

ELMWOOD PARK TAX ASSESSOR  
182 MARKET STREET  
ELMWOOD PARK, NJ 07407

**THIS IS NOT A BILL.  
PLEASE SEE REVERSE FOR  
APPEAL INFORMATION.**

District: Elmwood Park  
Bergen County Board of Taxation, 2 Bergen County Plaza, 1st Fl, Hackensack NJ 07601

**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2024**

THIS NOTICE IS REQUIRED UNDER (N.J.S.A. 54:4-38.1)

DATE MAILED: 02/13/24

BLOCK: 902 LOT: 2 QUAL:  
PROPERTY LOCATION: 38 MARKET & RIVER RD CLASS: 4B  
LAND: 6,161,300 BUILDING: 46,040,200 **2024 ASSESSMENT TOTAL: 52,201,500**

NET TAXES BILLED FOR 2023 WERE: \$ 1,561,868.88 2023 ASSESSMENT TOTAL: 11,700,000

XCHANGE MARKET ST LLC POLOGIS TAX  
1800 WAZEE ST, SUITE 500  
DENVER CO 80202

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DATE MAILED: 02/13/24

BLOCK: 1201 LOT: 2.02 QUAL:  
PROPERTY LOCATION: 300 RIVERFRONT BLVD CLASS: 4C  
LAND: 4,970,000 BUILDING: 15,430,000 **2024 ASSESSMENT TOTAL: 20,400,000**

NET TAXES BILLED FOR 2023 WERE: \$ 736,241.44 2023 ASSESSMENT TOTAL: 11,970,000

RIVERWALK III LLC  
301 RIVERFRONT BLVD ST 4  
ELMWOOD PARK, NJ 07407

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BLOCK: 301 LOT: 2 QUAL:  
PROPERTY LOCATION: 100 BROADWAY CLASS: 4A  
LAND: 3,139,200 BUILDING: 11,346,900 **2024 ASSESSMENT TOTAL: 14,486,100**

NET TAXES BILLED FOR 2023 WERE: \$ 433,424.11 2023 ASSESSMENT TOTAL: 14,486,100

RD ELMWD ASSOC RYAN PTS DEPT 800  
PO BOX 1550  
COKEYSVILLE, MD 21030

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BLOCK: 1201 LOT: 3.01 QUAL:  
PROPERTY LOCATION: 400 RIVERFRONT BLVD CLASS: 4C  
LAND: 4,320,000 BUILDING: 9,680,000 **2024 ASSESSMENT TOTAL: 14,000,000**

NET TAXES BILLED FOR 2023 WERE: \$ 418,880.00 2023 ASSESSMENT TOTAL: 14,000,000

RIVERFRONT RESIDENTIAL 1, L.L.C.  
301 RIVERFRONT BLVD, ST 4  
ELMWOOD PARK, NJ 07407

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BLOCK: 1019 LOT: 18.02 QUAL:  
PROPERTY LOCATION: 595 RIVER DRIVE CLASS: 4A  
LAND: 2,127,600 BUILDING: 7,622,400 **2024 ASSESSMENT TOTAL: 9,750,000**

NET TAXES BILLED FOR 2023 WERE: \$ 291,720.00 2023 ASSESSMENT TOTAL: 9,750,000

LKD-3, LLC  
2727 LBJ FREEWAY, ST 206  
DALLAS, TX 75234

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BLOCK: 1201 LOT: 4.01 QUAL:  
PROPERTY LOCATION: 301 RIVERFRONT BLVD CLASS: 4C  
LAND: 2,181,600 BUILDING: 7,087,500 **2024 ASSESSMENT TOTAL:** 9,269,100

NET TAXES BILLED FOR 2023 WERE: \$ 277,331.47 2023 ASSESSMENT TOTAL: 9,269,100

RIVERFRONT RES 2  
301 RIVERFRONT BLVD, ST 4  
ELMWOOD PARK, NJ 07407

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DATE MAILED: 02/13/24

BLOCK: 203    LOT: 1    QUAL:  
PROPERTY LOCATION: GLENWOOD & DONOR & ELMWOOD    CLASS: 4C  
LAND: 4,140,000    BUILDING: 4,967,900    **2024 ASSESSMENT TOTAL: 9,107,900**

NET TAXES BILLED FOR 2023 WERE: \$ 272,508.37    2023 ASSESSMENT TOTAL: 9,107,900

E COAST ELMWOOD VILL LLC/MORGAN PRO  
112 S. FRENCH STREET  
WILMINGTON, DE            19801

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BLOCK: 201 LOT: 3 QUAL:  
PROPERTY LOCATION: 58 BROADWAY CLASS: 4A  
LAND: 1,245,000 BUILDING: 7,548,800 **2024 ASSESSMENT TOTAL: 8,793,800**

NET TAXES BILLED FOR 2023 WERE: \$ 263,110.50 2023 ASSESSMENT TOTAL: 8,793,800

RD ELMWD ASSOC RYAN PTS DEPT 80000  
PO BOX 1550  
COCKEYSVILLE, MD 21030



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BLOCK: 1104 LOT: 17 QUAL:  
PROPERTY LOCATION: 397 E 54TH STREET (REAR) CLASS: 4B  
LAND: 4,019,900 BUILDING: 4,756,600 **2024 ASSESSMENT TOTAL: 8,776,500**

NET TAXES BILLED FOR 2023 WERE: \$ 262,592.88 2023 ASSESSMENT TOTAL: 8,776,500

SG NATIONAL LLC  
1185 SIXTH AVE, 10TH FL  
NEW YORK, NY 10036-2604

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BLOCK: 1202 LOT: 22 QUAL:  
PROPERTY LOCATION: 669 RIVER DRIVE CLASS: 4A  
LAND: 1,956,400 BUILDING: 6,793,600 **2024 ASSESSMENT TOTAL: 8,750,000**

NET TAXES BILLED FOR 2023 WERE: \$ 261,800.00 2023 ASSESSMENT TOTAL: 8,750,000

ACCORDIA RIVER DRIVE LLC DE  
100 PASSAIC AVE STE 100  
FAIRFIELD, NJ 07004

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BLOCK: 1201 LOT: 5.01 QUAL:  
PROPERTY LOCATION: 200 RIVERFRONT BLVD CLASS: 4A  
LAND: 1,356,500 BUILDING: 7,143,500 **2024 ASSESSMENT TOTAL: 8,500,000**

NET TAXES BILLED FOR 2023 WERE: \$ 254,320.00 2023 ASSESSMENT TOTAL: 8,500,000

200 RIVERFRONTBOULEVARD HP LLC  
259 CEDAR LANE  
TEANECK, NJ 07666

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BLOCK: 1019 LOT: 18.01 QUAL:  
PROPERTY LOCATION: 619 RIVER DRIVE CLASS: 4A  
LAND: 2,208,600 BUILDING: 5,791,400 **2024 ASSESSMENT TOTAL: 8,000,000**

NET TAXES BILLED FOR 2023 WERE: \$ 239,360.00 2023 ASSESSMENT TOTAL: 8,000,000

STAGHORN REALTY LLC  
200 SHEFFIELD ST  
MONTAINSIDE, NJ 07092

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BLOCK: 202 LOT: 1 QUAL:  
PROPERTY LOCATION: 96-188 DONOR AVENUE CLASS: 4C  
LAND: 3,600,000 BUILDING: 4,308,400 **2024 ASSESSMENT TOTAL:** 7,908,400

NET TAXES BILLED FOR 2023 WERE: \$ 236,619.33 2023 ASSESSMENT TOTAL: 7,908,400

E COAST ELMWOOD VILL LLC/MORGAN PRO  
112 S. FRENCH STREET  
WILMINGTON, DE 19801

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BLOCK: 1201 LOT: 2.03 QUAL:  
PROPERTY LOCATION: 300 RIVERFRONT BLVD CLASS: 4C  
LAND: 3,930,000 BUILDING: 7,500,000 **2024 ASSESSMENT TOTAL: 11,430,000**

NET TAXES BILLED FOR 2023 WERE: \$ 222,305.60 2023 ASSESSMENT TOTAL: 7,430,000

RIVERWALK III LLC  
301 RIVERFRONT BLVD ST 4  
ELMWOOD PARK, NJ 07407

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BLOCK: 1705 LOT: 1 QUAL:  
PROPERTY LOCATION: 251 ROUTE 46 (WEST) CLASS: 4A  
LAND: 1,738,300 BUILDING: 4,692,700 **2024 ASSESSMENT TOTAL: 6,431,000**

NET TAXES BILLED FOR 2023 WERE: \$ 192,415.52 2023 ASSESSMENT TOTAL: 6,431,000

F W WEBB CO MA CORP ETAL  
160 MIDDLESEX TPKE  
BEDFORD, MA 01730

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BLOCK: 902 LOT: 4 QUAL:  
PROPERTY LOCATION: 41 SLATER DRIVE CLASS: 4B  
LAND: 2,188,800 BUILDING: 3,965,500 **2024 ASSESSMENT TOTAL: 6,154,300**

NET TAXES BILLED FOR 2023 WERE: \$ 184,136.66 2023 ASSESSMENT TOTAL: 6,154,300

COLFIN 2019-4 I.O.LLC LINK LOGISTIC  
PO BOX 2980  
CHICAGO IL 60690



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BLOCK: 608 LOT: 1.X QUAL:  
PROPERTY LOCATION: 15 RIVER ROAD CLASS: 4A  
LAND: 0 BUILDING: 6,061,100 **2024 ASSESSMENT TOTAL: 6,061,100**

NET TAXES BILLED FOR 2023 WERE: \$ 181,348.11 2023 ASSESSMENT TOTAL: 6,061,100

PRIME ENERGY ELMWOOD ENERGY LLC  
601 CARLSON PARKWAY ST760  
MINNETONKA, MN 55305

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BLOCK: 608 LOT: 1 QUAL:  
PROPERTY LOCATION: 456-544 RIVER DRIVE CLASS: 4B  
LAND: 3,840,700 BUILDING: 2,142,100 **2024 ASSESSMENT TOTAL: 5,982,800**

NET TAXES BILLED FOR 2023 WERE: \$ 179,005.38 2023 ASSESSMENT TOTAL: 5,982,800

MARCAL MFTG LLC NEXBANK SSB  
13455 NOEL RD. SUITE 2200  
DALLAS, TEX. 07407-1401

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BLOCK: 1411 LOT: 4 QUAL:  
PROPERTY LOCATION: 487 EDWARD ROSS DRIVE CLASS: 4A  
LAND: 1,969,200 BUILDING: 3,959,400 **2024 ASSESSMENT TOTAL:** 5,928,600

NET TAXES BILLED FOR 2023 WERE: \$ 177,383.71 2023 ASSESSMENT TOTAL: 5,928,600

487 EDWARD ROSS DRIVE LLC  
25 MAIN ST CT PLZA N #600  
HACKENSACK, NJ 07601

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BLOCK: 610 LOT: 1.01 QUAL:  
PROPERTY LOCATION: 25 MARKET STREET CLASS: 4B  
LAND: 5,768,800 BUILDING: 5,000,000 **2024 ASSESSMENT TOTAL: 10,768,800**

NET TAXES BILLED FOR 2023 WERE: \$ 172,602.50 2023 ASSESSMENT TOTAL: 5,768,800

CHIPT NEWARK ELMWOOD PARK LLC  
3819 MAPLE AVE  
DALLAS, TX 75219

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BLOCK: 1411 LOT: 2 QUAL:  
PROPERTY LOCATION: 475 MARKET STREET CLASS: 4B  
LAND: 583,200 BUILDING: 5,066,800 **2024 ASSESSMENT TOTAL: 5,650,000**

NET TAXES BILLED FOR 2023 WERE: \$ 169,048.00 2023 ASSESSMENT TOTAL: 5,650,000

475 MARKET ST CARL RIZZO, ESQ  
25 MAIN ST  
SOUTH HACKENSACK NJ 07601

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BLOCK: 302 LOT: 1 QUAL:  
PROPERTY LOCATION: 180 BROADWAY CLASS: 4A  
LAND: 3,304,800 BUILDING: 2,162,200 **2024 ASSESSMENT TOTAL: 5,467,000**

NET TAXES BILLED FOR 2023 WERE: \$ 163,572.64 2023 ASSESSMENT TOTAL: 5,467,000

ONE EIGHTY BROADWAY, LLC  
999 RIVERVIEW DR/POB 699  
TOTOWA, NJ 07511

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BLOCK: 202 LOT: 2 QUAL:  
PROPERTY LOCATION: 44-120 MOLA BOULEVARD CLASS: 4C  
LAND: 2,115,000 BUILDING: 2,448,800 **2024 ASSESSMENT TOTAL: 4,563,800**

NET TAXES BILLED FOR 2023 WERE: \$ 136,548.90 2023 ASSESSMENT TOTAL: 4,563,800

E COAST ELMWOOD VILL LLC/MORGAN PRO  
112 S. FRENCH STREET  
WILMINGTON, DE 19801

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BLOCK: 1406 LOT: 7 QUAL:  
PROPERTY LOCATION: 1 PAUL KOHNER PLACE CLASS: 4B  
LAND: 2,088,400 BUILDING: 2,403,400 **2024 ASSESSMENT TOTAL: 4,491,800**

NET TAXES BILLED FOR 2023 WERE: \$ 134,394.66 2023 ASSESSMENT TOTAL: 4,491,800

TAMARISK KOHNER PLACE LLC  
4350 LA JOLLA VILLAGE DR  
SAN DIEGO, CA 92122



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BLOCK: 201 LOT: 1 QUAL:  
PROPERTY LOCATION: RIVER DRIVE & BWAY CLASS: 4C  
LAND: 2,430,000 BUILDING: 2,070,000 **2024 ASSESSMENT TOTAL: 4,500,000**

NET TAXES BILLED FOR 2023 WERE: \$ 133,390.00 2023 ASSESSMENT TOTAL: 4,500,000

PARKVIEW CO-OP C/O TRI-CITY REALTY  
P.O. BOX 145  
TOTOWA, NJ 07511

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BLOCK: 301 LOT: 1 QUAL:  
PROPERTY LOCATION: 25-79 MOLA BOULEVARD CLASS: 4C  
LAND: 2,025,000 BUILDING: 2,398,200 **2024 ASSESSMENT TOTAL: 4,423,200**

NET TAXES BILLED FOR 2023 WERE: \$ 132,342.14 2023 ASSESSMENT TOTAL: 4,423,200

E COAST ELMWOOD VILL LLC/MORGAN PRO  
112 S. FRENCH STREET  
WILMINGTON, DE 19801-0003

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BLOCK: 610 LOT: 1.02 QUAL:  
PROPERTY LOCATION: 1 MARKET STREET CLASS: 4B  
LAND: 3,285,400 BUILDING: 1,000,000 **2024 ASSESSMENT TOTAL: 4,285,400**

NET TAXES BILLED FOR 2023 WERE: \$ 128,219.17 2023 ASSESSMENT TOTAL: 4,285,400

MARCAL MANUFACTURING, LLC  
1 MARKET STREET  
ELMWOOD PARK, NJ 07407

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BLOCK: 120 LOT: 1 QUAL:  
PROPERTY LOCATION: 1 BROADWAY CLASS: 4A  
LAND: 688,500 BUILDING: 3,532,300 **2024 ASSESSMENT TOTAL: 4,220,800**

NET TAXES BILLED FOR 2023 WERE: \$ 126,286.34 2023 ASSESSMENT TOTAL: 4,220,800

ONE ELMWOOD PARK, LLC  
855 LEXINGTON AVE 3RD FL  
NEW YORK NY 10021-6640

ELMWOOD PARK TAX ASSESSOR  
182 MARKET STREET  
ELMWOOD PARK, NJ 07407

**THIS IS NOT A BILL.  
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District: Elmwood Park  
Bergen County Board of Taxation, 2 Bergen County Plaza, 1st Fl, Hackensack NJ 07601

**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2024**

THIS NOTICE IS REQUIRED UNDER (N.J.S.A. 54:4-38.1)

DATE MAILED: 02/13/24

BLOCK: 1407 LOT: 2 QUAL:  
PROPERTY LOCATION: 5 BOUMAR PLACE CLASS: 4B  
LAND: 1,212,400 BUILDING: 2,889,800 **2024 ASSESSMENT TOTAL: 4,102,200**

NET TAXES BILLED FOR 2023 WERE: \$ 122,737.82 2023 ASSESSMENT TOTAL: 4,102,200

SENSIBLE FOODS LLC  
250 PEHLE AVE, SUITE 200  
SADDLE BROOK, NJ 07663

ELMWOOD PARK TAX ASSESSOR  
182 MARKET STREET  
ELMWOOD PARK, NJ 07407

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2024**

THIS NOTICE IS REQUIRED UNDER (N.J.S.A. 54:4-38.1)

DATE MAILED: 02/13/24

BLOCK: 201 LOT: 5 QUAL:  
PROPERTY LOCATION: 75-135 ELMWOOD TERRACE CLASS: 4C  
LAND: 1,755,000 BUILDING: 2,181,300 **2024 ASSESSMENT TOTAL:** 3,936,300

NET TAXES BILLED FOR 2023 WERE: \$ 117,774.10 2023 ASSESSMENT TOTAL: 3,936,300

E COAST ELMWOOD VILL LLC/MORGAN PRO  
112 S. FRENCH STREET  
WILMINGTON, DE 19801

ELMWOOD PARK TAX ASSESSOR  
182 MARKET STREET  
ELMWOOD PARK, NJ 07407

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2024**

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DATE MAILED: 02/13/24

BLOCK: 307 LOT: 1 QUAL:  
PROPERTY LOCATION: 16TH & IOZZIA & 14TH AVES CLASS: 4C  
LAND: 2,700,000 BUILDING: 1,205,300 **2024 ASSESSMENT TOTAL: 3,905,300**

NET TAXES BILLED FOR 2023 WERE: \$ 116,846.58 2023 ASSESSMENT TOTAL: 3,905,300

ELMWOOD TERRACE INC  
155 RIVERSIDE DR  
NEW YORK NY 10024-2207

ELMWOOD PARK TAX ASSESSOR  
182 MARKET STREET  
ELMWOOD PARK, NJ 07407

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2024**

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DATE MAILED: 02/13/24

BLOCK: 1411 LOT: 3 QUAL:  
PROPERTY LOCATION: 481 EDWARD ROSS DRIVE CLASS: 4B  
LAND: 1,036,800 BUILDING: 2,850,800 **2024 ASSESSMENT TOTAL: 3,887,600**

NET TAXES BILLED FOR 2023 WERE: \$ 116,316.99 2023 ASSESSMENT TOTAL: 3,887,600

481 EDWARD ROSS DRIVE ASSOC LLC  
25 MAIN ST COURT PLAZA N  
HACKENSACK, NJ 07601



ELMWOOD PARK TAX ASSESSOR  
182 MARKET STREET  
ELMWOOD PARK, NJ 07407

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DATE MAILED: 02/13/24

BLOCK: 1407 LOT: 1 QUAL:  
PROPERTY LOCATION: 465 MOLA BOULEVARD CLASS: 4B  
LAND: 2,180,900 BUILDING: 1,648,500 **2024 ASSESSMENT TOTAL: 3,829,400**

NET TAXES BILLED FOR 2023 WERE: \$ 114,575.65 2023 ASSESSMENT TOTAL: 3,829,400

BAM MOLA LLC  
401 EDGEWATER PL #265  
WAKEFIELD, MA 01880

ELMWOOD PARK TAX ASSESSOR  
182 MARKET STREET  
ELMWOOD PARK, NJ 07407

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DATE MAILED: 02/13/24

BLOCK: 301 LOT: 3 QUAL:  
PROPERTY LOCATION: 42-82 IOZIA TERRACE CLASS: 4C  
LAND: 1,845,000 BUILDING: 1,954,500 **2024 ASSESSMENT TOTAL: 3,799,500**

NET TAXES BILLED FOR 2023 WERE: \$ 113,681.04 2023 ASSESSMENT TOTAL: 3,799,500

ELMWOOD TERRACE INC  
155 RIVERSIDE DR  
NEW YORK NY 10024-2207

ELMWOOD PARK TAX ASSESSOR  
182 MARKET STREET  
ELMWOOD PARK, NJ 07407

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BLOCK: 1720 LOT: 1 QUAL:  
PROPERTY LOCATION: 72-180 KIPP AVENUE CLASS: 4B  
LAND: 1,424,900 BUILDING: 2,196,900 **2024 ASSESSMENT TOTAL: 3,621,800**

NET TAXES BILLED FOR 2023 WERE: \$ 108,364.26 2023 ASSESSMENT TOTAL: 3,621,800

CENTRAL BERGEN PROPERTIES  
141 LANZA AVE  
GARFIELD NJ 07026-3530

ELMWOOD PARK TAX ASSESSOR  
182 MARKET STREET  
ELMWOOD PARK, NJ 07407

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DATE MAILED: 02/13/24

BLOCK: 1201 LOT: 2.04 QUAL:  
PROPERTY LOCATION: 300 RIVERFRONT BLVD CLASS: 4C  
LAND: 3,615,000 BUILDING: 1,440,000 **2024 ASSESSMENT TOTAL: 5,055,000**

NET TAXES BILLED FOR 2023 WERE: \$ 108,160.80 2023 ASSESSMENT TOTAL: 3,615,000

RIVERWALK III LLC  
301 RIVERFRONT BLVD ST 4  
ELMWOOD PARK, NJ 07407

ELMWOOD PARK TAX ASSESSOR  
182 MARKET STREET  
ELMWOOD PARK, NJ 07407

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BLOCK: 1407 LOT: 15 QUAL:  
PROPERTY LOCATION: 475 MOLA BOULEVARD CLASS: 4A  
LAND: 843,500 BUILDING: 2,716,800 **2024 ASSESSMENT TOTAL: 3,560,300**

NET TAXES BILLED FOR 2023 WERE: \$ 106,524.18 2023 ASSESSMENT TOTAL: 3,560,300

475B ELMWOOD PARK LLC  
104 CHESTNUT STREET #300  
RIDGEWOOD, NJ 07450

ELMWOOD PARK TAX ASSESSOR  
182 MARKET STREET  
ELMWOOD PARK, NJ 07407

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DATE MAILED: 02/13/24

BLOCK: 902 LOT: 10 QUAL:  
PROPERTY LOCATION: SLATER DRIVE CLASS: 1  
LAND: 3,300,000 BUILDING: 0 **2024 ASSESSMENT TOTAL: 3,300,000**

NET TAXES BILLED FOR 2023 WERE: \$ 98,736.00 2023 ASSESSMENT TOTAL: 3,300,000

EXCHANGE MARKET STREET LLC  
1800 WAZEE ST, SUITE 500  
DENVER, CO 80202

ELMWOOD PARK TAX ASSESSOR  
182 MARKET STREET  
ELMWOOD PARK, NJ 07407

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BLOCK: 1711 LOT: 1 QUAL:  
PROPERTY LOCATION: 200 ROUTE 46 (EAST) CLASS: 4A  
LAND: 1,784,700 BUILDING: 1,438,500 **2024 ASSESSMENT TOTAL: 3,223,200**

NET TAXES BILLED FOR 2023 WERE: \$ 96,438.14 2023 ASSESSMENT TOTAL: 3,223,200

200 PARKWAY LLC  
30 PARK AVENUE  
LINDEN, NJ 07036

ELMWOOD PARK TAX ASSESSOR  
182 MARKET STREET  
ELMWOOD PARK, NJ 07407

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BLOCK: 1104 LOT: 15 QUAL:  
PROPERTY LOCATION: 98 A MAIN AVE REAR CLASS: 4B  
LAND: 1,166,200 BUILDING: 1,965,000 **2024 ASSESSMENT TOTAL: 3,131,200**

NET TAXES BILLED FOR 2023 WERE: \$ 93,685.50 2023 ASSESSMENT TOTAL: 3,131,200

GRANT PROPTY III LLC  
125 MAIN ST  
ELMWOOD PARK, NJ 07407



ELMWOOD PARK TAX ASSESSOR  
182 MARKET STREET  
ELMWOOD PARK, NJ 07407

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BLOCK: 1411 LOT: 8 QUAL:  
PROPERTY LOCATION: 491 EDWARD ROSS DRIVE CLASS: 4A  
LAND: 1,015,200 BUILDING: 2,109,500 **2024 ASSESSMENT TOTAL: 3,124,700**

NET TAXES BILLED FOR 2023 WERE: \$ 93,491.02 2023 ASSESSMENT TOTAL: 3,124,700

481 EDWARD ROSS DRIVE ASSOC LLC  
25 MAIN ST COURT PLAZA N  
HACKENSACK, NJ 07601

ELMWOOD PARK TAX ASSESSOR  
182 MARKET STREET  
ELMWOOD PARK, NJ 07407

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DATE MAILED: 02/13/24

BLOCK: 1406 LOT: 12 QUAL:  
PROPERTY LOCATION: 449 MARKET STREET CLASS: 4A  
LAND: 963,900 BUILDING: 1,956,100 **2024 ASSESSMENT TOTAL: 2,920,000**

NET TAXES BILLED FOR 2023 WERE: \$ 87,366.40 2023 ASSESSMENT TOTAL: 2,920,000

429 MARKET ST ASSOC C/O VAP INT'L  
1 STEVENS RD APT 1  
WALLINGTON NJ 07057-2743

ELMWOOD PARK TAX ASSESSOR  
182 MARKET STREET  
ELMWOOD PARK, NJ 07407

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DATE MAILED: 02/13/24

BLOCK: 201 LOT: 2 QUAL:  
PROPERTY LOCATION: 30 BROADWAY CLASS: 4A  
LAND: 1,242,000 BUILDING: 1,559,600 **2024 ASSESSMENT TOTAL: 2,801,600**

NET TAXES BILLED FOR 2023 WERE: \$ 83,823.87 2023 ASSESSMENT TOTAL: 2,801,600

THIRTY BROADWAY LLC  
999 RIVERVIEW DR BOX 699  
TOTOWA, NJ 07511

ELMWOOD PARK TAX ASSESSOR  
182 MARKET STREET  
ELMWOOD PARK, NJ 07407

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DATE MAILED: 02/13/24

BLOCK: 316 LOT: 8 QUAL:

PROPERTY LOCATION: 95-115 MOLA BLVD & 16 CLASS: 4C

LAND: 1,260,000 BUILDING: 1,506,700 **2024 ASSESSMENT TOTAL: 2,766,700**

NET TAXES BILLED FOR 2023 WERE: \$ 82,779.66 2023 ASSESSMENT TOTAL: 2,766,700

E COAST ELMWOOD VILL LLC/MORGAN PRO  
112 S. FRENCH STREET  
WILMINGTON, DE 19801

ELMWOOD PARK TAX ASSESSOR  
182 MARKET STREET  
ELMWOOD PARK, NJ 07407

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DATE MAILED: 02/13/24

BLOCK: 302 LOT: 2 QUAL:  
PROPERTY LOCATION: 1-17 TO 1-67 14TH AVENUE CLASS: 4C  
LAND: 1,215,000 BUILDING: 1,509,500 **2024 ASSESSMENT TOTAL: 2,724,500**

NET TAXES BILLED FOR 2023 WERE: \$ 81,517.04 2023 ASSESSMENT TOTAL: 2,724,500

ELMWOOD TERRACE INC  
155 RIVERSIDE DR  
NEW YORK NY 10024-2207

ELMWOOD PARK TAX ASSESSOR  
182 MARKET STREET  
ELMWOOD PARK, NJ 07407

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2024**

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DATE MAILED: 02/13/24

BLOCK: 1410 LOT: 4 QUAL:  
PROPERTY LOCATION: 430 MARKET STREET CLASS: 4A  
LAND: 1,345,200 BUILDING: 1,302,000 **2024 ASSESSMENT TOTAL: 2,647,200**

NET TAXES BILLED FOR 2023 WERE: \$ 79,204.22 2023 ASSESSMENT TOTAL: 2,647,200

PUCCIO IV,LLC  
PO BOX 276  
NORWOOD NJ 07648

ELMWOOD PARK TAX ASSESSOR  
182 MARKET STREET  
ELMWOOD PARK, NJ 07407

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DATE MAILED: 02/13/24

BLOCK: 1104 LOT: 16 QUAL:  
PROPERTY LOCATION: 96 REAR MAIN AVENUE CLASS: 4B  
LAND: 841,300 BUILDING: 1,774,600 **2024 ASSESSMENT TOTAL: 2,615,900**

NET TAXES BILLED FOR 2023 WERE: \$ 78,267.73 2023 ASSESSMENT TOTAL: 2,615,900

GRANT PROPERTIES IV LLC  
125 MAIN AVE  
ELMWOOD PARK, NJ 07407

ELMWOOD PARK TAX ASSESSOR  
182 MARKET STREET  
ELMWOOD PARK, NJ 07407

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2024**

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DATE MAILED: 02/13/24

BLOCK: 1810 LOT: 6 QUAL:  
PROPERTY LOCATION: 109 MIDLAND AVENUE CLASS: 4A  
LAND: 1,749,600 BUILDING: 850,400 **2024 ASSESSMENT TOTAL: 2,600,000**

NET TAXES BILLED FOR 2023 WERE: \$ 77,792.00 2023 ASSESSMENT TOTAL: 2,600,000

DECAN REALTY  
109 MIDLAND AVE  
ELMWOOD PARK NJ 07407-2441



ELMWOOD PARK TAX ASSESSOR  
182 MARKET STREET  
ELMWOOD PARK, NJ 07407

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DATE MAILED: 02/13/24

BLOCK: 1710 LOT: 2 QUAL:  
PROPERTY LOCATION: 220 ROUTE 46 (EAST) CLASS: 4A  
LAND: 2,344,700 BUILDING: 240,600 **2024 ASSESSMENT TOTAL: 2,585,300**

NET TAXES BILLED FOR 2023 WERE: \$ 77,352.18 2023 ASSESSMENT TOTAL: 2,585,300

HALMORE PROPERTY LLC  
236 ROUTE 46 E BOX 528  
SADDLE BROOK, NJ 07663

ELMWOOD PARK TAX ASSESSOR  
182 MARKET STREET  
ELMWOOD PARK, NJ 07407

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DATE MAILED: 02/13/24

BLOCK: 1406 LOT: 9 QUAL:  
PROPERTY LOCATION: 5 PAUL KOHNER PLACE CLASS: 4B  
LAND: 1,492,900 BUILDING: 1,007,100 **2024 ASSESSMENT TOTAL: 2,500,000**

NET TAXES BILLED FOR 2023 WERE: \$ 74,800.00 2023 ASSESSMENT TOTAL: 2,500,000

PENN COLOR INC  
400 OLD DUBIN PIKE  
DOYLESTOWN PA 18901

ELMWOOD PARK TAX ASSESSOR  
182 MARKET STREET  
ELMWOOD PARK, NJ 07407

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BLOCK: 1405 LOT: 2 QUAL:  
PROPERTY LOCATION: 19 WALLACE STREET CLASS: 4B  
LAND: 1,897,200 BUILDING: 575,200 **2024 ASSESSMENT TOTAL: 2,472,400**

NET TAXES BILLED FOR 2023 WERE: \$ 73,974.21 2023 ASSESSMENT TOTAL: 2,472,400

RANDY SCOTT CORP.  
100 W FRANKLIN STREET  
HACKENSACK NJ 07601

ELMWOOD PARK TAX ASSESSOR  
182 MARKET STREET  
ELMWOOD PARK, NJ 07407

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DATE MAILED: 02/13/24

BLOCK: 201 LOT: 6 QUAL:  
PROPERTY LOCATION: 5-65 ELMWOOD TERRACE CLASS: 4C  
LAND: 1,035,000 BUILDING: 1,245,000 **2024 ASSESSMENT TOTAL: 2,280,000**

NET TAXES BILLED FOR 2023 WERE: \$ 67,217.60 2023 ASSESSMENT TOTAL: 2,280,000

ELMWOOD CO-OP APT CORNER PROP MNGM  
200 VALLEY ROAD SUITE 108  
MT. ARLINGTON, NJ 07856

ELMWOOD PARK TAX ASSESSOR  
182 MARKET STREET  
ELMWOOD PARK, NJ 07407

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DATE MAILED: 02/13/24

BLOCK: 1706 LOT: 1 QUAL:  
PROPERTY LOCATION: 213 ROUTE 46 (WEST) CLASS: 4A  
LAND: 1,298,200 BUILDING: 822,200 **2024 ASSESSMENT TOTAL: 2,120,400**

NET TAXES BILLED FOR 2023 WERE: \$ 63,442.37 2023 ASSESSMENT TOTAL: 2,120,400

ZOHRA LLC NJ  
33 COLUMBUS AVE  
TOTOWA, NJ 07512

ELMWOOD PARK TAX ASSESSOR  
182 MARKET STREET  
ELMWOOD PARK, NJ 07407

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DATE MAILED: 02/13/24

BLOCK: 1411 LOT: 6 QUAL:  
PROPERTY LOCATION: 2 MIDLAND AVENUE CLASS: 4B  
LAND: 1,522,800 BUILDING: 549,100 **2024 ASSESSMENT TOTAL: 2,071,900**

NET TAXES BILLED FOR 2023 WERE: \$ 61,991.25 2023 ASSESSMENT TOTAL: 2,071,900

KLEIN LAND GROUP LLC  
4 MIDLAND AVENUE  
ELMWOOD PARK, NJ 07407

ELMWOOD PARK TAX ASSESSOR  
182 MARKET STREET  
ELMWOOD PARK, NJ 07407

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DATE MAILED: 02/13/24

BLOCK: 1706 LOT: 3 QUAL:  
PROPERTY LOCATION: 231 ROUTE 46 (WEST) CLASS: 4A  
LAND: 1,685,000 BUILDING: 650,000 **2024 ASSESSMENT TOTAL: 2,335,000**

NET TAXES BILLED FOR 2023 WERE: \$ 59,840.00 2023 ASSESSMENT TOTAL: 2,000,000

46 WENDY'S LLC  
1534 ROUTE 23 NORTH  
WAYNE, NJ 07470

ELMWOOD PARK TAX ASSESSOR  
182 MARKET STREET  
ELMWOOD PARK, NJ 07407

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DATE MAILED: 02/13/24

BLOCK: 204 LOT: 10 QUAL:  
PROPERTY LOCATION: 40-60 ELMWOOD TERRACE CLASS: 4C  
LAND: 1,080,000 BUILDING: 920,000 **2024 ASSESSMENT TOTAL: 2,000,000**

NET TAXES BILLED FOR 2023 WERE: \$ 59,840.00 2023 ASSESSMENT TOTAL: 2,000,000

GLENWOOD PLAZA INC  
155 RIVERSIDE DR  
NEW YORK NY 10024-2207



ELMWOOD PARK TAX ASSESSOR  
182 MARKET STREET  
ELMWOOD PARK, NJ 07407

**THIS IS NOT A BILL.  
PLEASE SEE REVERSE FOR  
APPEAL INFORMATION.**

District: Elmwood Park  
Bergen County Board of Taxation, 2 Bergen County Plaza, 1st Fl, Hackensack NJ 07601

**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2024**

THIS NOTICE IS REQUIRED UNDER (N.J.S.A. 54:4-38.1)

DATE MAILED: 02/13/24

BLOCK: 804 LOT: 6 QUAL:  
PROPERTY LOCATION: 125 MAIN AVENUE CLASS: 4B  
LAND: 506,900 BUILDING: 1,477,700 **2024 ASSESSMENT TOTAL: 1,984,600**

NET TAXES BILLED FOR 2023 WERE: \$ 59,379.23 2023 ASSESSMENT TOTAL: 1,984,600

CHAR-MIKE REALTY CO.  
125 MAIN AVE  
ELMWOOD PARK NJ 07407-3203

ELMWOOD PARK TAX ASSESSOR  
182 MARKET STREET  
ELMWOOD PARK, NJ 07407

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2024**

THIS NOTICE IS REQUIRED UNDER (N.J.S.A. 54:4-38.1)

DATE MAILED: 02/13/24

BLOCK: 1406 LOT: 10 QUAL:  
PROPERTY LOCATION: 7 PAUL KOHNER PLACE CLASS: 4B  
LAND: 709,200 BUILDING: 1,248,500 **2024 ASSESSMENT TOTAL: 1,957,700**

NET TAXES BILLED FOR 2023 WERE: \$ 58,574.38 2023 ASSESSMENT TOTAL: 1,957,700

PJF REALTY,LLC  
7 PAUL KOHNER PL  
ELMWOOD PARK, NJ 07407

ELMWOOD PARK TAX ASSESSOR  
182 MARKET STREET  
ELMWOOD PARK, NJ 07407

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DATE MAILED: 02/13/24

BLOCK: 1406 LOT: 8 QUAL:  
PROPERTY LOCATION: 30 PAUL KOHNER PLACE CLASS: 4A  
LAND: 1,234,800 BUILDING: 708,500 **2024 ASSESSMENT TOTAL: 1,943,300**

NET TAXES BILLED FOR 2023 WERE: \$ 58,143.54 2023 ASSESSMENT TOTAL: 1,943,300

PENN COLOR INC  
400 OLD DUBLIN PIKE  
DOYLESTOWN PA 18901

ELMWOOD PARK TAX ASSESSOR  
182 MARKET STREET  
ELMWOOD PARK, NJ 07407

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DATE MAILED: 02/13/24

BLOCK: 804 LOT: 11 QUAL:  
PROPERTY LOCATION: 75 MAIN AVENUE CLASS: 4A  
LAND: 917,900 BUILDING: 977,200 **2024 ASSESSMENT TOTAL:** 1,895,100

NET TAXES BILLED FOR 2023 WERE: \$ 56,701.39 2023 ASSESSMENT TOTAL: 1,895,100

E. PARK REALTY L.P.  
75 MAIN AVE # 9410  
ELMWOOD PARK NJ 07407-3203

ELMWOOD PARK TAX ASSESSOR  
182 MARKET STREET  
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DATE MAILED: 02/13/24

BLOCK: 201 LOT: 4 QUAL:  
PROPERTY LOCATION: 80 BROADWAY CLASS: 4A  
LAND: 1,233,600 BUILDING: 634,000 **2024 ASSESSMENT TOTAL: 1,867,600**

NET TAXES BILLED FOR 2023 WERE: \$ 55,878.59 2023 ASSESSMENT TOTAL: 1,867,600

RD ELMWD ASSOC RYAN PTS DEPT 800  
PO BOX 1550  
COCKEYSVILLE, MD 21030

ELMWOOD PARK TAX ASSESSOR  
182 MARKET STREET  
ELMWOOD PARK, NJ 07407

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DATE MAILED: 02/13/24

BLOCK: 1508 LOT: 20.01 QUAL:  
PROPERTY LOCATION: 593 MARKET STREET CLASS: 4A  
LAND: 800,300 BUILDING: 1,049,700 **2024 ASSESSMENT TOTAL: 1,850,000**

NET TAXES BILLED FOR 2023 WERE: \$ 55,352.00 2023 ASSESSMENT TOTAL: 1,850,000

ELMWOOD PARK CAPITAL LLC  
104 WILMIT ROAD  
DEERFIELD, IL 60015

ELMWOOD PARK TAX ASSESSOR  
182 MARKET STREET  
ELMWOOD PARK, NJ 07407

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DATE MAILED: 02/13/24

BLOCK: 1401 LOT: 2 QUAL:  
PROPERTY LOCATION: 180 VAN RIPER AVENUE CLASS: 4B  
LAND: 694,300 BUILDING: 1,105,700 **2024 ASSESSMENT TOTAL: 1,800,000**

NET TAXES BILLED FOR 2023 WERE: \$ 53,856.00 2023 ASSESSMENT TOTAL: 1,800,000

T&T ELMWOOD INVESTMENT LLC  
25 INDEPENDENCE BLVD  
WARREN, NJ 07059

ELMWOOD PARK TAX ASSESSOR  
182 MARKET STREET  
ELMWOOD PARK, NJ 07407

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DATE MAILED: 02/13/24

BLOCK: 902 LOT: 3 QUAL:  
PROPERTY LOCATION: SLATER DRIVE CLASS: 4B  
LAND: 1,710,000 BUILDING: 35,700 **2024 ASSESSMENT TOTAL: 1,745,700**

NET TAXES BILLED FOR 2023 WERE: \$ 52,231.34 2023 ASSESSMENT TOTAL: 1,745,700

COLFIN 2019-4 I.O.LLC LINK LOGISTIC  
PO BOX 2980  
CHICAGO IL 60690



ELMWOOD PARK TAX ASSESSOR  
182 MARKET STREET  
ELMWOOD PARK, NJ 07407

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BLOCK: 1508 LOT: 12 QUAL:  
PROPERTY LOCATION: 4 MIDLAND AVENUE CLASS: 4A  
LAND: 487,100 BUILDING: 1,246,100 **2024 ASSESSMENT TOTAL: 1,733,200**

NET TAXES BILLED FOR 2023 WERE: \$ 51,857.34 2023 ASSESSMENT TOTAL: 1,733,200

KLEIN, HOWARD  
4 MIDLAND AVE  
ELMWOOD PARK NJ 07407-3115

ELMWOOD PARK TAX ASSESSOR  
182 MARKET STREET  
ELMWOOD PARK, NJ 07407

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DATE MAILED: 02/13/24

BLOCK: 1002 LOT: 25 QUAL:  
PROPERTY LOCATION: LINDEN AVE & WEST STREET CLASS: 4C  
LAND: 720,000 BUILDING: 988,600 **2024 ASSESSMENT TOTAL:** 1,708,600

NET TAXES BILLED FOR 2023 WERE: \$ 51,121.31 2023 ASSESSMENT TOTAL: 1,708,600

JGSR REALTY LLC  
435 HUDSON ST  
HACKENSACK, NJ 07601

ELMWOOD PARK TAX ASSESSOR  
182 MARKET STREET  
ELMWOOD PARK, NJ 07407

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BLOCK: 1510 LOT: 2 QUAL:  
PROPERTY LOCATION: 37 MIDLAND AVENUE CLASS: 4B  
LAND: 480,200 BUILDING: 1,203,700 **2024 ASSESSMENT TOTAL: 1,683,900**

NET TAXES BILLED FOR 2023 WERE: \$ 50,382.29 2023 ASSESSMENT TOTAL: 1,683,900

GJS PROPERTIES, LLC  
37 MIDLAND AVE  
ELMWOOD PARK NJ 07407-2611

ELMWOOD PARK TAX ASSESSOR  
182 MARKET STREET  
ELMWOOD PARK, NJ 07407

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BLOCK: 1701 LOT: 4 QUAL:  
PROPERTY LOCATION: 85 BANK STREET CLASS: 4A  
LAND: 940,500 BUILDING: 730,000 **2024 ASSESSMENT TOTAL:** 1,670,500

NET TAXES BILLED FOR 2023 WERE: \$ 49,981.36 2023 ASSESSMENT TOTAL: 1,670,500

AMERCO REAL ESTATE CO  
2727 N CENTRAL AVE  
PHOENIX, AZ 85004

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182 MARKET STREET  
ELMWOOD PARK, NJ 07407

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BLOCK: 1407 LOT: 13 QUAL:  
PROPERTY LOCATION: 495 MOLA BOULEVARD CLASS: 4B  
LAND: 639,000 BUILDING: 1,021,200 **2024 ASSESSMENT TOTAL: 1,660,200**

NET TAXES BILLED FOR 2023 WERE: \$ 49,673.18 2023 ASSESSMENT TOTAL: 1,660,200

495 BOULEVARD ASSOC., LLC  
495 MOLA BLVD SUITE 2  
ELMWOOD PARK NJ 07407

ELMWOOD PARK TAX ASSESSOR  
182 MARKET STREET  
ELMWOOD PARK, NJ 07407

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BLOCK: 804 LOT: 7 QUAL:  
PROPERTY LOCATION: 103 MAIN AVENUE CLASS: 4A  
LAND: 393,300 BUILDING: 1,258,800 **2024 ASSESSMENT TOTAL: 1,652,100**

NET TAXES BILLED FOR 2023 WERE: \$ 49,430.83 2023 ASSESSMENT TOTAL: 1,652,100

GRANATELL BROTHERS, L.L.C.  
125 MAIN AVE  
ELMWOOD PARK, NJ 07407-3222

ELMWOOD PARK TAX ASSESSOR  
182 MARKET STREET  
ELMWOOD PARK, NJ 07407

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DATE MAILED: 02/13/24

BLOCK: 1210 LOT: 1 QUAL:  
PROPERTY LOCATION: 44-60 ROUTE 46 (EAST) CLASS: 4A  
LAND: 1,080,000 BUILDING: 540,900 **2024 ASSESSMENT TOTAL: 1,620,900**

NET TAXES BILLED FOR 2023 WERE: \$ 48,497.33 2023 ASSESSMENT TOTAL: 1,620,900

SEVEN HOTELS, LLC  
50 ROUTE 46 EAST  
ELMWOOD PARK, NJ 07407-1236

ELMWOOD PARK TAX ASSESSOR  
182 MARKET STREET  
ELMWOOD PARK, NJ 07407

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DATE MAILED: 02/13/24

BLOCK: 1407 LOT: 5 QUAL:  
PROPERTY LOCATION: 3 BOUMAR PLACE CLASS: 4B  
LAND: 413,800 BUILDING: 1,164,200 **2024 ASSESSMENT TOTAL: 1,578,000**

NET TAXES BILLED FOR 2023 WERE: \$ 47,213.76 2023 ASSESSMENT TOTAL: 1,578,000

ITALIAN CERAMIC TILE CORPORATION  
410 MARKET STREET  
ELMWOOD PARK, NJ 07407



ELMWOOD PARK TAX ASSESSOR  
182 MARKET STREET  
ELMWOOD PARK, NJ 07407

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2024**

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DATE MAILED: 02/13/24

BLOCK: 316 LOT: 9 QUAL:  
PROPERTY LOCATION: 16TH & 90-126 IOZZIA CLASS: 4C  
LAND: 720,000 BUILDING: 850,700 **2024 ASSESSMENT TOTAL:** 1,570,700

NET TAXES BILLED FOR 2023 WERE: \$ 46,995.34 2023 ASSESSMENT TOTAL: 1,570,700

ELMWOOD TERRACE INC  
155 RIVERSIDE DR  
NEW YORK NY 10024-2207

ELMWOOD PARK TAX ASSESSOR  
182 MARKET STREET  
ELMWOOD PARK, NJ 07407

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BLOCK: 1808 LOT: 7 QUAL:  
PROPERTY LOCATION: 407 ROUTE 46 (WEST) CLASS: 4A  
LAND: 957,200 BUILDING: 584,400 **2024 ASSESSMENT TOTAL:** 1,541,600

NET TAXES BILLED FOR 2023 WERE: \$ 46,124.67 2023 ASSESSMENT TOTAL: 1,541,600

ELMPARK LLC  
PO BOX 515  
KEARNY, NJ 07032

ELMWOOD PARK TAX ASSESSOR  
182 MARKET STREET  
ELMWOOD PARK, NJ 07407

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BLOCK: 1709 LOT: 1 QUAL:  
PROPERTY LOCATION: 240 ROUTE 46 (EAST) CLASS: 4A  
LAND: 1,042,700 BUILDING: 467,300 **2024 ASSESSMENT TOTAL: 1,510,000**

NET TAXES BILLED FOR 2023 WERE: \$ 45,179.20 2023 ASSESSMENT TOTAL: 1,510,000

FORTY-SIX ASSOCIATES, INC  
4 SILENT NEST WAY  
FRANKLIN LAKES NJ 07417

ELMWOOD PARK TAX ASSESSOR  
182 MARKET STREET  
ELMWOOD PARK, NJ 07407

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DATE MAILED: 02/13/24

BLOCK: 902 LOT: 6 QUAL:  
PROPERTY LOCATION: 680 RIVER DRIVE CLASS: 4A  
LAND: 403,200 BUILDING: 1,061,800 **2024 ASSESSMENT TOTAL: 1,465,000**

NET TAXES BILLED FOR 2023 WERE: \$ 43,832.80 2023 ASSESSMENT TOTAL: 1,465,000

NOMAR ASSOC, LLC  
1 WOODLAND AVENUE  
PARAMUS, NJ 07625

ELMWOOD PARK TAX ASSESSOR  
182 MARKET STREET  
ELMWOOD PARK, NJ 07407

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BLOCK: 1701 LOT: 10 QUAL:  
PROPERTY LOCATION: 100 ROUTE 46 (EAST) CLASS: 4A  
LAND: 1,321,900 BUILDING: 118,100 **2024 ASSESSMENT TOTAL: 1,440,000**

NET TAXES BILLED FOR 2023 WERE: \$ 43,084.80 2023 ASSESSMENT TOTAL: 1,440,000

NADBRI, LLC  
136 ROUTE 46 EAST  
LODI NJ 07644

ELMWOOD PARK TAX ASSESSOR  
182 MARKET STREET  
ELMWOOD PARK, NJ 07407

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BLOCK: 804 LOT: 9 QUAL:  
PROPERTY LOCATION: 85 MAIN AVENUE CLASS: 4B  
LAND: 373,100 BUILDING: 1,065,500 **2024 ASSESSMENT TOTAL: 1,438,600**

NET TAXES BILLED FOR 2023 WERE: \$ 43,042.91 2023 ASSESSMENT TOTAL: 1,438,600

ELBAR REALTY CO LLC  
85 MAIN AVENUE  
ELMWOOD PARK, NJ 07407

ELMWOOD PARK TAX ASSESSOR  
182 MARKET STREET  
ELMWOOD PARK, NJ 07407

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BLOCK: 1003 LOT: 16 QUAL:  
PROPERTY LOCATION: 97 LINDEN AVENUE CLASS: 4A  
LAND: 571,500 BUILDING: 866,100 **2024 ASSESSMENT TOTAL: 1,437,600**

NET TAXES BILLED FOR 2023 WERE: \$ 43,012.99 2023 ASSESSMENT TOTAL: 1,437,600

97 LINDEN AVENUE LLC  
81 PROSPECT AVENUE  
BAYONNE, NJ 07002

ELMWOOD PARK TAX ASSESSOR  
182 MARKET STREET  
ELMWOOD PARK, NJ 07407

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BLOCK: 1016 LOT: 1 QUAL:  
PROPERTY LOCATION: 179 MARKET STREET CLASS: 4A  
LAND: 1,270,900 BUILDING: 129,100 **2024 ASSESSMENT TOTAL: 1,400,000**

NET TAXES BILLED FOR 2023 WERE: \$ 41,888.00 2023 ASSESSMENT TOTAL: 1,400,000

JPMORGAN CHASE C/O IND CONS GROUP  
PO BOX 1919  
WICHITA FALLS, TX 76307



ELMWOOD PARK TAX ASSESSOR  
182 MARKET STREET  
ELMWOOD PARK, NJ 07407

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DATE MAILED: 02/13/24

BLOCK: 804 LOT: 5 QUAL:  
PROPERTY LOCATION: 74 LELIARTS LA CLASS: 4B  
LAND: 637,200 BUILDING: 762,800 **2024 ASSESSMENT TOTAL:** 1,400,000

NET TAXES BILLED FOR 2023 WERE: \$ 41,888.00 2023 ASSESSMENT TOTAL: 1,400,000

MRL LAPLACE, LLC  
258 RIDGE ROAD  
CHESTER, NY 10918

ELMWOOD PARK TAX ASSESSOR  
182 MARKET STREET  
ELMWOOD PARK, NJ 07407

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BLOCK: 1402 LOT: 1 QUAL:  
PROPERTY LOCATION: 11 WALLACE STREET CLASS: 4B  
LAND: 283,500 BUILDING: 1,082,000 **2024 ASSESSMENT TOTAL: 1,365,500**

NET TAXES BILLED FOR 2023 WERE: \$ 40,855.76 2023 ASSESSMENT TOTAL: 1,365,500

KENMARK HOLDINGS LLC  
PO BOX 1082  
MEDFORD, NJ 08055

ELMWOOD PARK TAX ASSESSOR  
182 MARKET STREET  
ELMWOOD PARK, NJ 07407

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BLOCK: 1411 LOT: 1 QUAL:  
PROPERTY LOCATION: 463 MARKET STREET CLASS: 4A  
LAND: 286,900 BUILDING: 1,063,100 **2024 ASSESSMENT TOTAL: 1,350,000**

NET TAXES BILLED FOR 2023 WERE: \$ 40,392.00 2023 ASSESSMENT TOTAL: 1,350,000

AZIZ REALTY LLC  
74 CATHAY ROAD  
CLIFTON, NJ 07013

ELMWOOD PARK TAX ASSESSOR  
182 MARKET STREET  
ELMWOOD PARK, NJ 07407

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DATE MAILED: 02/13/24

BLOCK: 1105 LOT: 6 QUAL:  
PROPERTY LOCATION: 57 BUSHES LANE CLASS: 4B  
LAND: 237,300 BUILDING: 1,094,300 **2024 ASSESSMENT TOTAL: 1,331,600**

NET TAXES BILLED FOR 2023 WERE: \$ 39,841.47 2023 ASSESSMENT TOTAL: 1,331,600

BUSHES LANE REALTY CORP NJ  
120 E 131ST  
NEW YORK, NY 10037

ELMWOOD PARK TAX ASSESSOR  
182 MARKET STREET  
ELMWOOD PARK, NJ 07407

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DATE MAILED: 02/13/24

BLOCK: 1511 LOT: 5 QUAL:  
PROPERTY LOCATION: 600 MARKET STREET CLASS: 4A  
LAND: 1,092,200 BUILDING: 237,800 **2024 ASSESSMENT TOTAL: 1,330,000**

NET TAXES BILLED FOR 2023 WERE: \$ 39,793.60 2023 ASSESSMENT TOTAL: 1,330,000

COMMERCE BANK/NORTH  
380 WELLINGTON ST #10B  
LONDON, ON CANADA N6A 4S4 00000

ELMWOOD PARK TAX ASSESSOR  
182 MARKET STREET  
ELMWOOD PARK, NJ 07407

**THIS IS NOT A BILL.**  
**PLEASE SEE REVERSE FOR**  
**APPEAL INFORMATION.**

District: Elmwood Park  
Bergen County Board of Taxation, 2 Bergen County Plaza, 1st Fl, Hackensack NJ 07601

**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2024**

THIS NOTICE IS REQUIRED UNDER (N.J.S.A. 54:4-38.1)

DATE MAILED: 02/13/24

BLOCK: 1405 LOT: 1 QUAL:  
PROPERTY LOCATION: 21 WALLACE STREET CLASS: 4B  
LAND: 520,000 BUILDING: 791,100 **2024 ASSESSMENT TOTAL: 1,311,100**

NET TAXES BILLED FOR 2023 WERE: \$ 39,228.11 2023 ASSESSMENT TOTAL: 1,311,100

21 WALLACE EWP LLC  
21 WALLACE STREET  
ELMWOOD PARK, NJ 07407

ELMWOOD PARK TAX ASSESSOR  
182 MARKET STREET  
ELMWOOD PARK, NJ 07407

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2024**

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DATE MAILED: 02/13/24

BLOCK: 1701 LOT: 2 QUAL:  
PROPERTY LOCATION: 88 ROUTE 46 (EAST) CLASS: 4A  
LAND: 1,015,200 BUILDING: 294,400 **2024 ASSESSMENT TOTAL: 1,309,600**

NET TAXES BILLED FOR 2023 WERE: \$ 39,183.23 2023 ASSESSMENT TOTAL: 1,309,600

GASGO PETROLEUM INC  
163-50 24TH AVENUE  
WHITESTONE, NY 11357

ELMWOOD PARK TAX ASSESSOR  
182 MARKET STREET  
ELMWOOD PARK, NJ 07407

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2024**

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DATE MAILED: 02/13/24

BLOCK: 1201 LOT: 2.05 QUAL:  
PROPERTY LOCATION: 300 RIVERFRONT BLVD CLASS: 4C  
LAND: 1,290,000 BUILDING: 810,000 **2024 ASSESSMENT TOTAL: 2,100,000**

NET TAXES BILLED FOR 2023 WERE: \$ 38,596.80 2023 ASSESSMENT TOTAL: 1,290,000

RIVERWALK III LLC  
301 RIVERFRONT BLVD ST 4  
ELMWOOD PARK, NJ 07407



ELMWOOD PARK TAX ASSESSOR  
182 MARKET STREET  
ELMWOOD PARK, NJ 07407

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BLOCK: 1410 LOT: 5 QUAL:  
PROPERTY LOCATION: 440 MARKET STREET CLASS: 4A  
LAND: 573,400 BUILDING: 696,700 **2024 ASSESSMENT TOTAL:** 1,270,100

NET TAXES BILLED FOR 2023 WERE: \$ 38,001.39 2023 ASSESSMENT TOTAL: 1,270,100

HASBROUCK PROPERTY MANAGEMENT LLC  
64 NO ST  
ELMWOOD PARK,NJ 07407

ELMWOOD PARK TAX ASSESSOR  
182 MARKET STREET  
ELMWOOD PARK, NJ 07407

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BLOCK: 1711 LOT: 2 QUAL:  
PROPERTY LOCATION: 204 ROUTE 46 (EAST) CLASS: 4A  
LAND: 445,200 BUILDING: 815,500 **2024 ASSESSMENT TOTAL:** 1,260,700

NET TAXES BILLED FOR 2023 WERE: \$ 37,720.14 2023 ASSESSMENT TOTAL: 1,260,700

NAVRATAN, L.L.C.  
1300 TONNELE AVE  
NORTH BERGEN, NJ 07047

ELMWOOD PARK TAX ASSESSOR  
182 MARKET STREET  
ELMWOOD PARK, NJ 07407

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2024**

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BLOCK: 1717 LOT: 3 QUAL:  
PROPERTY LOCATION: 30 STEFANIC AVENUE CLASS: 4A  
LAND: 273,600 BUILDING: 926,400 **2024 ASSESSMENT TOTAL:** 1,200,000

NET TAXES BILLED FOR 2023 WERE: \$ 35,904.00 2023 ASSESSMENT TOTAL: 1,200,000

EIGHT DAYS A WEEK, LLC  
160 MIDDLESEX TURNPIKE  
BEDFORD, MA 01730

ELMWOOD PARK TAX ASSESSOR  
182 MARKET STREET  
ELMWOOD PARK, NJ 07407

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BLOCK: 1407 LOT: 11 QUAL:  
PROPERTY LOCATION: 511 MOLA BOULEVARD CLASS: 4A  
LAND: 410,400 BUILDING: 789,600 **2024 ASSESSMENT TOTAL:** 1,200,000

NET TAXES BILLED FOR 2023 WERE: \$ 35,904.00 2023 ASSESSMENT TOTAL: 1,200,000

PSP PROPERTIES LLC  
588 RIFLE CAMP RD  
WOODLAND PARK, NJ 07424

ELMWOOD PARK TAX ASSESSOR  
182 MARKET STREET  
ELMWOOD PARK, NJ 07407

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BLOCK: 1508 LOT: 17 QUAL:  
PROPERTY LOCATION: 16 MIDLAND AVENUE CLASS: 4A  
LAND: 498,400 BUILDING: 666,800 **2024 ASSESSMENT TOTAL:** 1,165,200

NET TAXES BILLED FOR 2023 WERE: \$ 34,862.78 2023 ASSESSMENT TOTAL: 1,165,200

16 MIDLAND REALTY CO LLC  
241 MOLNAR DR STE 201  
ELMWOOD PARK, NJ 07407

ELMWOOD PARK TAX ASSESSOR  
182 MARKET STREET  
ELMWOOD PARK, NJ 07407

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BLOCK: 1106 LOT: 13 QUAL:  
PROPERTY LOCATION: 20 BUSHES LANE CLASS: 4B  
LAND: 339,900 BUILDING: 813,100 **2024 ASSESSMENT TOTAL:** 1,153,000

NET TAXES BILLED FOR 2023 WERE: \$ 34,497.76 2023 ASSESSMENT TOTAL: 1,153,000

20 BUSHES PROP LLC  
20 BUSHES LANE  
ELMWOOD PARK, NJ 07407

ELMWOOD PARK TAX ASSESSOR  
182 MARKET STREET  
ELMWOOD PARK, NJ 07407

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BLOCK: 1701 LOT: 3 QUAL:  
PROPERTY LOCATION: 51 BANK STREET CLASS: 4A  
LAND: 729,000 BUILDING: 421,000 **2024 ASSESSMENT TOTAL:** 1,150,000

NET TAXES BILLED FOR 2023 WERE: \$ 34,408.00 2023 ASSESSMENT TOTAL: 1,150,000

AMERCO REAL ESTATE COMPANY  
2727 N CENTRAL AVENUE  
PHOENIX, AZ 85004

ELMWOOD PARK TAX ASSESSOR  
182 MARKET STREET  
ELMWOOD PARK, NJ 07407

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BLOCK: 1711 LOT: 3 QUAL:  
PROPERTY LOCATION: 206 ROUTE 46 (EAST) CLASS: 4A  
LAND: 631,800 BUILDING: 506,200 **2024 ASSESSMENT TOTAL:** 1,138,000

NET TAXES BILLED FOR 2023 WERE: \$ 34,048.96 2023 ASSESSMENT TOTAL: 1,138,000

GARDEN STATE REALTY&INVESTEMENTS  
164 GETTY AVENUE  
CLIFTON, NJ 07011



ELMWOOD PARK TAX ASSESSOR  
182 MARKET STREET  
ELMWOOD PARK, NJ 07407

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BLOCK: 1510 LOT: 1 QUAL:  
PROPERTY LOCATION: 622 MARKET STREET CLASS: 4A  
LAND: 963,200 BUILDING: 172,000 **2024 ASSESSMENT TOTAL:** 1,135,200

NET TAXES BILLED FOR 2023 WERE: \$ 33,965.18 2023 ASSESSMENT TOTAL: 1,135,200

622 MARKET REALTY LLC  
658 SUMMIT STREET  
ENGLEWOOD CLIFFS, NJ 07632

ELMWOOD PARK TAX ASSESSOR  
182 MARKET STREET  
ELMWOOD PARK, NJ 07407

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BLOCK: 1707 LOT: 2 QUAL:  
PROPERTY LOCATION: 205 ROUTE 46 (WEST) CLASS: 4A  
LAND: 702,600 BUILDING: 412,300 **2024 ASSESSMENT TOTAL:** 1,114,900

NET TAXES BILLED FOR 2023 WERE: \$ 33,357.81 2023 ASSESSMENT TOTAL: 1,114,900

535 REALTY CO. INC.C/O MANDELBAUM &  
354 EISENHOWER PKW,ST1900  
LIVINGSTON, NJ 07039

ELMWOOD PARK TAX ASSESSOR  
182 MARKET STREET  
ELMWOOD PARK, NJ 07407

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BLOCK: 1708 LOT: 1 QUAL:  
PROPERTY LOCATION: 260 ROUTE 46 (EAST) CLASS: 4A  
LAND: 904,700 BUILDING: 195,300 **2024 ASSESSMENT TOTAL:** 1,100,000

NET TAXES BILLED FOR 2023 WERE: \$ 32,912.00 2023 ASSESSMENT TOTAL: 1,100,000

BRANCA, M., N., & M., ZELLER LAW LLC  
227 BEECHWOOD RD  
RIDGEWOOD NJ 07450

ELMWOOD PARK TAX ASSESSOR  
182 MARKET STREET  
ELMWOOD PARK, NJ 07407

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DATE MAILED: 02/13/24

BLOCK: 1509 LOT: 2 QUAL:  
PROPERTY LOCATION: 21 MIDLAND AVENUE CLASS: 4A  
LAND: 709,100 BUILDING: 389,900 **2024 ASSESSMENT TOTAL:** 1,099,000

NET TAXES BILLED FOR 2023 WERE: \$ 32,882.08 2023 ASSESSMENT TOTAL: 1,099,000

BALDEV PATEL PROPERTY #230 LLC  
658 PASCACK RD  
PARAMUS, NJ 07652