

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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

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

NOTICE OF PROPERTY TAX ASSESSMENT FOR 2025

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

DATE MAILED: 03/08/25

* REASSESSMENT DISTRICT *

BLOCK: 40 LOT: 1.01 QUAL:

PROPERTY LOCATION: 30 WESLEY ST CLASS: 4B

LAND: 4,864,800 BUILDING: 33,933,300 **2025 ASSESSMENT TOTAL: 38,798,100**

NET TAXES BILLED FOR 2024 WERE: \$ 680,049.22 2024 ASSESSMENT TOTAL: 34,714,100

AEW CAPITAL C/O NAI HANSON MGMNT
195 NORTH STREET STE. 100
TETERBORO, NJ 07608

227 PHILLIPS AVE
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BLOCK: 33.01 LOT: 8 QUAL:

PROPERTY LOCATION: 45 E. WESLEY ST. CLASS: 4B

LAND: 3,745,500 BUILDING: 23,264,700 **2025 ASSESSMENT TOTAL: 27,010,200**

NET TAXES BILLED FOR 2024 WERE: \$ 483,775.05 2024 ASSESSMENT TOTAL: 24,695,000

FORSGATE VENTURES IX,LLC, FRSGTE
INDSTRL CMPLX,400HOLLISTR
TETERBORO, NJ 07608

227 PHILLIPS AVE
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BLOCK: 33.02 LOT: 9.01 QUAL:

PROPERTY LOCATION: 400 HUYLER ST CLASS: 4B

LAND: 4,193,800 BUILDING: 20,725,000 **2025 ASSESSMENT TOTAL: 24,918,800**

NET TAXES BILLED FOR 2024 WERE: \$ 442,107.12 2024 ASSESSMENT TOTAL: 22,568,000

FORSGATE VENTURES IV, LLC
400 HOLLISTER RD
TETERBORO, NJ 07608

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BLOCK: 23.02 LOT: 4 QUAL:

PROPERTY LOCATION: 490 HUYLER ST CLASS: 4B

LAND: 2,369,400 BUILDING: 20,654,200 **2025 ASSESSMENT TOTAL: 23,023,600**

NET TAXES BILLED FOR 2024 WERE: \$ 412,150.09 2024 ASSESSMENT TOTAL: 21,038,800

SOMJOAN 490 HUYLER OWNER LLC
530 HUYLER STREET
SOUTH HACKENSACK, NJ 07606

227 PHILLIPS AVE
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BLOCK: 13.02 LOT: 5 QUAL:

PROPERTY LOCATION: 1 CHIPPEWA ST CLASS: 4B

LAND: 6,464,200 BUILDING: 15,940,600 **2025 ASSESSMENT TOTAL: 22,404,800**

NET TAXES BILLED FOR 2024 WERE: \$ 400,742.84 2024 ASSESSMENT TOTAL: 20,456,500

MARSCHALL C/O CENTERPOINT CHIPPEWA
1808 SWIFT DRIVE STE.A
OAK BROOK, IL 60523

227 PHILLIPS AVE
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BLOCK: 32 LOT: 1 QUAL:

PROPERTY LOCATION: 19 WESLEY ST CLASS: 4B

LAND: 3,630,000 BUILDING: 17,874,500 **2025 ASSESSMENT TOTAL:** 21,504,500

NET TAXES BILLED FOR 2024 WERE: \$ 380,173.34 2024 ASSESSMENT TOTAL: 19,406,500

TRECO ENTERPRISES
19 WESLEY ST
SO HACKENSACK,N.J. 07606

227 PHILLIPS AVE
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BLOCK: 106 LOT: 2.02 QUAL:

PROPERTY LOCATION: 20 HORIZON BLVD HM CLASS: 4B

LAND: 1,949,200 BUILDING: 16,862,600 **2025 ASSESSMENT TOTAL: 18,811,800**

NET TAXES BILLED FOR 2024 WERE: \$ 333,425.72 2024 ASSESSMENT TOTAL: 17,020,200

16-20 HORIZON BOULEVARD LLC
25 MAIN CRT PLZ NORTH#600
HACKENSACK, NJ 07601

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BLOCK: 23.01 LOT: 2.01 QUAL:

PROPERTY LOCATION: 450 HUYLER ST. CLASS: 4B

LAND: 3,320,400 BUILDING: 14,970,500 **2025 ASSESSMENT TOTAL: 18,290,900**

NET TAXES BILLED FOR 2024 WERE: \$ 319,581.47 2024 ASSESSMENT TOTAL: 16,313,500

MAHOPAC PARTNERS LLC
450 HUYLER STREET
SOUTH HACKENSACK, NJ 07606

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BLOCK: 29 LOT: 1 QUAL:

PROPERTY LOCATION: 379 HUYLER ST CLASS: 4B

LAND: 1,659,900 BUILDING: 15,278,100 **2025 ASSESSMENT TOTAL: 16,938,000**

NET TAXES BILLED FOR 2024 WERE: \$ 299,442.95 2024 ASSESSMENT TOTAL: 15,285,500

NATUREX INC C/O GIVAUDAN FLAVORS
1199 EDISON DRIVE
CINCINNATI, OH 45216

227 PHILLIPS AVE
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BLOCK: 105 LOT: 2.01 QUAL:

PROPERTY LOCATION: 9 EMPIRE BLVD HM CLASS: 4B

LAND: 1,253,200 BUILDING: 14,582,400 **2025 ASSESSMENT TOTAL: 15,835,600**

NET TAXES BILLED FOR 2024 WERE: \$ 279,952.85 2024 ASSESSMENT TOTAL: 14,290,600

CENTER POINT EMPIRE LLC
C/O 1808 SWIFT DR
OAK BROOK, IL 60523

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BLOCK: 105 LOT: 1 QUAL:

PROPERTY LOCATION: 5 EMPIRE BLVD HM CLASS: 4B

LAND: 1,156,400 BUILDING: 14,317,800 **2025 ASSESSMENT TOTAL: 15,474,200**

NET TAXES BILLED FOR 2024 WERE: \$ 277,878.27 2024 ASSESSMENT TOTAL: 14,184,700

5 EMPIRE BLVD LLC NAI HANSON MGT
195 NORTH STREET STE 100
TETERBORO, NJ 07608

227 PHILLIPS AVE
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BLOCK: 3 LOT: 23.01 QUAL:

PROPERTY LOCATION: 530 HUYLER ST. CLASS: 4B

LAND: 803,600 BUILDING: 14,845,500 **2025 ASSESSMENT TOTAL: 15,649,100**

NET TAXES BILLED FOR 2024 WERE: \$ 276,990.85 2024 ASSESSMENT TOTAL: 14,139,400

HUYLER STRATEGIES, LLC
530 HUYLER STREET
SOUTH HACKENSACK, NJ 07606

227 PHILLIPS AVE
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BLOCK: 13.02 LOT: 8 QUAL:

PROPERTY LOCATION: 125 PHILLIPS AVE CLASS: 4B

LAND: 2,851,200 BUILDING: 12,445,600 **2025 ASSESSMENT TOTAL: 15,296,800**

NET TAXES BILLED FOR 2024 WERE: \$ 266,369.15 2024 ASSESSMENT TOTAL: 13,597,200

BLDG PHILLIPS LLC
417 5TH AVE 4TH FL
NEW YORK, NY 10016

227 PHILLIPS AVE
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BLOCK: 106 LOT: 2.03 QUAL:

PROPERTY LOCATION: 35 EMPIRE BLVD HM CLASS: 4B

LAND: 1,230,000 BUILDING: 12,529,600 **2025 ASSESSMENT TOTAL: 13,759,600**

NET TAXES BILLED FOR 2024 WERE: \$ 243,879.83 2024 ASSESSMENT TOTAL: 12,449,200

35 EMPIRE BOULEVARD LLC
25 MAIN ST CRT NORTH#600
HACKENSACK, NJ 07601

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BLOCK: 55 LOT: 2.02 QUAL:

PROPERTY LOCATION: 69 WESLEY ST. CLASS: 4B

LAND: 1,963,500 BUILDING: 10,779,300 **2025 ASSESSMENT TOTAL: 12,742,800**

NET TAXES BILLED FOR 2024 WERE: \$ 228,550.65 2024 ASSESSMENT TOTAL: 11,666,700

MEJOR ANGORA, L.L.C.
282 GRAND AVE
ENGLEWOOD, NJ 07631

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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BLOCK: 105 LOT: 6.01 QUAL:

PROPERTY LOCATION: 23 EMPIRE BLVD HM CLASS: 4B

LAND: 1,531,200 BUILDING: 10,859,800 **2025 ASSESSMENT TOTAL: 12,391,000**

NET TAXES BILLED FOR 2024 WERE: \$ 220,671.56 2024 ASSESSMENT TOTAL: 11,264,500

21-23 EMPIRE BOULEVARD LLC
25 MAIN ST CRT NORTH#600
HACKENSACK, NJ 07601

227 PHILLIPS AVE
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* REASSESSMENT DISTRICT *

BLOCK: 102 LOT: 40 QUAL:

PROPERTY LOCATION: 71 SADDLE RIVER AVE CLASS: 1

LAND: 10,982,000 BUILDING: 0 **2025 ASSESSMENT TOTAL:** 10,982,000

NET TAXES BILLED FOR 2024 WERE: \$ 215,137.38 2024 ASSESSMENT TOTAL: 10,982,000

CONDEMI INTERNATIONAL CO., INC.
137 RT 46 WEST
LODI, NJ 07644

227 PHILLIPS AVE
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BLOCK: 105 LOT: 2.02 QUAL:

PROPERTY LOCATION: 11 EMPIRE BLVD HM CLASS: 4B

LAND: 1,069,200 BUILDING: 10,199,500 **2025 ASSESSMENT TOTAL: 11,268,700**

NET TAXES BILLED FOR 2024 WERE: \$ 198,677.86 2024 ASSESSMENT TOTAL: 10,141,800

CIVF V-NJ1W04 LLC C/O LOGISTICS
PO BOX 2980
CHICAGO, IL 60690

227 PHILLIPS AVE
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BLOCK: 105 LOT: 5 QUAL:

PROPERTY LOCATION: 17 EMPIRE BLVD HM CLASS: 4B

LAND: 846,800 BUILDING: 10,063,800 **2025 ASSESSMENT TOTAL:** 10,910,600

NET TAXES BILLED FOR 2024 WERE: \$ 194,307.33 2024 ASSESSMENT TOTAL: 9,918,700

EMPIRE PROPERTIES L.L.C.
POB 190
FORT LEE, NJ 07024

227 PHILLIPS AVE
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BLOCK: 104 LOT: 1.02 QUAL:

PROPERTY LOCATION: 3 EMPIRE BLVD CLASS: 4A

LAND: 658,400 BUILDING: 7,841,600 **2025 ASSESSMENT TOTAL: 8,500,000**

NET TAXES BILLED FOR 2024 WERE: \$ 190,260.04 2024 ASSESSMENT TOTAL: 9,712,100

CWED EMPIRE BLVD. GMA GROUP III
3 EMPIRE BLVD.
SO. HACKENSACK, N.J. 07606

227 PHILLIPS AVE
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NEW JERSEY 07606

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BLOCK: 101 LOT: 11.01 QUAL:

PROPERTY LOCATION: 60 SADDLE RIVER AVE CLASS: 4B

LAND: 2,475,000 BUILDING: 8,434,100 **2025 ASSESSMENT TOTAL:** 10,909,100

NET TAXES BILLED FOR 2024 WERE: \$ 188,567.46 2024 ASSESSMENT TOTAL: 9,625,700

60 SOUTH HACKENSACK LLC
1875 MCARTER HWY
NEWARK, NJ 07102

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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BLOCK: 106 LOT: 2.01 QUAL:

PROPERTY LOCATION: 10 HORIZON BLVD HM CLASS: 4B

LAND: 901,200 BUILDING: 8,419,100 **2025 ASSESSMENT TOTAL: 9,320,300**

NET TAXES BILLED FOR 2024 WERE: \$ 165,986.07 2024 ASSESSMENT TOTAL: 8,473,000

10-12 HORIZON BOULEVARD LLC
25 MAIN ST PLZ NORTH#600
HACKENSACK, NJ 07601

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BLOCK: 54 LOT: 2.02 QUAL:

PROPERTY LOCATION: 100 WESLEY ST. CLASS: 4B

LAND: 1,154,500 BUILDING: 7,381,800 **2025 ASSESSMENT TOTAL: 8,536,300**

NET TAXES BILLED FOR 2024 WERE: \$ 153,289.79 2024 ASSESSMENT TOTAL: 7,824,900

JAY-JAY HOLDING II LLC
333 RT 17 N
MAHWAH, NJ 07430

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BLOCK: 25 LOT: 1 QUAL:

PROPERTY LOCATION: 240 S MAIN ST CLASS: 4B

LAND: 1,507,000 BUILDING: 6,718,200 **2025 ASSESSMENT TOTAL: 8,225,200**

NET TAXES BILLED FOR 2024 WERE: \$ 148,764.50 2024 ASSESSMENT TOTAL: 7,593,900

MEJOR DONMOR LLC
282 GRAND AVE
ENGLEWOOD, NJ 07631

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BLOCK: 105 LOT: 6.02 QUAL:

PROPERTY LOCATION: 19 CENTRAL BLVD HM CLASS: 4B

LAND: 823,600 BUILDING: 7,208,600 **2025 ASSESSMENT TOTAL: 8,032,200**

NET TAXES BILLED FOR 2024 WERE: \$ 143,046.18 2024 ASSESSMENT TOTAL: 7,302,000

J&G SHIN GROUP LLC
19 CENTRAL BLVD
SOUTH HACKENSACK, NJ 07606

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BLOCK: 50 LOT: 18 QUAL:

PROPERTY LOCATION: 80 LEUNING ST CLASS: 4B

LAND: 1,149,500 BUILDING: 6,841,400 **2025 ASSESSMENT TOTAL:** 7,990,900

NET TAXES BILLED FOR 2024 WERE: \$ 141,978.53 2024 ASSESSMENT TOTAL: 7,247,500

GNB ASSOC LLC
80 LEUNING ST
SOUTH HACKENSACK, NJ 07606

227 PHILLIPS AVE
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BLOCK: 106 LOT: 2.04 QUAL:

PROPERTY LOCATION: 35 HORIZON BLVD HM CLASS: 4B

LAND: 889,600 BUILDING: 7,003,000 **2025 ASSESSMENT TOTAL: 7,892,600**

NET TAXES BILLED FOR 2024 WERE: \$ 139,890.23 2024 ASSESSMENT TOTAL: 7,140,900

35 HORIZON BOULEVARD LLC
25 MAIN ST CRT NORTH#600
HACKENSACK, NJ 07601

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BLOCK: 106 LOT: 1.03 QUAL:

PROPERTY LOCATION: 18 CENTRAL BLVD HM CLASS: 4B

LAND: 649,600 BUILDING: 6,862,800 **2025 ASSESSMENT TOTAL: 7,512,400**

NET TAXES BILLED FOR 2024 WERE: \$ 133,789.91 2024 ASSESSMENT TOTAL: 6,829,500

18 CENTRAL BOULEVARD LLC
25 MAIN ST CRT NORTH#600
HACKENSACK, NJ 07601

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BLOCK: 52 LOT: 1.01 QUAL:

PROPERTY LOCATION: 111 LEUNING ST CLASS: 4B

LAND: 1,549,400 BUILDING: 5,440,000 **2025 ASSESSMENT TOTAL: 6,989,400**

NET TAXES BILLED FOR 2024 WERE: \$ 123,563.93 2024 ASSESSMENT TOTAL: 6,307,500

111 LEUNING,LLC
22 NORTH POND RD
CRESSKILL, NJ 07626

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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

NOTICE OF PROPERTY TAX ASSESSMENT FOR 2025

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

DATE MAILED: 03/08/25

* REASSESSMENT DISTRICT *

BLOCK: 52 LOT: 2.03 QUAL:

PROPERTY LOCATION: 150 WESLEY ST CLASS: 4B

LAND: 1,155,000 BUILDING: 5,666,800 **2025 ASSESSMENT TOTAL: 6,821,800**

NET TAXES BILLED FOR 2024 WERE: \$ 122,018.27 2024 ASSESSMENT TOTAL: 6,228,600

NYCO HOLDING CO. INC.
150 WESLEY ST
SOUTH HACKENSACK, NJ 07606

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 105 LOT: 4 QUAL:

PROPERTY LOCATION: 19 EMPIRE BLVD HM CLASS: 4B

LAND: 478,800 BUILDING: 5,978,700 **2025 ASSESSMENT TOTAL: 6,457,500**

NET TAXES BILLED FOR 2024 WERE: \$ 115,659.36 2024 ASSESSMENT TOTAL: 5,904,000

AMAZING PROPERTIES NJ LLC
19 EMPIRE BLVD
SOUTH HACKENSACK, NJ 07606

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 58 LOT: 1 QUAL:

PROPERTY LOCATION: 210 GREEN ST CLASS: 4B

LAND: 585,000 BUILDING: 5,809,500 **2025 ASSESSMENT TOTAL: 6,394,500**

NET TAXES BILLED FOR 2024 WERE: \$ 113,880.59 2024 ASSESSMENT TOTAL: 5,813,200

210 GREEN STREET HOLDINGS LLC
215 MILFORD AVE
NEW MILFORD, NJ 07646

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 1.01 LOT: 4.13 QUAL:

PROPERTY LOCATION: 125 LOUIS ST CLASS: 4B

LAND: 1,508,900 BUILDING: 4,857,200 **2025 ASSESSMENT TOTAL:** 6,366,100

NET TAXES BILLED FOR 2024 WERE: \$ 113,375.17 2024 ASSESSMENT TOTAL: 5,787,400

JMN ASSOC./ROAN C/O M. FOLLENDER
P.O. BOX 282
RIDGEWOOD, NJ 07450

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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BLOCK: 52 LOT: 2.05 QUAL:

PROPERTY LOCATION: 170 WESLEY ST CLASS: 4B

LAND: 803,000 BUILDING: 4,360,600 **2025 ASSESSMENT TOTAL: 5,163,600**

NET TAXES BILLED FOR 2024 WERE: \$ 111,269.24 2024 ASSESSMENT TOTAL: 5,679,900

170 WESLEY ST LLC
170 WESLEY ST
S HACKENSACK, NJ 07606

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 51 LOT: 3 QUAL:

PROPERTY LOCATION: 28-30 ROMANELLI AVE CLASS: 4B

LAND: 252,500 BUILDING: 5,665,300 **2025 ASSESSMENT TOTAL: 5,917,800**

NET TAXES BILLED FOR 2024 WERE: \$ 107,012.33 2024 ASSESSMENT TOTAL: 5,462,600

22 ROMANELLI LLC
24 ROMANELLI AVE
SOUTH HACKENSACK,NJ 07606

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 52 LOT: 1.02 QUAL:

PROPERTY LOCATION: 130 WESLEY ST CLASS: 4B

LAND: 561,000 BUILDING: 4,868,000 **2025 ASSESSMENT TOTAL: 5,429,000**

NET TAXES BILLED FOR 2024 WERE: \$ 97,730.59 2024 ASSESSMENT TOTAL: 4,988,800

PPF JERSEY LLC
130 WESLEY ST
S HACKENSACK, NJ 07606

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 54 LOT: 2.01 QUAL:
PROPERTY LOCATION: 80 WESLEY ST CLASS: 4B
LAND: 627,000 BUILDING: 4,696,300 **2025 ASSESSMENT TOTAL: 5,323,300**

NET TAXES BILLED FOR 2024 WERE: \$ 95,215.24 2024 ASSESSMENT TOTAL: 4,860,400

TWINKS COMPANY LLC C/O FOLLENDER
POB 282
RIDGEWOOD, NJ 07451

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 106 LOT: 1.02 QUAL:

PROPERTY LOCATION: 14 CENTRAL BLVD HM CLASS: 4B

LAND: 558,000 BUILDING: 4,722,000 **2025 ASSESSMENT TOTAL: 5,280,000**

NET TAXES BILLED FOR 2024 WERE: \$ 94,032.00 2024 ASSESSMENT TOTAL: 4,800,000

14 CENTRAL BOULEVARD LLC
25 MAIN ST PLZ NORTH#600
HACKENSACK, NJ 07601

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 1.02 LOT: 4 QUAL:

PROPERTY LOCATION: 330 PHILLIPS AVENUE CLASS: 4B

LAND: 2,170,400 BUILDING: 3,093,100 **2025 ASSESSMENT TOTAL: 5,263,500**

NET TAXES BILLED FOR 2024 WERE: \$ 93,738.15 2024 ASSESSMENT TOTAL: 4,785,000

SBKJ ASSOCIATES
330 PHILLIPS AVE
SOUTH HACKENSACK, NJ 07601

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 106 LOT: 1.01 QUAL:

PROPERTY LOCATION: 25 EMPIRE BLVD HM CLASS: 4B

LAND: 610,400 BUILDING: 4,537,600 **2025 ASSESSMENT TOTAL: 5,148,000**

NET TAXES BILLED FOR 2024 WERE: \$ 91,681.20 2024 ASSESSMENT TOTAL: 4,680,000

25 EMPIRE BOULEVARD LLC
25 MAIN ST CRT NORTH #600
HACKENSACK, NJ 07601

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 105 LOT: 3 QUAL:

PROPERTY LOCATION: 15 EMPIRE BLVD CLASS: 4B

LAND: 511,200 BUILDING: 4,471,200 **2025 ASSESSMENT TOTAL: 4,982,400**

NET TAXES BILLED FOR 2024 WERE: \$ 89,471.45 2024 ASSESSMENT TOTAL: 4,567,200

EMPIRE BLVD REALTY LLC
PO BOX 3180
SOUTH HACKENSACK, NJ 07606

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 54 LOT: 1.01 QUAL: C0004

PROPERTY LOCATION: 89 LEUNING ST CLASS: 4B

LAND: 575,600 BUILDING: 4,204,100 **2025 ASSESSMENT TOTAL: 4,779,700**

NET TAXES BILLED FOR 2024 WERE: \$ 85,216.50 2024 ASSESSMENT TOTAL: 4,350,000

C & R EQUITY HOLDINGS LLC
40 STEVENSON LANE
UPPER SADDLE RIVER, NJ 07458

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 2.01 LOT: 12.01 QUAL:

PROPERTY LOCATION: 600 HUYLER ST CLASS: 4B

LAND: 607,800 BUILDING: 4,183,700 **2025 ASSESSMENT TOTAL: 4,791,500**

NET TAXES BILLED FOR 2024 WERE: \$ 84,479.92 2024 ASSESSMENT TOTAL: 4,312,400

HUYLER RUTA INC
235 MURRAY HILL PARKWAY
EAST RUTHERFORD, NJ 07073

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 50 LOT: 17.02 QUAL:

PROPERTY LOCATION: 120 LEUNING ST CLASS: 4B

LAND: 456,000 BUILDING: 4,161,900 **2025 ASSESSMENT TOTAL: 4,617,900**

NET TAXES BILLED FOR 2024 WERE: \$ 82,411.21 2024 ASSESSMENT TOTAL: 4,206,800

CLEMENTE, DONATO
120 LEUNING ST
SOUTH HACKENSACK, N.J. 07606

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 52 LOT: 2.02 QUAL:

PROPERTY LOCATION: 60 ROMANELLI AVE CLASS: 4B

LAND: 440,000 BUILDING: 4,139,300 **2025 ASSESSMENT TOTAL: 4,579,300**

NET TAXES BILLED FOR 2024 WERE: \$ 81,839.18 2024 ASSESSMENT TOTAL: 4,177,600

60 ROMANELLI AVENUE LLC
6101 NIMTZ PARKWAY
SOUTH BEND, IN 46628

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 1.01 LOT: 2 QUAL:

PROPERTY LOCATION: 317-337 PHILLIPS AVE CLASS: 4A

LAND: 2,478,000 BUILDING: 1,911,000 **2025 ASSESSMENT TOTAL:** 4,389,000

NET TAXES BILLED FOR 2024 WERE: \$ 81,249.53 2024 ASSESSMENT TOTAL: 4,147,500

OM VAGZEI, L.L.C.
410 U.S. ROUTE 46 WEST
SOUTH HACKENSACK, NJ 07606

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 49 LOT: 1 QUAL:

PROPERTY LOCATION: 60 LEUNING ST CLASS: 4B

LAND: 552,800 BUILDING: 3,903,300 **2025 ASSESSMENT TOTAL: 4,456,100**

NET TAXES BILLED FOR 2024 WERE: \$ 81,059.50 2024 ASSESSMENT TOTAL: 4,137,800

SIEGORDNER, WALTER
62 LEUNING ST
S HACKENSACK, NJ 07606

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 57 LOT: 15 QUAL:

PROPERTY LOCATION: 143 LEUNING ST CLASS: 4B

LAND: 303,100 BUILDING: 4,284,000 **2025 ASSESSMENT TOTAL: 4,587,100**

NET TAXES BILLED FOR 2024 WERE: \$ 80,910.62 2024 ASSESSMENT TOTAL: 4,130,200

CKP HACKENSACK REALTY LLC
20 S ALWARD AVE
BASKING RIDGE, NJ 07920

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 52 LOT: 1.05 QUAL:

PROPERTY LOCATION: 51 JAMES ST CLASS: 4B

LAND: 630,300 BUILDING: 3,857,700 **2025 ASSESSMENT TOTAL: 4,488,000**

NET TAXES BILLED FOR 2024 WERE: \$ 79,927.20 2024 ASSESSMENT TOTAL: 4,080,000

SPG 41 51 JAMES ST LLC
100 FRONT ST #350
CONSHOHOCKEN, PA 19428

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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DATE MAILED: 03/08/25

* REASSESSMENT DISTRICT *

BLOCK: 50 LOT: 17.03 QUAL:

PROPERTY LOCATION: 100 LEUNING ST CLASS: 4B

LAND: 320,700 BUILDING: 4,148,600 **2025 ASSESSMENT TOTAL: 4,469,300**

NET TAXES BILLED FOR 2024 WERE: \$ 79,594.17 2024 ASSESSMENT TOTAL: 4,063,000

MORTMAN, RICHARD NAT. MECH.SER.
100 LEUNING ST
SOUTH HACKENSACK, NJ 07606

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 1.01 LOT: 4.12 QUAL:

PROPERTY LOCATION: 175 LOUIS ST CLASS: 4B

LAND: 1,011,200 BUILDING: 3,425,100 **2025 ASSESSMENT TOTAL:** 4,436,300

NET TAXES BILLED FOR 2024 WERE: \$ 79,006.47 2024 ASSESSMENT TOTAL: 4,033,000

TWINKS COMPANY LLC NJ C/O FOLLENDER
POB 282
RIDGEWOOD, NJ 07541

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 2.01 LOT: 13.04 QUAL:

PROPERTY LOCATION: 630 HUYLER ST CLASS: 4B

LAND: 427,400 BUILDING: 3,974,900 **2025 ASSESSMENT TOTAL: 4,402,300**

NET TAXES BILLED FOR 2024 WERE: \$ 78,256.17 2024 ASSESSMENT TOTAL: 3,994,700

GRANT & JOY LEE FAMILY LLC
630 HUYLER ST
SOUTH HACKENSACK, NJ 07606

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 52 LOT: 2.04 QUAL:

PROPERTY LOCATION: 262-268 GREEN ST. CLASS: 4B

LAND: 770,000 BUILDING: 3,465,000 **2025 ASSESSMENT TOTAL: 4,235,000**

NET TAXES BILLED FOR 2024 WERE: \$ 76,050.34 2024 ASSESSMENT TOTAL: 3,882,100

262-268 GREEN STREET LLC
450 HUYLER ST
SOUTH HACKENSACK, NJ 07606

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 52 LOT: 1.04 QUAL:

PROPERTY LOCATION: 41 JAMES ST CLASS: 4B

LAND: 537,400 BUILDING: 3,699,100 **2025 ASSESSMENT TOTAL: 4,236,500**

NET TAXES BILLED FOR 2024 WERE: \$ 75,448.93 2024 ASSESSMENT TOTAL: 3,851,400

SPG 41 51 JAMES ST LLC
100 FRONT ST #350
CONSHOHOCKEN, PA 19428

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 3 LOT: 23.03 QUAL:

PROPERTY LOCATION: 550 HUYLER ST. CLASS: 4B

LAND: 560,600 BUILDING: 3,603,700 **2025 ASSESSMENT TOTAL: 4,164,300**

NET TAXES BILLED FOR 2024 WERE: \$ 73,619.22 2024 ASSESSMENT TOTAL: 3,758,000

TWINKS COMPANY LLC C/O FOLLENDER
POB 282
RIDGEWOOD, NJ 07451

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 3 LOT: 23.02 QUAL:

PROPERTY LOCATION: 540 HUYLER ST CLASS: 4B

LAND: 499,400 BUILDING: 3,588,800 **2025 ASSESSMENT TOTAL: 4,088,200**

NET TAXES BILLED FOR 2024 WERE: \$ 73,123.59 2024 ASSESSMENT TOTAL: 3,732,700

DAIR MANAGEMENT CO.,LP, M.FOLLENDER
P.O. BOX 282
RIDGEWOOD, NJ 07450

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 1.01 LOT: 4.18 QUAL:

PROPERTY LOCATION: 454 ROUTE 46 CLASS: 4A

LAND: 1,057,000 BUILDING: 2,674,000 **2025 ASSESSMENT TOTAL: 3,731,000**

NET TAXES BILLED FOR 2024 WERE: \$ 69,616.98 2024 ASSESSMENT TOTAL: 3,553,700

WEEDO ENTERPRISES
175 ALPINE DR.
PARAMUS, N.J. 07652

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 1.01 LOT: 4.11 QUAL:

PROPERTY LOCATION: LOUIS ST. CLASS: 4B

LAND: 780,200 BUILDING: 3,092,700 **2025 ASSESSMENT TOTAL: 3,872,900**

NET TAXES BILLED FOR 2024 WERE: \$ 69,413.25 2024 ASSESSMENT TOTAL: 3,543,300

FASTBOLT REALTY LLC
609 IROQUOIS ST
ORADELL, NJ 07649

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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

NOTICE OF PROPERTY TAX ASSESSMENT FOR 2025

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

DATE MAILED: 03/08/25

* REASSESSMENT DISTRICT *

BLOCK: 2.01 LOT: 4.02 QUAL:

PROPERTY LOCATION: 50 LOUIS ST CLASS: 4B

LAND: 391,600 BUILDING: 3,516,600 **2025 ASSESSMENT TOTAL: 3,908,200**

NET TAXES BILLED FOR 2024 WERE: \$ 68,905.87 2024 ASSESSMENT TOTAL: 3,517,400

MY AVIATION LLC
50 LOUIS ST
SOUTH HACKESACK, NJ 07606

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 2.01 LOT: 13.01 QUAL:

PROPERTY LOCATION: 650 HUYLER ST CLASS: 4B

LAND: 1,014,300 BUILDING: 2,949,900 **2025 ASSESSMENT TOTAL: 3,964,200**

NET TAXES BILLED FOR 2024 WERE: \$ 67,949.87 2024 ASSESSMENT TOTAL: 3,468,600

650 HUYLER STREET, LLC
650 HUYLER STREET
SOUTH HACKENSACK, NJ 07606

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 39 LOT: 13 QUAL:

PROPERTY LOCATION: 275 HUYLER ST. CLASS: 4B

LAND: 387,200 BUILDING: 3,310,300 **2025 ASSESSMENT TOTAL: 3,697,500**

NET TAXES BILLED FOR 2024 WERE: \$ 65,189.64 2024 ASSESSMENT TOTAL: 3,327,700

V LOPICCOLO PROPERTIES LLC
26 CHRISTOPHER PL
SADDLE RIVER,NJ 07458

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 1.02 LOT: 1.02 QUAL:

PROPERTY LOCATION: 378 ROUTE 46 CLASS: 4A

LAND: 2,478,000 BUILDING: 1,090,000 **2025 ASSESSMENT TOTAL: 3,568,000**

NET TAXES BILLED FOR 2024 WERE: \$ 65,083.86 2024 ASSESSMENT TOTAL: 3,322,300

MT LAUREL LLC
370 ROUTE 46
SOUTH HACKENSACK, NJ 07606

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 2.01 LOT: 8.02 QUAL:

PROPERTY LOCATION: 150 LOUIS ST CLASS: 4B

LAND: 451,000 BUILDING: 3,178,300 **2025 ASSESSMENT TOTAL: 3,629,300**

NET TAXES BILLED FOR 2024 WERE: \$ 65,046.64 2024 ASSESSMENT TOTAL: 3,320,400

TWINKS, L.L.C. C/O M. FOLLENDER
P.O. BOX 282
RIDGEWOOD, NJ 07450

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 37 LOT: 46 QUAL:

PROPERTY LOCATION: 14-24 E WESLEY ST CLASS: 4B

LAND: 421,900 BUILDING: 3,084,300 **2025 ASSESSMENT TOTAL: 3,506,200**

NET TAXES BILLED FOR 2024 WERE: \$ 62,296.20 2024 ASSESSMENT TOTAL: 3,180,000

14- 24 EAST WESLEY STREET LLC
25 MAIN CRT PLZ NORTH#600
HACKENSACK, NJ 07601

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 2.01 LOT: 16 QUAL:

PROPERTY LOCATION: 55 RUTA COURT CLASS: 4B

LAND: 617,700 BUILDING: 2,836,800 **2025 ASSESSMENT TOTAL: 3,454,500**

NET TAXES BILLED FOR 2024 WERE: \$ 60,905.31 2024 ASSESSMENT TOTAL: 3,109,000

DAIR MANAGEMENT CO.LP M. FOLLENDER
P.O. BOX 282
RIDGEWOOD, NJ 07450

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 2.01 LOT: 6.03 QUAL:

PROPERTY LOCATION: 100 LOUIS ST CLASS: 4B

LAND: 404,300 BUILDING: 2,870,600 **2025 ASSESSMENT TOTAL: 3,274,900**

NET TAXES BILLED FOR 2024 WERE: \$ 60,088.41 2024 ASSESSMENT TOTAL: 3,067,300

MEJOR COMPANY,L.L.C.
282 GRAND AVE.
ENGLEWOOD, NJ 07631

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 37 LOT: 35 QUAL:

PROPERTY LOCATION: 50 E WESLEY ST CLASS: 4B

LAND: 267,900 BUILDING: 3,020,700 **2025 ASSESSMENT TOTAL: 3,288,600**

NET TAXES BILLED FOR 2024 WERE: \$ 59,054.06 2024 ASSESSMENT TOTAL: 3,014,500

REALEXE CANADA INC
50 E WESLEY ST
S HACKENSACK, NJ 07606

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 101 LOT: 12 QUAL:

PROPERTY LOCATION: 176 SADDLE RIVER AVE. CLASS: 4B

LAND: 539,000 BUILDING: 2,974,400 **2025 ASSESSMENT TOTAL: 3,513,400**

NET TAXES BILLED FOR 2024 WERE: \$ 58,993.33 2024 ASSESSMENT TOTAL: 3,011,400

SADDLE RIVER AVE. ASSOC.
P.O. BOX 270
ROSLINDALE, MA 02131

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 54 LOT: 2.04 QUAL:
PROPERTY LOCATION: 71 SCHRIEFER ST CLASS: 4B
LAND: 341,000 BUILDING: 2,892,500 **2025 ASSESSMENT TOTAL: 3,233,500**

NET TAXES BILLED FOR 2024 WERE: \$ 58,064.76 2024 ASSESSMENT TOTAL: 2,964,000

SIMPLICITY PROP. LLC C/O S. MAROLDA
1679 BREAKERS WEST BLVD
WEST PALM BEACH, FL 33411

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 1.04 LOT: 1 QUAL:

PROPERTY LOCATION: 330 MAIN ST CLASS: 4A

LAND: 2,205,000 BUILDING: 100,000 **2025 ASSESSMENT TOTAL: 2,305,000**

NET TAXES BILLED FOR 2024 WERE: \$ 57,392.82 2024 ASSESSMENT TOTAL: 2,929,700

MT LAUREL LLC
370 ROUTE 46
SOUTH HACKENSACK, NJ 07606

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 104 LOT: 1.01 QUAL:

PROPERTY LOCATION: 1 EMPIRE BLVD CLASS: 4A

LAND: 398,800 BUILDING: 2,816,800 **2025 ASSESSMENT TOTAL: 3,215,600**

NET TAXES BILLED FOR 2024 WERE: \$ 56,693.46 2024 ASSESSMENT TOTAL: 2,894,000

875 WASHINGTON AVE LLC
570 COMMERCE BLVD
CARLSTADT, NJ 07072

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 1.02 LOT: 1.01 QUAL:

PROPERTY LOCATION: 380 ROUTE 46 CLASS: 4A

LAND: 1,282,400 BUILDING: 1,750,800 **2025 ASSESSMENT TOTAL: 3,033,200**

NET TAXES BILLED FOR 2024 WERE: \$ 56,595.51 2024 ASSESSMENT TOTAL: 2,889,000

BIG A 380 ROUTE 46 LLC
117 LINCOLN PLACE
WALDWICK, NJ 07463

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 50 LOT: 17.01 QUAL:

PROPERTY LOCATION: 128 LEUNING ST CLASS: 4A

LAND: 500,500 BUILDING: 2,670,400 **2025 ASSESSMENT TOTAL: 3,170,900**

NET TAXES BILLED FOR 2024 WERE: \$ 56,472.09 2024 ASSESSMENT TOTAL: 2,882,700

CRYSTAL PROPERTIES
128 LEUNING STREET
SOUTH HACKENSACK, N.J. 07606

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 41 LOT: 11 QUAL:

PROPERTY LOCATION: 57 LEUNING ST. CLASS: 4B

LAND: 252,500 BUILDING: 2,870,200 **2025 ASSESSMENT TOTAL: 3,122,700**

NET TAXES BILLED FOR 2024 WERE: \$ 56,076.38 2024 ASSESSMENT TOTAL: 2,862,500

NIECE,JOSEPH
623 HACKENSACK ST
CARLSTADT,NJ 07072

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 50 LOT: 1 QUAL:

PROPERTY LOCATION: 10 ROMANELLI AVE CLASS: 4B

LAND: 517,600 BUILDING: 2,558,200 **2025 ASSESSMENT TOTAL: 3,075,800**

NET TAXES BILLED FOR 2024 WERE: \$ 55,234.01 2024 ASSESSMENT TOTAL: 2,819,500

8-10 ROMA PROPERTIES,LLC
128 LEUNING ST
SOUTH HACKENSACK, NJ 07606

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 54 LOT: 1.01 QUAL: C0031

PROPERTY LOCATION: 89 LEUNING ST CLASS: 4B

LAND: 520,600 BUILDING: 2,547,400 **2025 ASSESSMENT TOTAL: 3,068,000**

NET TAXES BILLED FOR 2024 WERE: \$ 54,638.47 2024 ASSESSMENT TOTAL: 2,789,100

ARDEN GROUP C/O ADCOM
89 LEUNING ST
SO HACKENSACK, N.J. 07606

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 24 LOT: 11 QUAL:

PROPERTY LOCATION: 22 FLORENCE ST CLASS: 4B

LAND: 1,268,100 BUILDING: 1,816,700 **2025 ASSESSMENT TOTAL: 3,084,800**

NET TAXES BILLED FOR 2024 WERE: \$ 54,534.64 2024 ASSESSMENT TOTAL: 2,783,800

WHOLESALE AUTO SUPPLY CO
22 FLORENCE ST
SO HACKENSACK NJ 07606

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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DATE MAILED: 03/08/25

* REASSESSMENT DISTRICT *

BLOCK: 54 LOT: 1.01 QUAL: C0007

PROPERTY LOCATION: 89 LEUNING ST CLASS: 4B

LAND: 503,400 BUILDING: 2,530,500 **2025 ASSESSMENT TOTAL: 3,033,900**

NET TAXES BILLED FOR 2024 WERE: \$ 54,150.68 2024 ASSESSMENT TOTAL: 2,764,200

HBR REALTY LLC
89 LEUNING ST UNIT G
SO HACKENSACK, NJ 07606

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 45.01 LOT: 8 QUAL:

PROPERTY LOCATION: 65 E.LEUNING ST. CLASS: 4B

LAND: 899,900 BUILDING: 2,004,000 **2025 ASSESSMENT TOTAL: 2,903,900**

NET TAXES BILLED FOR 2024 WERE: \$ 52,146.62 2024 ASSESSMENT TOTAL: 2,661,900

J.J.R.HOLDING CO.
65 E.LEUNING ST.
SO.HACKENSACK NJ 07606

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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DATE MAILED: 03/08/25

* REASSESSMENT DISTRICT *

BLOCK: 2.01 LOT: 13.02 QUAL:

PROPERTY LOCATION: 636 HUYLER ST CLASS: 4A

LAND: 1,377,600 BUILDING: 1,399,900 **2025 ASSESSMENT TOTAL: 2,777,500**

NET TAXES BILLED FOR 2024 WERE: \$ 50,802.75 2024 ASSESSMENT TOTAL: 2,593,300

VEE JAY REALTY COMPANY
24 JULIA CT
WASHINGTON TOWNSHIP, NJ 07676

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 54 LOT: 1.01 QUAL: C0011

PROPERTY LOCATION: 89 LEUNING ST CLASS: 4B

LAND: 468,200 BUILDING: 2,353,300 **2025 ASSESSMENT TOTAL: 2,821,500**

NET TAXES BILLED FOR 2024 WERE: \$ 50,360.01 2024 ASSESSMENT TOTAL: 2,570,700

ALNASR REALTY LLC
89 LEUNING ST UNIT A1
SOUTH HACKENSACK, NJ 07606

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 2.01 LOT: 6.04 QUAL:

PROPERTY LOCATION: 74 LOUIS COURT CLASS: 4B

LAND: 520,300 BUILDING: 2,304,200 **2025 ASSESSMENT TOTAL: 2,824,500**

NET TAXES BILLED FOR 2024 WERE: \$ 50,303.20 2024 ASSESSMENT TOTAL: 2,567,800

GROVE AUTO REPAIR INC
18 FIELDSTONE CT
MAHWAH, NJ 07430

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 1.01 LOT: 4.03 QUAL:

PROPERTY LOCATION: 460 ROUTE 46 CLASS: 4B

LAND: 735,000 BUILDING: 2,358,700 **2025 ASSESSMENT TOTAL: 3,093,700**

NET TAXES BILLED FOR 2024 WERE: \$ 49,586.21 2024 ASSESSMENT TOTAL: 2,531,200

460 RT 46 WEST LLC
460 ROUTE 46
SOUTH HACKENSACK, NJ 07606

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 101 LOT: 13 QUAL:

PROPERTY LOCATION: 80 SADDLE RIVER AVE CLASS: 4B

LAND: 357,500 BUILDING: 2,516,000 **2025 ASSESSMENT TOTAL: 2,873,500**

NET TAXES BILLED FOR 2024 WERE: \$ 48,685.07 2024 ASSESSMENT TOTAL: 2,485,200

80 SADDLE RIVER LLC
1546 52ND STREET #3-R
BROOKLYN, NY 11219

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 1.01 LOT: 4.10 QUAL:

PROPERTY LOCATION: 490 ROUTE 46 CLASS: 4A

LAND: 809,200 BUILDING: 1,725,200 **2025 ASSESSMENT TOTAL: 2,534,400**

NET TAXES BILLED FOR 2024 WERE: \$ 47,903.43 2024 ASSESSMENT TOTAL: 2,445,300

BURGER KING COMPANY LLC
5707 BLUE LAGOON DR
MIAMI,FL 33126

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 1.01 LOT: 4.01 QUAL:

PROPERTY LOCATION: 420 ROUTE 46 CLASS: 4A

LAND: 1,190,000 BUILDING: 1,284,100 **2025 ASSESSMENT TOTAL: 2,474,100**

NET TAXES BILLED FOR 2024 WERE: \$ 46,763.29 2024 ASSESSMENT TOTAL: 2,387,100

MOUKIDES, GEORGE & E.
2181 MACKAY AVE.
FORT LEE, N.J. 07024

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 1.01 LOT: 4.19 QUAL:

PROPERTY LOCATION: 434 ROUTE 46 CLASS: 4A

LAND: 1,139,600 BUILDING: 1,354,500 **2025 ASSESSMENT TOTAL: 2,494,100**

NET TAXES BILLED FOR 2024 WERE: \$ 46,408.71 2024 ASSESSMENT TOTAL: 2,369,000

WEEDO ENTERPRISES
175 ALPINE STREET
PARAMUS, NJ 07652

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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

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

NOTICE OF PROPERTY TAX ASSESSMENT FOR 2025

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

DATE MAILED: 03/08/25

* REASSESSMENT DISTRICT *

BLOCK: 37 LOT: 1 QUAL:

PROPERTY LOCATION: 310 HUYLER ST CLASS: 4A

LAND: 954,700 BUILDING: 1,357,200 **2025 ASSESSMENT TOTAL: 2,311,900**

NET TAXES BILLED FOR 2024 WERE: \$ 44,394.86 2024 ASSESSMENT TOTAL: 2,266,200

LBRUNO LLC
14 DINALLO ST
SOUTH HACKENSACK, NJ 07606

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 2.01 LOT: 11 QUAL:

PROPERTY LOCATION: 29 GROVE ST. CLASS: 4B

LAND: 250,800 BUILDING: 2,228,000 **2025 ASSESSMENT TOTAL: 2,478,800**

NET TAXES BILLED FOR 2024 WERE: \$ 43,977.59 2024 ASSESSMENT TOTAL: 2,244,900

FALATO, JOHN J. & JOSEPHINE
29 GROVE ST.
SOUTH HACKENSACK, N.J. 07606

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 24 LOT: 28 QUAL:

PROPERTY LOCATION: 19 ISE STREET CLASS: 4B

LAND: 748,100 BUILDING: 1,627,300 **2025 ASSESSMENT TOTAL: 2,375,400**

NET TAXES BILLED FOR 2024 WERE: \$ 42,030.35 2024 ASSESSMENT TOTAL: 2,145,500

19-21 ISE STREET LLC

19 ISE ST

S HACKENSACK, NJ 07606

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 2.01 LOT: 18 QUAL:

PROPERTY LOCATION: 50 RUTA COURT CLASS: 4B

LAND: 282,700 BUILDING: 2,063,200 **2025 ASSESSMENT TOTAL: 2,345,900**

NET TAXES BILLED FOR 2024 WERE: \$ 41,779.59 2024 ASSESSMENT TOTAL: 2,132,700

CLEMENTS, JUDITH, IRWIN & MARALCLEM
162 CLOWPENS DR
ORANGEBURG, NY 10962

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 54 LOT: 1.02 QUAL:
PROPERTY LOCATION: 69 LEUNING ST. CLASS: 4B
LAND: 277,200 BUILDING: 2,051,500 **2025 ASSESSMENT TOTAL: 2,328,700**

NET TAXES BILLED FOR 2024 WERE: \$ 41,652.26 2024 ASSESSMENT TOTAL: 2,126,200

C & T ENTERPRISES
67 LEUNING ST.
SOUTH HACKENSACK, NJ 07606

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 45.02 LOT: 1 QUAL:

PROPERTY LOCATION: 228 HUYLER ST CLASS: 4B

LAND: 540,000 BUILDING: 1,756,500 **2025 ASSESSMENT TOTAL: 2,296,500**

NET TAXES BILLED FOR 2024 WERE: \$ 41,041.05 2024 ASSESSMENT TOTAL: 2,095,000

DDK INVESTORS LLC
65 E LEUNING ST
SOUTH HACKENSACK, NJ 07606

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 41 LOT: 1.01 QUAL:

PROPERTY LOCATION: 255 WEST ST CLASS: 4B

LAND: 391,600 BUILDING: 1,860,900 **2025 ASSESSMENT TOTAL: 2,252,500**

NET TAXES BILLED FOR 2024 WERE: \$ 40,974.44 2024 ASSESSMENT TOTAL: 2,091,600

255 WEST ST LLC C/O MAUREEN TIGHE
152 E 94TH STREET
NEW YORK, NY 10128

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 54 LOT: 1.01 QUAL: C0051

PROPERTY LOCATION: 89 LEUNING ST CLASS: 4B

LAND: 368,800 BUILDING: 1,903,300 **2025 ASSESSMENT TOTAL: 2,272,100**

NET TAXES BILLED FOR 2024 WERE: \$ 40,639.46 2024 ASSESSMENT TOTAL: 2,074,500

UNIT E LLC
CCI 89 LEUNING ST
SOUTH HACKENSACK, NJ 07606

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 2.01 LOT: 19 QUAL:

PROPERTY LOCATION: 40 RUTA COURT CLASS: 4B

LAND: 284,900 BUILDING: 1,966,900 **2025 ASSESSMENT TOTAL: 2,251,800**

NET TAXES BILLED FOR 2024 WERE: \$ 40,435.72 2024 ASSESSMENT TOTAL: 2,064,100

TWINKS COMPANY LLC C/O S ROTHMAN
20 W PALISADE APT 5120
ENGLEWOOD, NJ 07631

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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BLOCK: 54 LOT: 2.03 QUAL:

PROPERTY LOCATION: 120 WESLEY ST CLASS: 4B

LAND: 216,200 BUILDING: 2,025,100 **2025 ASSESSMENT TOTAL: 2,241,300**

NET TAXES BILLED FOR 2024 WERE: \$ 40,247.66 2024 ASSESSMENT TOTAL: 2,054,500

JAY-JAY HOLDING CORP.
333 ROUTE 17 NORTH
MAHWAH, NJ 07430

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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BLOCK: 1.01 LOT: 4.04 QUAL:

PROPERTY LOCATION: 450 ROUTE 46 CLASS: 4A

LAND: 1,358,000 BUILDING: 760,800 **2025 ASSESSMENT TOTAL: 2,118,800**

NET TAXES BILLED FOR 2024 WERE: \$ 39,223.10 2024 ASSESSMENT TOTAL: 2,002,200

JAI-VAGZEI, L.L.C.
410 U.S. ROUTE 46 WEST
SOUTH HACKENSACK, NJ 07606

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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BLOCK: 45.01 LOT: 1 QUAL:

PROPERTY LOCATION: 236 HUYLER ST CLASS: 4B

LAND: 1,730,000 BUILDING: 125,000 **2025 ASSESSMENT TOTAL: 1,855,000**

NET TAXES BILLED FOR 2024 WERE: \$ 39,221.14 2024 ASSESSMENT TOTAL: 2,002,100

DDK INVESTORS LLC
65 E LEUNING ST
SOUTH HACKENSACK, NJ 07606

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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BLOCK: 54 LOT: 1.01 QUAL: C0012

PROPERTY LOCATION: 89 LEUNING ST CLASS: 4B

LAND: 357,800 BUILDING: 1,798,600 **2025 ASSESSMENT TOTAL: 2,156,400**

NET TAXES BILLED FOR 2024 WERE: \$ 38,488.47 2024 ASSESSMENT TOTAL: 1,964,700

BAJAJ VENTURES LLC
619 FREELAND AVE
PARAMUS, NJ 07652