roll	Annual Municipal Tax Loss	Estimated Job Loss
N/A	N/A	Hoboken	Park Avenue	COUNTY ROAD	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		N/A	0.14	N/A	\$0	\$0	0
N/A	N/A	Hoboken	17th Street	PUBLIC STREET	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		N/A	0.43	N/A	\$0	\$0	0
7	5	Jersey City	New County Road Area, Secaucus	VACANT LAND	CONSTRUCTION AND OPERATING EASEMENT	TEMPORARY CONSTRUCTION EASEMENT		DNA	DNA	N/A	\$0	\$0	0
666	A2	Jersey City	2080 West Side Avenue, Jersey City 07302	VACANT LAND	PERMANENT PROPERTY INTEREST			0.57	0.57	\$20,000	\$20,000	\$1,110	0
681	3A	Jersey City	James Ave, Jersey City, NJ 07306	VACANT LAND	CONSTRUCTION AND OPERATING EASEMENT			5.25	5.25	N/A	\$0	\$0	0
681	14D	Jersey City	Van Kueren Street, Jersey City	PUBLIC STREET/HBLRT	CONSTRUCTION AND OPERATING EASEMENT			0.09	0.09	N/A	\$0	\$0	0
681	6J, 8.B	Jersey City	Newark, Hackensack, Jersey City	RAILROAD	CONSTRUCTION AND OPERATING EASEMENT	TEMPORARY CONSTRUCTION EASEMENT		0.87	0.23	N/A	\$0	\$0	0
681	7.C	Jersey City	25 Van Keuren Avenue, Jersey City	INDUSTRIAL	PERMANENT PROPERTY INTEREST			2.31	0.52	\$800,000	\$155,969	\$8,655	9
681	7.B	Jersey City	1281 West Side Avenue, Jersey City	INDUSTRIAL	PERMANENT PROPERTY INTEREST			1.36	1.36	\$341,000	\$341,000	\$18,922	7
681.1	1B	Jersey City	Jersey City, NJ	RAILROAD	CONSTRUCTION AND OPERATING EASEMENT			1.17	1.17	N/A	\$0	\$0	0
1200	41	Jersey City	Hackensack River Etc, Jersey City 07302	HBLRT/RAILROAD	CONSTRUCTION AND OPERATING EASEMENT			16.37	16.37	N/A	\$0	\$0	0
1200	52	Jersey City	Hackensack River Jersey City, NJ	VACANT LAND	CONSTRUCTION AND OPERATING EASEMENT	TEMPORARY CONSTRUCTION EASEMENT		9.54	2.18	N/A	\$0	\$0	0
1200	52	Jersey City	Hackensack River Jersey City, NJ	VACANT LAND	CONSTRUCTION AND OPERATING EASEMENT			9.54	0.00	N/A	\$0	\$0	0
1200	52	Jersey City	Hackensack River Jersey City, NJ	VACANT LAND	CONSTRUCTION AND OPERATING EASEMENT	TEMPORARY CONSTRUCTION EASEMENT		9.54	0.23	N/A	\$0	\$0	0
1200	52	Jersey City	Hackensack River Jersey City, NJ	RAILROAD	TEMPORARY CONSTRUCTION EASEMENT			9.54	0.79	N/A	\$0	\$0	0
1200	42A	Jersey City	Pen Horn Creek, Jersey City, Adj. to M/B Line	VACANT LAND	CONSTRUCTION AND OPERATING EASEMENT	TEMPORARY CONSTRUCTION EASEMENT		8.84	2.92	N/A	\$0	\$0	0
1200	35A	Jersey City	Pen Horn Creek, Jersey City	VACANT LAND	CONSTRUCTION AND OPERATING EASEMENT	TEMPORARY CONSTRUCTION EASEMENT	DRAINAGE EASEMENT	60.53 (Combined with others)	10.58 (Combined)	N/A	\$0	\$0	0

Table 4.2-A Property Interests, Annual Tax Loss and Estimated Job Loss with the Build Alternative - New Jersey

Block	Lot	Town	Property Location	Land Use	Property Interest (A)	Property Interest (B)	Property Interest (C)	Lot Area (Acre)	Area Required (Acre)	Assessed Value	Removed from Tax Roll	Annual Municipal Tax Loss	Estimated Job Loss
1200	36	Jersey City	Hackensack River Etc, Jersey City	VACANT LAND	CONSTRUCTION AND OPERATING EASEMENT	TEMPORARY CONSTRUCTION EASEMENT	DRAINAGE EASEMENT	60.53 (Combined with others)	10.58 (Combined)	N/A	\$0	\$0	0
1200	37	Jersey City	Hackensack River Etc, Jersey City	VACANT LAND	CONSTRUCTION AND OPERATING EASEMENT	TEMPORARY CONSTRUCTION EASEMENT		60.53 (Combined with others)	N/A	N/A	\$0	\$0	0
1200	39A	Jersey City	Hackensack River Etc, Jersey City	UTILITY	CONSTRUCTION AND OPERATING EASEMENT	TEMPORARY CONSTRUCTION EASEMENT		60.53 (Combined with others)	N/A	N/A	\$0	\$0	0
1200	40A	Jersey City	Hackensack River Etc, Jersey City	UTILITY	CONSTRUCTION AND OPERATING EASEMENT	TEMPORARY CONSTRUCTION EASEMENT		60.53 (Combined with others)	N/A	N/A	\$0	\$0	0
1200	38A	Jersey City	Near NJT Main Line Tracks	VACANT LAND	CONSTRUCTION AND OPERATING EASEMENT	TEMPORARY CONSTRUCTION EASEMENT		60.53 (Combined with others)	N/A	N/A	\$0	\$0	0
1200	42.B	Jersey City	Pen Horn Creek, Jersey City	VACANT LAND	CONSTRUCTION AND OPERATING EASEMENT	TEMPORARY CONSTRUCTION EASEMENT		60.53 (Combined with others)	N/A	N/A	\$0	\$0	0
1200	26, 24-31	Jersey City	Hackensack River Etc, Jersey City	VACANT LAND	TEMPORARY CONSTRUCTION EASEMENT			86.29	0.00	N/A	\$0	\$0	0
1200	33	Jersey City	Hackensack River Etc, Jersey City	PUBLIC PROPERTY	CONSTRUCTION AND OPERATING EASEMENT	TEMPORARY CONSTRUCTION EASEMENT	DRAINAGE EASEMENT	3.98	1.16	N/A	\$0	\$0	0
1200	33	Jersey City	Hackensack River Etc, Jersey City	PUBLIC PROPERTY	CONSTRUCTION AND OPERATING EASEMENT	TEMPORARY CONSTRUCTION EASEMENT		3.98	0.38	N/A	\$0	\$0	0
1200	33	Jersey City	Hackensack River Etc, Jersey City	HIGHWAY	TEMPORARY CONSTRUCTION EASEMENT			3.98	0.37	N/A	\$0	\$0	0
N/A	N/A	Jersey City	Duffield Ave	COUNTY ROAD	BRIDGE EASEMENT			N/A	0.15	N/A	\$0	\$0	0
N/A	N/A	Jersey City	James Ave	PUBLIC STREET	BRIDGE EASEMENT			N/A	0.19	N/A	\$0	\$0	0
N/A	N/A	Jersey City	West Side Ave	PUBLIC STREET	BRIDGE EASEMENT			N/A	0.20	N/A	\$0	\$0	0
N/A	N/A	Jersey City	Van Keuren Ave	PUBLIC STREET	BRIDGE EASEMENT			N/A	0.05	N/A	\$0	\$0	0
287	68, 69	Kearny	NJ TRANSIT Morristown and Essex Line	RAILROAD	PRIVATE ACCESS EASEMENT			N/A	0.07	N/A	\$0	\$0	0
287	68	Kearny	NJ TRANSIT Morristown and Essex Line	RAILROAD	PRIVATE ACCESS EASEMENT			N/A	0.06	N/A	\$0	\$0	0
287	56	Kearny	Kearny, NJ	VACANT LAND	PERMANENT PROPERTY INTEREST			162.34 (Combined with others)	DNA	\$300,700	\$300,700	\$24,886	0

Table 4.2-A Property Interests, Annual Tax Loss and Estimated Job Loss with the Build Alternative - New Jersey

Block	Lot	Town	Property Location	Land Use	Property Interest (A)	Property Interest (B)	Property Interest (C)	Lot Area (Acre)	Area Required (Acre)	Assessed Value	Removed from Tax Roll	Annual Municipal Tax Loss	Estimated Job Loss
287	71	Kearny	Kearny, NJ	PUBLIC PROPERTY	PERMANENT PROPERTY INTEREST			162.34 (Combined with others)	DNA	\$73,300	\$73,300	\$6,066	0
287	54	Kearny	Kearny, NJ	VACANT LAND	PERMANENT PROPERTY INTEREST			162.34 (Combined with others)	DNA	\$34,400	\$34,400	\$2,847	0
287	70	Kearny	Kearny, NJ	VACANT LAND	PERMANENT PROPERTY INTEREST			162.34 (Combined with others)	DNA	\$2,628,000	\$2,628,000	\$217,493	0
287	32.01	Kearny	Kearny, NJ	VACANT LAND	PERMANENT PROPERTY INTEREST			162.34 (Combined with others)	DNA	\$87,400	\$87,400	\$7,233	0
287	55	Kearny	Kearny, NJ	VACANT LAND	PERMANENT PROPERTY INTEREST			162.34 (Combined with others)	DNA	\$470,000	\$470,000	\$38,897	0
287	63	Kearny	Kearny, NJ	VACANT LAND	PERMANENT PROPERTY INTEREST			162.34 (Combined with others)	DNA	\$62,000	\$62,000	\$5,131	0
287	62	Kearny	Kearny, NJ	VACANT LAND	PERMANENT PROPERTY INTEREST			162.34 (Combined with others)	DNA	\$2,736,800	\$2,736,800	\$226,498	0
287	61.C (61.03)	Kearny	Kearny, NJ	VACANT LAND	PERMANENT PROPERTY INTEREST			162.34 (Combined with others)	DNA	\$122,200	\$122,200	\$10,113	0
287	60	Kearny	Kearny, NJ	VACANT LAND	PERMANENT PROPERTY INTEREST			162.34 (Combined with others)	DNA	\$1,046,600	\$1,046,600	\$86,617	0
287	73	Kearny	Kearny, NJ	VACANT LAND	PERMANENT PROPERTY INTEREST			6.05	0.52	\$425,700	\$425,700	\$35,231	0
287	61.A (61.01)	Kearny	Kearny, NJ	VACANT LAND	PERMANENT PROPERTY INTEREST			4.88	4.88	10,500	\$10,500	\$869	0
N/A	N/A	NJ State	Hudson River	RIVER RIPARIAN	PERMANENT SUBSURFACE EASEMENT			DNA	3.27	N/A	\$0	\$0	0
27	39, 40	North Bergen	2100-2108 Tonnelle, North Bergen	COMMERCIAL	PERMANENT PROPERTY INTEREST			3.41	3.41	\$3,000,000	\$3,000,000	\$126,900	25
27	42	North Bergen	2208-16 E Tonnelle, North Bergen	VACANT LAND	PERMANENT PROPERTY INTEREST			0.48	0.48	\$152,000	\$152,000	\$6,430	0
27	41	North Bergen	2126-2206 Tonnelle, North Bergen	COMMERCIAL	PERMANENT PROPERTY INTEREST			0.50	0.50	\$774,600	\$774,600	\$32,766	23
35	5.03	North Bergen	1801 Tonnelle Ave., North Bergen	WAREHOUSE/ COMMERCIAL	PERMANENT PROPERTY INTEREST			10.84	3.53	\$1,882,000	\$303,880	\$12,854	14
35	6.01	North Bergen	2217-2311 Tonnelle Ave., North Bergen	RAILROAD	CONSTRUCTION AND OPERATING EASEMENT	TEMPORARY CONSTRUCTION EASEMENT		1.68	0.52	N/A	\$0	\$0	0

Table 4.2-A Property Interests, Annual Tax Loss and Estimated Job Loss with the Build Alternative - New Jersey

Block	Lot	Town	Property Location	Land Use	Property Interest (A)	Property Interest (B)	Property Interest (C)	Lot Area (Acre)	Area Required (Acre)	Assessed Value	Removed from Tax Roll	Annual Municipal Tax Loss	Estimated Job Loss
40	23	North Bergen	2035 Kennedy Blvd, North Bergen	COMMERCIAL	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.12	0.01	N/A	\$0	\$0	0
40	24	North Bergen	2037 Kennedy Blvd, North Bergen	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.04	0.02	N/A	\$0	\$0	0
40	25	North Bergen	2039 Kennedy Blvd, North Bergen	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.04	0.03	N/A	\$0	\$0	0
40	26	North Bergen	2041 Kennedy Blvd, North Bergen	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.05	0.04	N/A	\$0	\$0	0
43	48	North Bergen	2101-2107 Kennedy Blvd, North Bergen	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.12	0.06	N/A	\$0	\$0	0
43	49	North Bergen	1108 21st Street, North Bergen	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.07	0.04	N/A	\$0	\$0	0
43	50	North Bergen	1110 21st Street, North Bergen	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.07	0.05	N/A	\$0	\$0	0
43	51	North Bergen	1112 21st Street, North Bergen	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.07	0.06	N/A	\$0	\$0	0
43	52	North Bergen	1114-1116 21st Street, North Bergen	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.14	0.14	N/A	\$0	\$0	0
43	53	North Bergen	1118-1120 21st Street, North Bergen	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.11	0.09	N/A	\$0	\$0	0
43	33	North Bergen	2110 Grand Ave, North Bergen	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.08 (Combined Area Lot 33 & 36)	0.02 (Combined)	N/A	\$0	\$0	0
43	36	North Bergen	1127-22nd Street, North Bergen NJ 07047-2003	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.08 (Combined Area Lot 33 & 36)	0.02 (Combined)	N/A	\$0	\$0	0
43	34	North Bergen	2112 Grand Avenue, North Bergen	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.04	0.01	N/A	\$0	\$0	0
44	1-8	North Bergen	2116 Paterson Plank, North Bergen	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.42	0.16	N/A	\$0	\$0	0
45	1-14	North Bergen	2200-26 Paterson Plank Road, North Bergen NJ 07047-2031	CONDOMINIUM	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.85	0.02	N/A	\$0	\$0	0
442	1&1.09	North Bergen	4001 Paterson Plank Road	RAILROAD	BRIDGE EASEMENT	TEMPORARY CONSTRUCTION EASEMENT		DNA	1.16	N/A	\$0	\$0	0
449.01	1	North Bergen	2400 16th Street, North Bergen	COMMERCIAL	CONSTRUCTION AND OPERATING EASEMENT	TEMPORARY CONSTRUCTION EASEMENT		57.92	6.42	N/A	\$0	\$0	0

Table 4.2-A Property Interests, Annual Tax Loss and Estimated Job Loss with the Build Alternative - New Jersey

Block	Lot	Town	Property Location	Land Use	Property Interest (A)	Property Interest (B)	Property Interest (C)	Lot Area (Acre)	Area Required (Acre)	Assessed Value	Removed from Tax Roll	Annual Municipal Tax Loss	Estimated Job Loss
449.01	1.02	North Bergen	2806-3000 Secaucus, North Bergen	COMMERCIAL	TEMPORARY CONSTRUCTION EASEMENT			8.74 (Combined Area 449.01-1.01,1.02)	0.36 (Combined)	N/A	\$0	\$0	0
449.01	1.01	North Bergen	2820 16th Street, North Bergen	COMMERCIAL	TEMPORARY CONSTRUCTION EASEMENT			8.74 (Combined Area 449.01-1.01,1.02)	0.36 (Combined)	N/A	\$0	\$0	0
450	1,2,3	North Bergen	South of Northeast Corridor Embankment	RAILROAD	CONSTRUCTION AND OPERATING EASEMENT			17.57	6.08	N/A	\$0	\$0	0
485	1	North Bergen	Main Stem, North Bergen	RAILROAD	BRIDGE EASEMENT			DNA	0.11	N/A	\$0	\$0	0
486	1	North Bergen	Main Stem, North Bergen	RAILROAD	BRIDGE EASEMENT			DNA	0.10	N/A	\$0	\$0	0
N/A	N/A	North Bergen	Paterson Plank Road	COUNTY ROAD	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		N/A	0.16	N/A	\$0	\$0	0
N/A	N/A	North Bergen	22nd Street	PUBLIC STREET	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		N/A	0.09	N/A	\$0	\$0	0
N/A	N/A	North Bergen	21st Street	PUBLIC STREET	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		N/A	0.15	N/A	\$0	\$0	0
N/A	N/A	North Bergen	Kennedy Blvd West	COUNTY ROAD	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		N/A	0.26	N/A	\$0	\$0	0
N/A	N/A	North Bergen	Tonnelle Avenue	PUBLIC STREET	BRIDGE EASEMENT			DNA	0.18	N/A	\$0	\$0	0
14	1	Secaucus	Frank R. Lautenberg Terminal Station area	VACANT LAND	CONSTRUCTION AND OPERATING EASEMENT	TEMPORARY CONSTRUCTION EASEMENT		15.20	4.25	N/A	\$0	\$0	0
2	6	Secaucus	New County Road Area, Secaucus	RAILROAD	TEMPORARY CONSTRUCTION EASEMENT			0.98	0.17	N/A	\$0	\$0	0
2	2	Secaucus	Meadowland, Secaucus NJ	RAILROAD	CONSTRUCTION AND OPERATING EASEMENT			8.16	1.91	N/A	\$0	\$0	0
2	5	Secaucus	New County Road Area, Secaucus	RAIL ROAD	TEMPORARY CONSTRUCTION EASEMENT			0.34	0.03	N/A	\$0	\$0	0
2	7	Secaucus	New County Road Area, Secaucus	RAILROAD	CONSTRUCTION AND OPERATING EASEMENT	TEMPORARY CONSTRUCTION EASEMENT		0.34	0.06	N/A	\$0	\$0	0
3	7	Secaucus	Meadowland Secaucus NJ	VACANT LAND	CONSTRUCTION AND OPERATING EASEMENT	TEMPORARY CONSTRUCTION EASEMENT		12.07	2.07	N/A	\$0	\$0	0
3	4	Secaucus	New County Road Area, Secaucus	VACANT LAND	CONSTRUCTION AND OPERATING EASEMENT	TEMPORARY CONSTRUCTION EASEMENT		34.41	1.20	N/A	\$0	\$0	0

Table 4.2-A Property Interests, Annual Tax Loss and Estimated Job Loss with the Build Alternative - New Jersey

Block	Lot	Town	Property Location	Land Use	Property Interest (A)	Property Interest (B)	Property Interest (C)	Lot Area (Acre)	Area Required (Acre)	Assessed Value	Removed from Tax Roll	Annual Municipal Tax Loss	Estimated Job Loss
3	6	Secaucus	New County Road Area, SECAUCUS	VACANT LAND	CONSTRUCTION AND OPERATING EASEMENT	TEMPORARY CONSTRUCTION EASEMENT		10.45	0.82	N/A	\$0	\$0	0
3	3	Secaucus	New County Rd., Secaucus, NJ 07094	VACANT LAND	TEMPORARY CONSTRUCTION EASEMENT			56.98	0.03	N/A	\$0	\$0	0
4	1	Secaucus	New County Road Area, Secaucus	RAILROAD	CONSTRUCTION AND OPERATING EASEMENT	TEMPORARY CONSTRUCTION EASEMENT		DNA	7.70	N/A	\$0	\$0	0
7	1	Secaucus	New County Road Area, Secaucus	RAILROAD	CONSTRUCTION AND OPERATING EASEMENT	TEMPORARY CONSTRUCTION EASEMENT		3.55	1.99	N/A	\$0	\$0	0
7	3, 5-6	Secaucus	New County Road Area, Secaucus	UTILITY	CONSTRUCTION AND OPERATING EASEMENT	TEMPORARY CONSTRUCTION EASEMENT		84.30 (Combined with others)	0.62	N/A	\$0	\$0	0
7	3, 5-6	Secaucus	New County Road Area, Secaucus	UTILITY	CONSTRUCTION AND OPERATING EASEMENT	TEMPORARY CONSTRUCTION EASEMENT		84.30 (Combined with others)	0.78	N/A	\$0	\$0	0
7	3, 5-6	Secaucus	New County Road Area, Secaucus	VACANT LAND	CONSTRUCTION AND OPERATING EASEMENT	TEMPORARY CONSTRUCTION EASEMENT		84.30 (Combined with others)	1.06	N/A	\$0	\$0	0
7	3, 5-6	Secaucus	New County Road Area, Secaucus	VACANT LAND	CONSTRUCTION AND OPERATING EASEMENT	TEMPORARY CONSTRUCTION EASEMENT		84.30 (Combined with others)	2.51	N/A	\$0	\$0	0
7	4	Secaucus	New County Road Area, Secaucus	VACANT LAND	PERMANENT PROPERTY INTEREST			31.06	31.06	\$265,500	\$265,500	\$7,968	0
7	2	Secaucus	Meadowland Parkway, Secaucus	VACANT LAND	CONSTRUCTION AND OPERATING EASEMENT	TEMPORARY CONSTRUCTION EASEMENT		2.55	0.52	N/A	\$0	\$0	0
8	4	Secaucus	Frank R. Lautenberg Terminal Station	RAILROAD	BRIDGE EASEMENT	TEMPORARY CONSTRUCTION EASEMENT		N/A	0.20	N/A	0	\$0	0
8	4	Secaucus	Frank R. Lautenberg Terminal Station	RAILROAD	CONSTRUCTION AND OPERATING EASEMENT			N/A	1.77	N/A	\$0	\$0	0
14	2	Secaucus	New County Road Area, Secaucus	VACANT LAND	CONSTRUCTION AND OPERATING EASEMENT	TEMPORARY CONSTRUCTION EASEMENT		0.94	0.39	N/A	\$0	\$0	0
16	4	Secaucus	New County Road Area, Secaucus	RAILROAD	CONSTRUCTION AND OPERATING EASEMENT	TEMPORARY CONSTRUCTION EASEMENT		0.47	0.37	N/A	\$0	\$0	0
16	6	Secaucus	New County Road Area, Secaucus	VACANT LAND	CONSTRUCTION AND OPERATING EASEMENT	TEMPORARY CONSTRUCTION EASEMENT		1.26	1.03	N/A	\$0	\$0	0
16	5	Secaucus	New County Road Area, Secaucus	INDUSTRIAL	CONSTRUCTION AND OPERATING EASEMENT	TEMPORARY CONSTRUCTION EASEMENT		1.44	0.20	N/A	\$0	\$0	0
17	1.01	Secaucus	New County Road Area, Secaucus	RAIL ROAD	TEMPORARY CONSTRUCTION EASEMENT			3.26	0.01	N/A	\$0	\$0	0

Table 4.2-A Property Interests, Annual Tax Loss and Estimated Job Loss with the Build Alternative - New Jersey

Block	Lot	Town	Property Location	Land Use	Property Interest (A)	Property Interest (B)	Property Interest (C)	Lot Area (Acre)	Area Required (Acre)	Assessed Value	Removed from Tax Roll	Annual Municipal Tax Loss	Estimated Job Loss
20	20	Secaucus	New County Road Area, Secaucus	RAILROAD	BRIDGE EASEMENT			0.18	0.18	N/A	\$0	\$0	0
20	19	Secaucus	New County Road Area, Secaucus	RAILROAD	BRIDGE EASEMENT	TEMPORARY CONSTRUCTION EASEMENT		3.34	0.43	N/A	\$0	\$0	0
20	14	Secaucus	New County Road Area, Secaucus	RAILROAD	BRIDGE EASEMENT	TEMPORARY CONSTRUCTION EASEMENT		5.71	0.37	N/A	\$0	\$0	0
20	13	Secaucus	New County Road Area, Secaucus	RAILROAD	BRIDGE EASEMENT	TEMPORARY CONSTRUCTION EASEMENT		3.12	0.23	N/A	\$0	\$0	0
20	12	Secaucus	New County Road Area, Secaucus	RAILROAD	BRIDGE EASEMENT	TEMPORARY CONSTRUCTION EASEMENT		4.24	0.32	N/A	\$0	\$0	0
20.01	3	Secaucus	New County Road Area, Secaucus	ROAD	BRIDGE EASEMENT	TEMPORARY CONSTRUCTION EASEMENT		3.58	0.16	N/A	\$0	\$0	0
44	1	Secaucus	NEW COUNTY RD AREA, SECAUCUS	VACANT LAND	CONSTRUCTION AND OPERATING EASEMENT			4.32	4.30	N/A	\$0	\$0	0
44	3	Secaucus	New County Road Area, Secaucus	RAILROAD	CONSTRUCTION AND OPERATING EASEMENT			1.09	1.09	N/A	\$0	\$0	0
44	5.04	Secaucus	801 Penhorn Avenue, Secaucus, NJ 07094-2150	VACANT LAND	TEMPORARY CONSTRUCTION EASEMENT			10.63	0.33	N/A	\$0	\$0	0
44	2, 4	Secaucus	County Road	INDUSTRIAL	CONSTRUCTION AND OPERATING EASEMENT	TEMPORARY CONSTRUCTION EASEMENT		21.09	1.17	N/A	\$0	\$0	0
47	1	Secaucus	101 Penhorn Ave., Secaucus, NJ 07094-2113	RAILROAD	TEMPORARY CONSTRUCTION EASEMENT			0.25	0.11	N/A	\$0	\$0	0
47	2.01	Secaucus	201 Penhorn Avenue, Secaucus, NJ 07094-2149	INDUSTRIAL	TEMPORARY CONSTRUCTION EASEMENT			3.27	0.30	N/A	\$0	\$0	0
47	3.01	Secaucus	301 Penhorn Avenue, Secaucus	INDUSTRIAL	TEMPORARY CONSTRUCTION EASEMENT			3.19	0.15	N/A	\$0	\$0	0
47	4.08	Secaucus	401 Penhorn Avenue, Secaucus, NJ 07094-2142	COMMERCIAL	TEMPORARY CONSTRUCTION EASEMENT			3.70	0.05	N/A	\$0	\$0	0
63	1	Secaucus	Secaucus Road, Secaucus	MISCELLANEOUS	CONSTRUCTION AND OPERATING EASEMENT			0.39	0.39	N/A	\$0	\$0	0
63	2	Secaucus	Secaucus Road Area, Secaucus	RAILROAD	CONSTRUCTION AND OPERATING EASEMENT			0.17	0.17	N/A	\$0	\$0	0
N/A	N/A	Secaucus	County Road	COUNTY ROAD	BRIDGE EASEMENT			N/A	0.22	N/A	\$0	\$0	0

Table 4.2-A Property Interests, Annual Tax Loss and Estimated Job Loss with the Build Alternative - New Jersey

Block	Lot	Town	Property Location	Land Use	Property Interest (A)	Property Interest (B)	Property Interest (C)	Lot Area (Acre)	Area Required (Acre)	Assessed Value	Removed from Tax Roll	Annual Municipal Tax Loss	Estimated Job Loss
N/A	N/A	Secaucus	Secaucus Road	COUNTY ROAD	BRIDGE EASEMENT			N/A	0.07	N/A	\$0	\$0	0
N/A	N/A	Secaucus/Jersey City	Penhorn Creek	RIVER RIPARIAN	CONSTRUCTION AND OPERATING EASEMENT	TEMPORARY CONSTRUCTION EASEMENT		N/A	0.33	N/A	\$0	\$0	0
43	47	Union City	2109-19 Kennedy Bvd., North Bergen	RESIDENTIAL	TUNNEL SUPPORT EASEMENT			0.21	0.00	N/A	\$0	\$0	0
44	9	Union City	2101-17 Grand Ave, North Bergen	UTILITY	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.76	0.38	N/A	\$0	\$0	0
63	24	Union City	1311 Palisade Avenue, Union City	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.06	0.05	N/A	\$0	\$0	0
63	25	Union City	1313 Palisade Avenue, Union City	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.06	0.06	N/A	\$0	\$0	0
63	26	Union City	1315 Palisade Avenue, Union City	COMMERCIAL	PERMANENT SUBSURFACE EASEMENT			0.08	0.08	N/A	\$0	\$0	0
63	23	Union City	309 14th Street, Union City	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.05	0.03	N/A	\$0	\$0	0
63	22	Union City	311 14th Street, Union City	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.05	0.03	N/A	\$0	\$0	0
63	21	Union City	313 14th Street, Union City	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.05	0.02	N/A	\$0	\$0	0
63	20	Union City	315 14th Street, Union City	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.04	0.01	N/A	\$0	\$0	0
63	19	Union City	317 14th Street, Union City	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.06	0.01	N/A	\$0	\$0	0
63	18	Union City	319 14th St., Union City, NJ 07087-4215	RESIDENTIAL	TUNNEL SUPPORT EASEMENT			0.04	0.00	N/A	\$0	\$0	0
63	4	Union City	1309 Palisade Avenue, Union City, NJ 07087-4242	RESIDENTIAL	TUNNEL SUPPORT EASEMENT			0.06	0.01	N/A	\$0	\$0	0
73	4	Union City	1413 New York, Union City	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.05	0.03	N/A	\$0	\$0	0
73	3	Union City	1415 New York Avenue, Union City	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.06	0.05	N/A	\$0	\$0	0
73	2	Union City	1421 New York Avenue, Union City	COMMERCIAL	PERMANENT SUBSURFACE EASEMENT			0.06	0.06	N/A	\$0	\$0	0

Table 4.2-A Property Interests, Annual Tax Loss and Estimated Job Loss with the Build Alternative - New Jersey

Block	Lot	Town	Property Location	Land Use	Property Interest (A)	Property Interest (B)	Property Interest (C)	Lot Area (Acre)	Area Required (Acre)	Assessed Value	Removed from Tax Roll	Annual Municipal Tax Loss	Estimated Job Loss
73	5	Union City	409 15th Street, Union City	APARTMENTS	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.09	0.04	N/A	\$0	\$0	0
73	6	Union City	411 15th Street, Union City	APARTMENTS	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.08	0.02	N/A	\$0	\$0	0
73	26	Union City	1409-1411 New York Avenue, Union City	COMMERCIAL	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.07	0.01	N/A	\$0	\$0	0
73	1	Union City	1417-1419 New York Avenue, Union City	COMMERCIAL	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.06	0.06	N/A	\$0	\$0	0
73	7	Union City	415 15th St, Union City, NJ 07087-4397	RESIDENTIAL	TUNNEL SUPPORT EASEMENT			0.08	0.00	N/A	\$0	\$0	0
74	27	Union City	310 14th St., Union City	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.04	0.01	N/A	\$0	\$0	0
74	25	Union City	314 1/2 14th St, Union City	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.03	0.02	N/A	\$0	\$0	0
74	24	Union City	314 14th St, Union City	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.03	0.03	N/A	\$0	\$0	0
74	23	Union City	316 14th St, Union City	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.03	0.03	N/A	\$0	\$0	0
74	22	Union City	318 14th St, Union City	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT			0.04	0.04	N/A	\$0	\$0	0
74	21	Union City	320 14th St, Union City	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT			0.04	0.04	N/A	\$0	\$0	0
74	20	Union City	1400 New York Ave, Union City	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.04	0.04	N/A	\$0	\$0	0
74	19	Union City	1402 New York Ave, Union City	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT			0.04	0.04	N/A	\$0	\$0	0
74	18	Union City	1404 New York Ave, Union City	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT			0.04	0.04	N/A	\$0	\$0	0
74	16	Union City	1408 New York Avenue, Union City	COMMERCIAL	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.14 (Combined Area 16 & 17)	0.11 (Combined)	N/A	\$0	\$0	0
74	17	Union City	1406 New York Ave, Union City	COMMERCIAL	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.14 (Combined Area 16 & 17)	0.11 (Combined)	N/A	\$0	\$0	0
74	13	Union City	321 15th St., Union City NJ 07087-4317	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.07	0.01	N/A	\$0	\$0	0

Table 4.2-A Property Interests, Annual Tax Loss and Estimated Job Loss with the Build Alternative - New Jersey

Block	Lot	Town	Property Location	Land Use	Property Interest (A)	Property Interest (B)	Property Interest (C)	Lot Area (Acre)	Area Required (Acre)	Assessed Value	Removed from Tax Roll	Annual Municipal Tax Loss	Estimated Job Loss
74	28	Union City	308 14TH ST	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.05	0.01	N/A	\$0	\$0	0
74	26	Union City	312 14th Street, Union City	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT			0.03	0.02	N/A	\$0	\$0	0
74	15	Union City	1410 New York Ave.	RESIDENTIAL	TUNNEL SUPPORT EASEMENT			0.06	0.01	N/A	\$0	\$0	0
74	11	Union City	317 15th St, Union City, NJ 07087-4317	RESIDENTIAL	TUNNEL SUPPORT EASEMENT			0.08	0.00	N/A	\$0	\$0	0
74	6	Union City	300-304 14th St.	RESIDENTIAL	TUNNEL SUPPORT EASEMENT			0.12	0.01	N/A	\$0	\$0	0
74	12	Union City	319 15th St, Union City, NJ 07087-4317	RESIDENTIAL	TUNNEL SUPPORT EASEMENT			0.06	0.00	N/A	\$0	\$0	0
76	1-5, 24-27	Union City	1501 New York Avenue, Union City	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT			0.74	0.08	N/A	\$0	\$0	0
76	18-20	Union City	1500 Bergenline Avenue, Union City	APARTMENTS	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.15	0.13	N/A	\$0	\$0	0
76	14-16	Union City	Bergenline Avenue, Union City	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.17	0.04	N/A	\$0	\$0	0
76	17	Union City	1512 Bergenline Ave., Union City, NJ 07087-3244	APARTMENTS	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.08	0.07	N/A	\$0	\$0	0
76	21	Union City	416-418 15th St., Union City, NJ 07087-4320	PUBLIC PROPERTY	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.17	0.15	N/A	\$0	\$0	0
76	13	Union City	421 16th St, Union City, NJ 07087-4307	RESIDENTIAL	TUNNEL SUPPORT EASEMENT			0.07	0.00	N/A	\$0	\$0	0
77	1-11, 26-28	Union City	1501-1509 Bergenline Avenue, Union City	COMMERCIAL	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.80	0.35	N/A	\$0	\$0	0
77	25	Union City	515 16th Street, Union City	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.06	0.02	N/A	\$0	\$0	0
77	24	Union City	517 16th St, Union City, NJ 07087-3226	RESIDENTIAL	TUNNEL SUPPORT EASEMENT			0.06	0.01	N/A	\$0	\$0	0
85	4	Union City	1609 West Street, Union City	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.05	0.03	N/A	\$0	\$0	0
85	31	Union City	1611 West Street, Union City	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.05	0.05	N/A	\$0	\$0	0

Table 4.2-A Property Interests, Annual Tax Loss and Estimated Job Loss with the Build Alternative - New Jersey

Block	Lot	Town	Property Location	Land Use	Property Interest (A)	Property Interest (B)	Property Interest (C)	Lot Area (Acre)	Area Required (Acre)	Assessed Value	Removed from Tax Roll	Annual Municipal Tax Loss	Estimated Job Loss
85	30	Union City	1613 West Street, Union City	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT			0.03	0.03	N/A	\$0	\$0	0
85	29	Union City	1615 West Street, Union City	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT			0.03	0.03	N/A	\$0	\$0	0
85	28	Union City	1617 West Street, Union City	COMMERCIAL	PERMANENT SUBSURFACE EASEMENT			0.03	0.03	N/A	\$0	\$0	0
85	27	Union City	1619 West Street, Union City	COMMERCIAL	PERMANENT SUBSURFACE EASEMENT			0.03	0.03	N/A	\$0	\$0	0
85	26	Union City	607 17th Street, Union City	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.04	0.04	N/A	\$0	\$0	0
85	24, 25	Union City	611 17th Street, Union City	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.11	0.09	N/A	\$0	\$0	0
85	23	Union City	615 17th Street, Union City	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.06	0.03	N/A	\$0	\$0	0
85	21	Union City	617 17th Street, Union City	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.12	0.04	N/A	\$0	\$0	0
85	3	Union City	1607 West Street, Union City, NJ 07087	RESIDENTIAL	TUNNEL SUPPORT EASEMENT			0.05	0.01	N/A	\$0	\$0	0
85	19	Union City	621 17TH ST	RESIDENTIAL	TUNNEL SUPPORT EASEMENT			0.11	0.01	N/A	\$0	\$0	0
86	14	Union City	519 17th Street	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.05	0.02	N/A	\$0	\$0	0
86	1	Union City	1601 Bergenline Avenue, Union City	COMMERCIAL	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.06	0.03	N/A	\$0	\$0	0
86	30	Union City	508 16th Street, Union City	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.07	0.03	N/A	\$0	\$0	0
86	29	Union City	510 16th Street, Union City	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.07	0.04	N/A	\$0	\$0	0
86	28	Union City	512 16th Street, Union City	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.07	0.05	N/A	\$0	\$0	0
86	27.1	Union City	514 16th Street, Union City	APARTMENTS	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.20 (Combined with others)	0.19 (Combined)	N/A	\$0	\$0	0
86	26.1	Union City	518 16th Street, Union City	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.20 (Combined with others)	0.19 (Combined)	N/A	\$0	\$0	0

Table 4.2-A Property Interests, Annual Tax Loss and Estimated Job Loss with the Build Alternative - New Jersey

Block	Lot	Town	Property Location	Land Use	Property Interest (A)	Property Interest (B)	Property Interest (C)	Lot Area (Acre)	Area Required (Acre)	Assessed Value	Removed from Tax Roll	Annual Municipal Tax Loss	Estimated Job Loss
86	25.1	Union City	516 16th Street, Union City	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.20 (Combined with others)	0.19 (Combined)	N/A	\$0	\$0	0
86	24	Union City	1600 West Street, Union City	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.05	0.05	N/A	\$0	\$0	0
86	23	Union City	1602 West Street, Union City	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.05	0.05	N/A	\$0	\$0	0
86	22	Union City	1604 West Street, Union City	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT			0.06	0.06	N/A	\$0	\$0	0
86	21	Union City	1606 West Street, Union City	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT			0.05	0.05	N/A	\$0	\$0	0
86	20	Union City	1608 West Street, Union City	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT			0.04	0.04	N/A	\$0	\$0	0
86	19	Union City	1610 West Street, Union City	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.04	0.04	N/A	\$0	\$0	0
86	18	Union City	1612 West Street, Union City	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.04	0.04	N/A	\$0	\$0	0
86	17	Union City	1614 West Street, Union City	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.04	0.04	N/A	\$0	\$0	0
86	16	Union City	1616 West Street, Union City	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.04	0.03	N/A	\$0	\$0	0
86	15	Union City	521 17th St, Union City, NJ 07087-3204	RESIDENTIAL	TUNNEL SUPPORT EASEMENT			0.03	0.01	N/A	\$0	\$0	0
86	13	Union City	517 17th St, Union City, NJ 07087-3268	RESIDENTIAL	TUNNEL SUPPORT EASEMENT			0.06	0.01	N/A	\$0	\$0	0
86	2	Union City	1603 Bergenline Ave, Union City, NJ 07087-3269	COMMERCIAL	TUNNEL SUPPORT EASEMENT			0.06	0.01	N/A	\$0	\$0	0
92	2	Union City	602 17th Street	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.04	0.02	N/A	\$0	\$0	0
92	3	Union City	604 17th st	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.04	0.02	N/A	\$0	\$0	0
92	4	Union City	606 17th Street, Union City	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.04	0.03	N/A	\$0	\$0	0
92	5	Union City	608 17th Street, Union City	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.04	0.04	N/A	\$0	\$0	0

Table 4.2-A Property Interests, Annual Tax Loss and Estimated Job Loss with the Build Alternative - New Jersey

Block	Lot	Town	Property Location	Land Use	Property Interest (A)	Property Interest (B)	Property Interest (C)	Lot Area (Acre)	Area Required (Acre)	Assessed Value	Removed from Tax Roll	Annual Municipal Tax Loss	Estimated Job Loss
92	6,7	Union City	612-614 17th Street, Union City	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.18	0.12	N/A	\$0	\$0	0
92	8	Union City	616 17th Street, Union City	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.09	0.08	N/A	\$0	\$0	0
92	9	Union City	618 17th Street, Union City	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.09	0.09	N/A	\$0	\$0	0
92	10	Union City	620 17th Street, Union City	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.13	0.13	N/A	\$0	\$0	0
92	11,12	Union City	622 17th Street, Union City	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT			0.13	0.13	N/A	\$0	\$0	0
92	13	Union City	1700 Central Avenue, Union City	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.06	0.05	N/A	\$0	\$0	0
92	14	Union City	1702 Central Avenue, Union City	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.05	0.05	N/A	\$0	\$0	0
92	15	Union City	1704 Central Avenue, Union City	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.05	0.05	N/A	\$0	\$0	0
92	16	Union City	1706 Central Avenue, Union City	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT			0.05	0.05	N/A	\$0	\$0	0
92	17	Union City	1708 Central Avenue, Union City	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT			0.05	0.05	N/A	\$0	\$0	0
92	25, 26	Union City	621 18th Street Union City	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.14	0.05	N/A	\$0	\$0	0
92	18	Union City	1710 Central Avenue, Union City	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT			0.05	0.05	N/A	\$0	\$0	0
92	19	Union City	1712 Central Avenue, Union City	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT			0.05	0.05	N/A	\$0	\$0	0
92	20	Union City	1714 Central Avenue, Union City	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.05	0.05	N/A	\$0	\$0	0
92	21	Union City	1716 Central Avenue, Union City	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.04	0.04	N/A	\$0	\$0	0
92	22	Union City	1718 Central Avenue, Union City	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.04	0.03	N/A	\$0	\$0	0
92	23	Union City	1720 Central Ave., Union City, NJ 07087-3219	RESIDENTIAL	TUNNEL SUPPORT EASEMENT			0.03	0.01	N/A	\$0	\$0	0

Table 4.2-A Property Interests, Annual Tax Loss and Estimated Job Loss with the Build Alternative - New Jersey

Block	Lot	Town	Property Location	Land Use	Property Interest (A)	Property Interest (B)	Property Interest (C)	Lot Area (Acre)	Area Required (Acre)	Assessed Value	Removed from Tax Roll	Annual Municipal Tax Loss	Estimated Job Loss
92	24	Union City	625 18th Street, Union City, NJ 07087	COMMERCIAL	TUNNEL SUPPORT EASEMENT			0.03	0.01	N/A	\$0	\$0	0
92	27	Union City	619 18th Street, Union City, NJ 07087	RESIDENTIAL	TUNNEL SUPPORT EASEMENT			0.07	0.01	N/A	\$0	\$0	0
92	28	Union City	617 18th Street, Union City, NJ 07087	RESIDENTIAL	TUNNEL SUPPORT EASEMENT			0.07	0.00	N/A	\$0	\$0	0
92	1	Union City	600 17th Street, Union City, NJ	RESIDENTIAL	TUNNEL SUPPORT EASEMENT			0.04	0.01	N/A	\$0	\$0	0
93	31	Union City	1711 Central Avenue, Union City	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.05	0.02	N/A	\$0	\$0	0
93	30	Union City	1713 Central Avenue, Union City	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.05	0.03	N/A	\$0	\$0	0
93	29	Union City	1715 Central Avenue, Union City	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.05	0.05	N/A	\$0	\$0	0
93	28	Union City	1717 Central Avenue, Union City	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT			0.05	0.05	N/A	\$0	\$0	0
93	27	Union City	1719 Central Avenue, Union City	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.05	0.05	N/A	\$0	\$0	0
93	26	Union City	1721 Central Avenue, Union City	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.05	0.04	N/A	\$0	\$0	0
93	25	Union City	705 18th Street, Union City	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.09	0.05	N/A	\$0	\$0	0
93	24	Union City	707 18th Street, Union City	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.08	0.04	N/A	\$0	\$0	0
93	22-23	Union City	711 18th Street Bunion City, Union City NJ 07087	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.16	0.04	N/A	\$0	\$0	0
93	21	Union City	3715 Palisade Ave, Union City, NJ 07087	RESIDENTIAL	TUNNEL SUPPORT EASEMENT			0.08	0.01	N/A	\$0	\$0	0
93	32	Union City	1709 Central Ave, Union City NJ 07087	RESIDENTIAL	TUNNEL SUPPORT EASEMENT			0.05	0.01	N/A	\$0	\$0	0
93	33	Union City	1707 Central Ave, Union City NJ 07087	RESIDENTIAL	TUNNEL SUPPORT EASEMENT			0.05	0.01	N/A	\$0	\$0	0
93	34	Union City	1705 Central Ave, Union City NJ 07087	RESIDENTIAL	TUNNEL SUPPORT EASEMENT			0.05	0.00	N/A	\$0	\$0	0

Table 4.2-A Property Interests, Annual Tax Loss and Estimated Job Loss with the Build Alternative - New Jersey

Block	Lot	Town	Property Location	Land Use	Property Interest (A)	Property Interest (B)	Property Interest (C)	Lot Area (Acre)	Area Required (Acre)	Assessed Value	Removed from Tax Roll	Annual Municipal Tax Loss	Estimated Job Loss
97	18	Union City	1809 Summit Avenue, Union City	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.05	0.02	N/A	\$0	\$0	0
97	17	Union City	1811 Summit Avenue, Union City	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.05	0.04	N/A	\$0	\$0	0
97	16	Union City	1813 Summit Avenue, Union City	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.05	0.05	N/A	\$0	\$0	0
97	15	Union City	1815 Summit Avenue, Union City	COMMERCIAL	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.05	0.05	N/A	\$0	\$0	0
97	14	Union City	809 19th Street, Union City	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.06	0.02	N/A	\$0	\$0	0
97	13	Union City	811 19th Street, Union City	APARTMENTS	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.06	0.01	N/A	\$0	\$0	0
97	12	Union City	813 19th Street, Union City NJ 07087	RESIDENTIAL	TUNNEL SUPPORT EASEMENT			0.06	0.00	N/A	\$0	\$0	0
97	19	Union City	1807 Summit Ave, Union City NJ 07087	RESIDENTIAL	TUNNEL SUPPORT EASEMENT			0.05	0.00	N/A	\$0	\$0	0
104	1	Union City	1901-1907 Summit Avenue, Union City	COMMERCIAL	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.23	0.03	N/A	\$0	\$0	0
104	33	Union City	808 19th Street, Union City	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.06	0.03	N/A	\$0	\$0	0
104	32	Union City	810 19th Street, Union City	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.06	0.04	N/A	\$0	\$0	0
104	31	Union City	812 19th Street, Union City	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.06	0.05	N/A	\$0	\$0	0
104	30	Union City	816 19th Street, Union City	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.06	0.05	N/A	\$0	\$0	0
104	29	Union City	818 19th Street, Union City	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.06	0.06	N/A	\$0	\$0	0
104	28	Union City	820 19th Street, Union City	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.06	0.05	N/A	\$0	\$0	0
104	26	Union City	1902 Kerrigan Avenue, Union City	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.05	0.02	N/A	\$0	\$0	0
104	25	Union City	1904 Kerrigan Avenue, Union City	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.05	0.04	N/A	\$0	\$0	0

Table 4.2-A Property Interests, Annual Tax Loss and Estimated Job Loss with the Build Alternative - New Jersey

Block	Lot	Town	Property Location	Land Use	Property Interest (A)	Property Interest (B)	Property Interest (C)	Lot Area (Acre)	Area Required (Acre)	Assessed Value	Removed from Tax Roll	Annual Municipal Tax Loss	Estimated Job Loss
104	24	Union City	1906 Kerrigan Avenue, Union City	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.05	0.05	N/A	\$0	\$0	0
104	22-23	Union City	1908 Kerrigan Avenue, Union City	CHARITABLE	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.22	0.14	N/A	\$0	\$0	0
104	21	Union City	1912 Kerrigan Avenue, Union City	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.05	0.04	N/A	\$0	\$0	0
104	20	Union City	1914 Kerrigan Avenue, Union City	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.05	0.01	N/A	\$0	\$0	0
104	27	Union City	822 19th Street, Union City NJ	RESIDENTIAL	TUNNEL SUPPORT EASEMENT			0.05	0.00	N/A	\$0	\$0	0
105	6	Union City	1911 Kerrigan Avenue, Union City	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.07	0.04	N/A	\$0	\$0	0
105	7	Union City	1913 Kerrigan Avenue, Union City	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.06	0.06	N/A	\$0	\$0	0
105	5	Union City	1909 Kerrigan Ave.	RESIDENTIAL	TUNNEL SUPPORT EASEMENT			0.08	0.01	N/A	\$0	\$0	0
105	8	Union City	901 20TH ST, Union City	RESIDENTIAL	TUNNEL SUPPORT EASEMENT			0.06	0.00	N/A	\$0	\$0	0
106	31	Union City	2001 Kerrigan Avenue, Union City	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.06	0.06	N/A	\$0	\$0	0
106	30	Union City	2003 Kerrigan Avenue, Union City	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.07	0.05	N/A	\$0	\$0	0
106	29	Union City	2005 Kerrigan Avenue, Union City	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.07	0.02	N/A	\$0	\$0	0
106	32	Union City	902 20th Street, Union City	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.05	0.05	N/A	\$0	\$0	0
106	33	Union City	904 20th Street, Union City	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.05	0.05	N/A	\$0	\$0	0
106	34	Union City	906 20th Street, Union City	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.05	0.05	N/A	\$0	\$0	0
106	35	Union City	908 20th Street, Union City	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.05	0.04	N/A	\$0	\$0	0
106	36	Union City	910 20th Street, Union City	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.05	0.03	N/A	\$0	\$0	0

Table 4.2-A Property Interests, Annual Tax Loss and Estimated Job Loss with the Build Alternative - New Jersey

Block	Lot	Town	Property Location	Land Use	Property Interest (A)	Property Interest (B)	Property Interest (C)	Lot Area (Acre)	Area Required (Acre)	Assessed Value	Removed from Tax Roll	Annual Municipal Tax Loss	Estimated Job Loss
106	37	Union City	912 20th Street, Union City	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.06	0.02	N/A	\$0	\$0	0
106	38-46	Union City	2000 Kennedy Blvd, Union City	COMMERCIAL	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.50	0.11	N/A	\$0	\$0	0
106	25-28	Union City	2007 Kerrigan Avenue, Union City	INDUSTRIAL	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.59	0.20	N/A	\$0	\$0	0
106	1-10, 49-60	Union City	2010-2024 Kennedy Blvd, Union City	RESIDENTIAL	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		1.19	0.60	N/A	\$0	\$0	0
106	22-24	Union City	2019-2023 Kerrigan Ave., Union City, NJ 07087-2029	RESIDENTIAL	TUNNEL SUPPORT EASEMENT			0.51	0.01	N/A	\$0	\$0	0
108	1	Union City	Saint Michaels Walk, Union City	RESIDENTIAL/ CONDOMINIUM	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		5.26	0.41	N/A	\$0	\$0	0
181	24	Union City	1306-1308 Palisade Avenue, Union City	APARTMENTS	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.14	0.14	N/A	\$0	\$0	0
181	23	Union City	1310 Palisade Avenue, Union City	APARTMENTS	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.15	0.05	N/A	\$0	\$0	0
185	18-27	Union City	HILLSIDE (MANHATTAN AVE), UNION CITY	VACANT LAND	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		4.88 (Combined with others)	0.87 (Combined)	N/A	\$0	\$0	0
185	1, 2	Union City	1300 MANHATTAN AVE, UNION CITY	VACANT LAND	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		4.88 (Combined with others)	0.87 (Combined)	N/A	\$0	\$0	0
186	67-70	Union City	1300-1302 Palisade Avenue, Union City	APARTMENTS	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.20	0.12	N/A	\$0	\$0	0
187	1.02, 3, 4	Union City	East of Viaduct, Union City	VACANT LAND	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		4.88 (Combined with others)	0.87 (Combined)	N/A	\$0	\$0	0
192.01	1	Union City	16TH & JEFFERSON ST, HOBOKEN	RAILROAD	PERMANENT PROPERTY INTEREST			1.89 (Combined with others)	1.68 (Combined)	\$40,000	\$40,000	\$2,043	10
N/A	N/A	Union City	20th Street	PUBLIC STREET	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		N/A	0.10	N/A	\$0	\$0	0
N/A	N/A	Union City	Kerrigan Avenue	PUBLIC STREET	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		N/A	0.18	N/A	\$0	\$0	0
N/A	N/A	Union City	19th Street	PUBLIC STREET	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		N/A	0.21	N/A	\$0	\$0	0
N/A	N/A	Union City	Summit Avenue	PUBLIC STREET	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		N/A	0.22	N/A	\$0	\$0	0

Table 4.2-A Property Interests, Annual Tax Loss and Estimated Job Loss with the Build Alternative - New Jersey

Block	Lot	Town	Property Location	Land Use	Property Interest (A)	Property Interest (B)	Property Interest (C)	Lot Area (Acre)	Area Required (Acre)	Assessed Value	Removed from Tax Roll	Annual Municipal Tax Loss	Estimated Job Loss
N/A	N/A	Union City	18th Street	PUBLIC STREET	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		N/A	0.30	N/A	\$0	\$0	0
N/A	N/A	Union City	Central Avenue	PUBLIC STREET	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		N/A	0.33	N/A	\$0	\$0	0
N/A	N/A	Union City	17th Street	PUBLIC STREET	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		N/A	0.32	N/A	\$0	\$0	0
N/A	N/A	Union City	17th Street	PUBLIC STREET	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		N/A	0.01	N/A	\$0	\$0	0
N/A	N/A	Union City	West Street	PUBLIC STREET	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		N/A	0.24	N/A	\$0	\$0	0
N/A	N/A	Union City	16th Street	PUBLIC STREET	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		N/A	0.30	N/A	\$0	\$0	0
N/A	N/A	Union City	BergenlineAve	PUBLIC STREET	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		N/A	0.15	N/A	\$0	\$0	0
N/A	N/A	Union City	15th Street	PUBLIC STREET	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		N/A	0.32	N/A	\$0	\$0	0
N/A	N/A	Union City	New York Avenue	PUBLIC STREET	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		N/A	0.23	N/A	\$0	\$0	0
N/A	N/A	Union City	14th Street	PUBLIC STREET	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		N/A	0.31	N/A	\$0	\$0	0
N/A	N/A	Union City	Palisade Avenue	COUNTY ROAD	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		N/A	0.24	N/A	\$0	\$0	0
N/A	N/A	Union City	ManhattanAvenue	PUBLIC STREET	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		N/A	0.18	N/A	\$0	\$0	0
										Total	\$6,617,676	\$1,007,308	132

Source: Transit Link Consultants, 2008; THE Partnership, 2008; Urban Land Institute, 2006; New Jersey Association of County Tax Boards (<http://www.njactb.org>)
 Note: N/A = Not Applicable; DNA = Data Not Available

Table 4.2-B Property Interests, Annual Tax Loss and Estimated Job Loss with the Build Alternative - New York

Block	Lot	Property Location	Land Use	Property Interest (A)	Property Interest (B)	Property Interest (C)	Lot Area (Acre)	Area Required (Acre)	Assessed Value	Removed from Tax Roll	Annual Municipal Tax Loss	Estimated Job Loss
N/A	N/A	Hudson River	RIVER/RIPARIAN	PERMANET SUBSURFACE EASEMENT			N/A	4.89	N/A	\$0	\$0	0
N/A	N/A	Hudson River Park	PUBLIC PROPERTY	PERMANET SUBSURFACE EASEMENT			N/A	0.47	N/A	\$0	\$0	0
674	1	281 Eleventh Avenue	UTILITY	PERMANENT PROPERTY INTEREST	PERMANET SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT	3.39	2.26	N/A	\$0	\$0	0
675	1	260 12th Avenue	PARKING LOT; M1-6	TEMPORARY CONSTRUCTION EASEMENT			1.80	1.80	\$2,420,900	\$0	\$0	0
675	12	613 West 29th Street	PARKING LOT; M2-3	TEMPORARY CONSTRUCTION EASEMENT	PERMANET SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT	0.68	0.61	N/A	\$0	\$0	0
675	24	609 West 29th Street	WAREHOUSE; M2-3	PERMANET SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.11	0.08	N/A	\$0	\$0	0
675	26	603 West 29th Street	WAREHOUSE; M2-3	PERMANENT SUBSURFACE EASEMENT			0.17	0.04	N/A	\$0	\$0	0
675	36	600-02 West 30th Street	GAS STATION; M2-3	PERMANENT SUBSURFACE EASEMENT			0.23	0.16	N/A	\$0	\$0	0
675	39	606 West 30th Street	GARAGE; M2-3	PERMANENT SUBSURFACE EASEMENT			0.34	0.33	N/A	\$0	\$0	0
675	38	604 West 30th Street	GARAGE; M2-3	PERMANENT SUBSURFACE EASEMENT			0.06	0.06	N/A	\$0	\$0	0
676	3	651 W 30 Street	RAILROAD	PERMANENT SUBSURFACE EASEMENT			13.08	0.17	N/A	\$0	\$0	0
702	1	West 30th Street	RAILROAD	PERMANENT SUBSURFACE EASEMENT			6.86	2.60	N/A	\$0	\$0	0
702	50	501 West 30th Street	RAILROAD	PERMANENT SUBSURFACE EASEMENT			1.50	0.19	N/A	\$0	\$0	0
704	1	393 10 Avenue	RAILROAD	PERMANENT SUBSURFACE EASEMENT			3.63	0.55	N/A	\$0	\$0	0
729	1	368 10th Avenue	COMMERCIAL	PERMANENT SUBSURFACE EASEMENT			3.15	0.45	N/A	\$0	\$0	0

Table 4.2-B Property Interests, Annual Tax Loss and Estimated Job Loss with the Build Alternative - New York

Block	Lot	Property Location	Land Use	Property Interest (A)	Property Interest (B)	Property Interest (C)	Lot Area (Acre)	Area Required (Acre)	Assessed Value	Removed from Tax Roll	Annual Municipal Tax Loss	Estimated Job Loss
731	1	460 W 34 St	OFFICE BLDG, 18 story, C6-4/HY	PERMANENT SUBSURFACE EASEMENT			0.78	0.16	N/A	\$0	\$0	0
731	22	431 W 33 St	COMMERCIAL, C6-2M/HY	PERMANENT PROPERTY INTEREST			0.17	0.17	\$496,796	\$496,796	\$54,633	0
731	48	423 9th Avenue	ONE STORY STORE BUILDING, C2-6M/HY	PERMANENT SUBSURFACE EASEMENT			0.15	0.07	N/A	\$0	\$0	0
731	50	408 W 34 St	COOPERATIVE APARTMENT, C6-2M/HY	PERMANENT SUBSURFACE EASEMENT			0.29	0.11	N/A	\$0	\$0	0
731	54	414 West 34th Street	RELIGIOUS FACILITY CHURCH	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.71	0.31	N/A	\$0	\$0	0
731	58	424 W 34th Street	RELIGIOUS FACILITY PARSONAGE	PERMANENT SUBSURFACE EASEMENT			0.07	0.07	N/A	\$0	\$0	0
731	60	426-32 West 34th Street	COOPERATIVE APARTMENT	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.23	0.24	N/A	\$0	\$0	0
731	65	440 West 34th Street	FIREPROOF ELEVATOR APARTMENT	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.23	0.26	N/A	\$0	\$0	0
731	70	446 W 34 St	Four STORY OFFICE BLDG, C6-2M/HY	PERMANENT SUBSURFACE EASEMENT			0.05	0.04	N/A	\$0	\$0	0
731	72	448 W 34 St	BRIDGES, TUNNELS, HIGHWAYS	PERMANENT SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.70	0.59	N/A	\$0	\$0	0
731	164	West 34th Street	VACANT; C6-2M COMMERCIAL	PERMANENT SUBSURFACE EASEMENT			0.00	0.00	N/A	\$0	\$0	0
732	36	433-47 9th Avenue	OFFICE BUILDING, C6-2M/HY, 8 story	PERMANENT SUBSURFACE EASEMENT			0.91	0.03	N/A	\$0	\$0	0
757	1	420 Ninth Avenue	STORE BUILDING, 4 story	PERMANENT SUBSURFACE EASEMENT			0.20	0.01	N/A	\$0	\$0	0
757	22	315 W 33 St	33-STORY, COMMERCIAL BLDG, C6-4/HY	TUNNEL SUPPORT EASEMENT			0.74	0.18	N/A	\$0	\$0	0
757	31	5 Penn Plaza	24-STORY, COMMERCIAL BLDG, C6-4/HY	TUNNEL SUPPORT EASEMENT			0.54	0.09	N/A	\$0	\$0	0

Table 4.2-B Property Interests, Annual Tax Loss and Estimated Job Loss with the Build Alternative - New York

Block	Lot	Property Location	Land Use	Property Interest (A)	Property Interest (B)	Property Interest (C)	Lot Area (Acre)	Area Required (Acre)	Assessed Value	Removed from Tax Roll	Annual Municipal Tax Loss	Estimated Job Loss
757	54	330 West 34th Street	18-STORY, COMMERCIAL BLDG. C6-4/HY	TUNNEL SUPPORT EASEMENT			1.07	0.09	N/A	\$0	\$0	0
757	66	354 West 34th Street	14-STORY, APTS WITH STORES	TUNNEL SUPPORT EASEMENT			0.55	0.01	N/A	\$0	\$0	0
758	14	347 W 34th Street	RELIGIOUS FACILITY	TUNNEL SUPPORT EASEMENT			0.17	0.01	N/A	\$0	\$0	0
758	16	333 West 34th Street	OFFICE TOWER, C6-4	TUNNEL SUPPORT EASEMENT			0.73	0.03	N/A	\$0	\$0	0
758	16	333 West 34th Street	OFFICE TOWER, C6-4	TUNNEL SUPPORT EASEMENT			0.73	0.11	N/A	\$0	\$0	0
758	25	323 West 34th Street	GARAGE, C6-4/HY, 34TH ST SUBDISTRICT	PERMANENT PROPERTY INTEREST	TUNNEL SUPPORT EASEMENT		0.48	0.10	\$3,889,800	N/A (part of 35th Street Fan Plant Option)	N/A (part of 35th Street Fan Plant Option)	0
758	25	323 West 34th Street	GARAGE, C6-4/HY, 34TH ST SUBDISTRICT	PERMANENT PROPERTY INTEREST			0.48	0.48	\$3,889,800	\$3,889,800	\$427,761	45
758	28	311-315 West 34th Street	AUDITORIUM, C6-4/HY/34TH ST SUBDISTRICT	TUNNEL SUPPORT EASEMENT			0.56	0.06	N/A	\$0	\$0	0
758	28	311-315 West 34th Street	AUDITORIUM, C6-4/HY/34TH ST SUBDISTRICT	PERMANET SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.56	0.32	N/A	\$0	\$0	0
758	37	481 8th Avenue	DORMITORY, C6-4/HY	TUNNEL SUPPORT EASEMENT			0.79	0.09	N/A	\$0	\$0	0
758	37	481 8th Avenue	DORMITORY, C6-4/HY	PERMANET SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.79	0.39	N/A	\$0	\$0	0
783	1	460 8th Avenue	ONE STORY STORE BUILDING	PERMANENT PROPERTY INTEREST	PERMANET SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT	0.24	0.25	\$3,731,400	\$0	\$0	33
783	34	420 Seventh Avenue	COMMERCIAL, C6-6/MID	PERMANENT PROPERTY INTEREST	PERMANET SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT	0.41	0.37	\$12,915,000	\$4,413,511	\$485,354	35
783	48	202-04 West 34th Street	COMMERCIAL	PERMANET SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.05	0.04	N/A	\$0	\$0	0
783	70	206 West 34th Street (One Penn Plaza)	55-STORY, OFFICE BUILDING - TOWER TYPE, C6-6/MID	PERMANENT PROPERTY INTEREST	PERMANET SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT	2.94	1.24	\$223,020,000	\$0	\$0	13

Table 4.2-B Property Interests, Annual Tax Loss and Estimated Job Loss with the Build Alternative - New York

Block	Lot	Property Location	Land Use	Property Interest (A)	Property Interest (B)	Property Interest (C)	Lot Area (Acre)	Area Required (Acre)	Assessed Value	Removed from Tax Roll	Annual Municipal Tax Loss	Estimated Job Loss
784	1	480-84 8th Avenue	COMMERCIAL	PERMANET SUBSURAFCE EASEMENT			0.08	0.08	N/A	\$0	\$0	0
784	4	486 8th AVENUE	COMMERCIAL, C6-4M	PERMANET SUBSURAFCE EASEMENT			0.03	0.03	N/A	\$0	\$0	0
784	5	488 8th Avenue	COMMERCIAL	PERMANET SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.05	0.05	N/A	\$0	\$0	0
784	6	267 West 34th Street	STORE BUILDING	PERMANET SUBSURAFCE EASEMENT			0.04	0.04	N/A	\$0	\$0	0
784	7	265 West 34th Street	ONE STORY STORE BUILDING	PERMANET SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.04	0.04	N/A	\$0	\$0	0
784	8	261-63 West 34th Street	STORE BUILDING	TUNNEL SUPPORT EASEMENT			0.10	0.05	N/A	\$0	\$0	0
784	10	259 West 34th Street	STORE BUILDING	TUNNEL SUPPORT EASEMENT			0.03	0.02	N/A	\$0	\$0	0
784	11	257 West 34th Street	STORE BUILDING	TUNNEL SUPPORT EASEMENT			0.05	0.02	N/A	\$0	\$0	0
784	12	255 West 34th Street	STORE BUILDING	TUNNEL SUPPORT EASEMENT			0.05	0.02	N/A	\$0	\$0	0
784	13	253 West 34th Street	STORE BUILDING	TUNNEL SUPPORT EASEMENT			0.05	0.02	N/A	\$0	\$0	0
784	14	251 West 34th Street	OFFICE BUILDING	TUNNEL SUPPORT EASEMENT			0.05	0.02	N/A	\$0	\$0	0
784	16	247 West 34th Street	COMMERCIAL	TUNNEL SUPPORT EASEMENT			0.05	0.02	N/A	\$0	\$0	0
784	15	249 West 34th Street	OFFICE BUILDING	TUNNEL SUPPORT EASEMENT			0.05	0.02	N/A	\$0	\$0	0
784	17	245 West 34th Street	COMMERCIAL	TUNNEL SUPPORT EASEMENT			0.05	0.02	N/A	\$0	\$0	0
784	18	243 West 34th Street	COMMERCIAL	TUNNEL SUPPORT EASEMENT			0.05	0.02	N/A	\$0	\$0	0

Table 4.2-B Property Interests, Annual Tax Loss and Estimated Job Loss with the Build Alternative - New York

Block	Lot	Property Location	Land Use	Property Interest (A)	Property Interest (B)	Property Interest (C)	Lot Area (Acre)	Area Required (Acre)	Assessed Value	Removed from Tax Roll	Annual Municipal Tax Loss	Estimated Job Loss
784	19	225 West 34th Street	22-STORY OFFICE BUILDING, C6-4	PERMANET SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.52	0.26	N/A	\$0	\$0	0
784	28	223 W 34th Street	FOUR STORY STORE BUILDING	TUNNEL SUPPORT EASEMENT			0.04	0.02	N/A	\$0	\$0	0
784	29	215-221 West 34th Street	SEVEN STORY HOTEL WITH RETAIL	PERMANET SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.23	0.14	N/A	\$0	\$0	0
784	33	213 W 34th Street	ONE STORY STORE BUILDING	PERMANET SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.06	0.05	N/A	\$0	\$0	0
784	34	211 West 34th Street	THREE STORY STORE BUILDING	TUNNEL SUPPORT EASEMENT			0.05	0.02	N/A	\$0	\$0	0
784	39	442 7th Avenue	FOUR STORY OFFICE BUILDING – BANK BUILDING	PERMANENT PROPERTY INTEREST			0.06	0.06	\$1,041,300	\$314,091	\$34,541	0
784	41	446-56 7th Avenue	46-STORY OFFICE BUILDING – TOWER TYPE	TUNNEL SUPPORT EASEMENT			0.34	0.08	N/A	\$0	\$0	8
784	51	212 West 35 Street, New York NY-10001	LOFT BUILDING, M1-6	TUNNEL SUPPORT EASEMENT			0.13	0.03	N/A	\$0	\$0	0
784	54	218 West 35 Street	MISC STORE BULDG, M1-6	PERMANENT PROPERTY INTEREST			0.17	0.17	\$838,800	\$838,800	\$92,243	9
784	60	224 W 35 St	17-STORY, LOFT BUILDING WITH RETAIL/RESIDENTIAL ABOVE 75 FT, M1-6	PERMANET SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.23	0.16	N/A	\$0	\$0	0
784	64	240 W 35 St	17-STORY LOFT OFFICE BUILDING WITH RETAIL, M1-6	PERMANET SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.23	0.15	N/A	\$0	\$0	0
784	68	248 W 35 St	16-STORY LOFT COMMERCIAL WITH RETAIL	PERMANET SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.17	0.11	N/A	\$0	\$0	0
784	71	254 W 35 St	16-STORY LOFT COMMERCIAL WITH RETAIL	PERMANET SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.17	0.11	N/A	\$0	\$0	0
784	74	260 W 35 St	14-STORY LOFT COMMERCIAL WITH RETAIL	PERMANET SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.11	0.08	N/A	\$0	\$0	0
784	77	494 8 Avenue	23-STORY CORNER BLDG WITH COMMERCIAL/RETAIL, M1-6	TUNNEL SUPPORT EASEMENT			0.11	0.04	N/A	\$0	\$0	0

Table 4.2-B Property Interests, Annual Tax Loss and Estimated Job Loss with the Build Alternative - New York

Block	Lot	Property Location	Land Use	Property Interest (A)	Property Interest (B)	Property Interest (C)	Lot Area (Acre)	Area Required (Acre)	Assessed Value	Removed from Tax Roll	Annual Municipal Tax Loss	Estimated Job Loss
784	80	490 8th Avenue	DINER (FRANCHISED)	PERMANET SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.11	0.11	N/A	\$0	\$0	0
809	16	139 W 33 St	RESTAURANT AND BAR	PERMANENT PROPERTY INTEREST			0.06	0.06	\$571,230	\$571,230	\$62,818	4
809	17	137 W 33 St	RESTAURANT AND BAR	PERMANENT PROPERTY INTEREST			0.06	0.06	\$651,600	\$651,600	\$71,656	4
809	18	131 W 33 St	OFFICE COMMERCIAL	TUNNEL SUPPORT EASEMENT			0.28	0.07	N/A	\$0	\$0	0
809	45	1311 Broadway	MULTI – STORY DEPARTMENT STORE	PERMANENT PROPERTY INTEREST	TUNNEL SUPPORT EASEMENT		0.57	0.13	\$22,293,000	\$177,455	\$19,515	15
809	49	108 West 34th Street	OFFICE BUILDING, TEN STORIES AND OVER	PERMANENT PROPERTY INTEREST	PERMANET SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT	0.11	0.20	\$3,027,500	\$265,957	\$29,247	22
809	53	112 West 34th Street	OFFICE BUILDING, TEN STORIES AND OVER	PERMANENT PROPERTY INTEREST	PERMANET SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT	0.83	0.27	\$37,080,000	\$0	\$0	0
809	59	124 West 34th Street	STORE BUILDING	PERMANET SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.06	0.03	N/A	\$0	\$0	0
809	60	126 West 34th Street	STORE BUILDING	PERMANET SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.06	0.05	N/A	\$0	\$0	0
809	61	128 West 34th Street	STORE BUILDING	PERMANET SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.06	0.06	N/A	\$0	\$0	0
809	62	130-32 West 34th Street	STORE BUILDING	PERMANET SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.11	0.11	N/A	\$0	\$0	0
809	64	134 West 34th Street	STORE BUILDING	PERMANET SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.06	0.05	N/A	\$0	\$0	0
809	65	136 West 34th Street	STORE BUILDING	PERMANET SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.06	0.11	N/A	\$0	\$0	0
809	66	138 West 34th Street	MISC STORE/COMMERCIAL	PERMANET SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.06	0.11	N/A	\$0	\$0	0
809	67	140 West 34th Street	COMMERCIAL	PERMANET SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.06	0.06	N/A	\$0	\$0	0

Table 4.2-B Property Interests, Annual Tax Loss and Estimated Job Loss with the Build Alternative - New York

Block	Lot	Property Location	Land Use	Property Interest (A)	Property Interest (B)	Property Interest (C)	Lot Area (Acre)	Area Required (Acre)	Assessed Value	Removed from Tax Roll	Annual Municipal Tax Loss	Estimated Job Loss
809	68	142 West 34th Street	COMMERCIAL	PERMANET SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.06	0.06	N/A	\$0	\$0	0
809	69	144-50 West 34th Street	STORE BUILDING	PERMANET SUBSURFACE EASEMENT	TUNNEL SUPPORT EASEMENT		0.46	0.16	N/A	\$0	\$0	0
809	73	152 West 34th Street	THREE-STORY STORE BUILDING	TUNNEL SUPPORT EASEMENT			0.08	0.03	N/A	\$0	\$0	0
809	80	433 7th Avenue	FOUR STORY, CORNER COMMERCIAL BUILDING	TUNNEL SUPPORT EASEMENT			0.25	0.10	N/A	\$0	\$0	0
810	1	163-67 34th Street	MULTI - STORY DEPARTMENT STORE	TUNNEL SUPPORT EASEMENT			0.79	0.55	N/A	\$0	\$0	0
810	40	1313 Broadway	STORE BUILDING	PERMANENT PROPERTY INTEREST			0.03	0.03	\$1,824,300	\$1,824,300	\$200,618	8
N/A	N/A	8th Ave Between 34th St and 35th St	PUBLIC STREET	PERMANENT SUBSURFACE EASEMENT			N/A	DNA	N/A	\$0	\$0	0
N/A	N/A	30th St and 11th Ave	PUBLIC STREET	PERMANENT SUBSURFACE EASEMENT			N/A	DNA	N/A	\$0	\$0	0
N/A	N/A	12th Ave at 28th Street	PUBLIC STREET	PERMANENT SUBSURFACE EASEMENT			N/A	DNA	N/A	\$0	\$0	0
N/A	N/A	28th St at 12th Ave	PUBLIC STREET	PERMANENT SUBSURFACE EASEMENT			N/A	DNA	N/A	\$0	\$0	0
N/A	N/A	29th St Between 11th Ave and 12th St	PUBLIC STREET	PERMANENT SUBSURFACE EASEMENT			N/A	DNA	N/A	\$0	\$0	0
N/A	N/A	32nd St Between 10th Ave and 11th Ave	PUBLIC STREET	PERMANENT SUBSURFACE EASEMENT			N/A	DNA	N/A	\$0	\$0	0
N/A	N/A	33rd St Between 9th Ave and 10th Ave	PUBLIC STREET	PERMANENT SUBSURFACE EASEMENT			N/A	DNA	N/A	\$0	\$0	0
N/A	N/A	34th St Between 7th Ave and 8th Ave	PUBLIC STREET	PERMANENT SUBSURFACE EASEMENT			N/A	DNA	N/A	\$0	\$0	0
N/A	N/A	35th St Between 7th Ave and 8th Ave	PUBLIC STREET	PERMANENT SUBSURFACE EASEMENT			N/A	DNA	N/A	\$0	\$0	0

Table 4.2-B Property Interests, Annual Tax Loss and Estimated Job Loss with the Build Alternative - New York

Block	Lot	Property Location	Land Use	Property Interest (A)	Property Interest (B)	Property Interest (C)	Lot Area (Acre)	Area Required (Acre)	Assessed Value	Removed from Tax Roll	Annual Municipal Tax Loss	Estimated Job Loss
N/A	N/A	35th St Between 8th Ave and 9th Ave	PUBLIC STREET	PERMANENT SUBSURFACE EASEMENT			N/A	DNA	N/A	\$0	\$0	0
N/A	N/A	34th St Between 5th Ave and Broadway	PUBLIC STREET	PERMANENT SUBSURFACE EASEMENT			N/A	DNA	N/A	\$0	\$0	0
N/A	N/A	8th Ave Between 33rd and 34th St	PUBLIC STREET	PERMANENT SUBSURFACE EASEMENT			N/A	DNA	N/A	\$0	\$0	0
N/A	N/A	7th Ave Between 33rd St and 34th St	PUBLIC STREET	PERMANENT SUBSURFACE EASEMENT			N/A	DNA	N/A	\$0	\$0	0
N/A	N/A	34th St Between 6th and 7th Ave	PUBLIC STREET	PERMANENT SUBSURFACE EASEMENT			N/A	DNA	N/A	\$0	\$0	0
N/A	N/A	10th Ave Between 33rd St and 32nd St	PUBLIC STREET	PERMANENT SUBSURFACE EASEMENT			N/A	DNA	N/A	\$0	\$0	0
									Total	\$13,443,540	\$1,478,386	196

Source: Transit Link Consultants, 2008; THE Partnership, 2008; Urban Land Institute, 2006; New York City Real Estate Tax Portal (<http://www.nyc.gov/html/dof/html/realprop.html>); NYCityProperty (<http://nycserv.nyc.gov/nycproperty/nynav/jsp/selecttbl.jsp>); Co-Star Database

Note: N/A = Not Applicable; DNA = Data Not Available