

TAX ASSESSOR

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

District: Cranford

Union County Board of Taxation, 300 North Ave East, Westfield, NJ 07090

NOTICE OF PROPERTY TAX ASSESSMENT FOR 2025

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

DATE MAILED: 02/07/25

BLOCK: 481 LOT: 1.03 QUAL:

PROPERTY LOCATION: 220 SOUTH AVE E CLASS: 4A

LAND: 1,020,700 BUILDING: 15,134,900 **2025 ASSESSMENT TOTAL:** 16,155,600

NET TAXES BILLED FOR 2024 WERE: \$ 1,145,270.48

2024 ASSESSMENT TOTAL: 16,155,600

RIVERFRONT DEVELOPERS LLC
820 MORRIS TURNPIKE
SHORT HILLS, NJ 07078

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BLOCK: 511 LOT: 1 QUAL:

PROPERTY LOCATION: 555 SOUTH AVE E CLASS: 4C

LAND: 1,630,000 BUILDING: 13,000,000 **2025 ASSESSMENT TOTAL: 14,630,000**

NET TAXES BILLED FOR 2024 WERE: \$ 991,767.70 2024 ASSESSMENT TOTAL: 14,630,000

WP CRANFORD LLC
100 PASSAIC AVE STE#240
FAIRFIELD, NJ 07004

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BLOCK: 541 LOT: 2 QUAL:

PROPERTY LOCATION: 750 WALNUT AVE CLASS: 1

LAND: 11,000,000 BUILDING: 0 **2025 ASSESSMENT TOTAL:** 11,000,000

NET TAXES BILLED FOR 2024 WERE: \$ 745,690.00 2024 ASSESSMENT TOTAL: 11,000,000

CRANFORD 750 WALNUT DEVELOPMENT LLC
500 PLAZA DR 6TH FLR
SECAUCUS, NJ 07094

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DATE MAILED: 02/07/25

BLOCK: 643 LOT: 3.011 QUAL:

PROPERTY LOCATION: 20 COMMERCE DR CLASS: 4A

LAND: 4,036,400 BUILDING: 4,963,600 **2025 ASSESSMENT TOTAL: 9,000,000**

NET TAXES BILLED FOR 2024 WERE: \$ 610,110.00 2024 ASSESSMENT TOTAL: 9,000,000

COMMERCE DR LLC
20 COMMERCE DR STE 326
CRANFORD, NJ 07016

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BLOCK: 644 LOT: 1.01 QUAL: C01

PROPERTY LOCATION: 10 JACKSON DR CLASS: 4A

LAND: 4,588,700 BUILDING: 2,611,300 **2025 ASSESSMENT TOTAL:** 7,200,000

NET TAXES BILLED FOR 2024 WERE: \$ 488,088.00 2024 ASSESSMENT TOTAL: 7,200,000

CRANFORD DEV. ALTUS GROUP
PO BOX 71970
PHOENIX, AZ 85050

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BLOCK: 641 LOT: 2 QUAL:

PROPERTY LOCATION: 27 COMMERCE DR CLASS: 4A

LAND: 3,747,500 BUILDING: 2,645,600 **2025 ASSESSMENT TOTAL:** 6,393,100

NET TAXES BILLED FOR 2024 WERE: \$ 433,388.25 2024 ASSESSMENT TOTAL: 6,393,100

US RE HOLDINGS NO 3 LLC BARCLAYS
300 JEFFERSON PARK
WHIPPANY, NJ 07981

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BLOCK: 534 LOT: 1 QUAL:

PROPERTY LOCATION: 570 SOUTH AVE E CLASS: 4B

LAND: 1,500,000 BUILDING: 4,371,000 **2025 ASSESSMENT TOTAL: 5,871,000**

NET TAXES BILLED FOR 2024 WERE: \$ 397,995.09 2024 ASSESSMENT TOTAL: 5,871,000

CRANFORD BUSINESS PARK LLC
570 SOUTH AVE E
CRANFORD, NJ 07016

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DATE MAILED: 02/07/25

BLOCK: 637 LOT: 6.01 QUAL:

PROPERTY LOCATION: 70 JACKSON DR CLASS: 4B

LAND: 1,930,500 BUILDING: 3,869,500 **2025 ASSESSMENT TOTAL: 5,800,000**

NET TAXES BILLED FOR 2024 WERE: \$ 393,182.00 2024 ASSESSMENT TOTAL: 5,800,000

70 JACKSON LLC NAI J HANSON MGMT
195 NORTH ST SUITE 100
TETERBORO, NJ 07608

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BLOCK: 292 LOT: 3.01 QUAL:

PROPERTY LOCATION: 205 BIRCHWOOD AVE CLASS: 4A

LAND: 3,348,000 BUILDING: 1,152,000 **2025 ASSESSMENT TOTAL:** 4,500,000

NET TAXES BILLED FOR 2024 WERE: \$ 305,055.00 2024 ASSESSMENT TOTAL: 4,500,000

CRNC PROPERTY LLC
4711 GOLF RD SUITE 200
SKOKIE, IL 60076

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BLOCK: 644 LOT: 1.01 QUAL: C02

PROPERTY LOCATION: 2 JACKSON DR CLASS: 4A

LAND: 2,178,000 BUILDING: 2,222,000 **2025 ASSESSMENT TOTAL: 4,400,000**

NET TAXES BILLED FOR 2024 WERE: \$ 298,276.00 2024 ASSESSMENT TOTAL: 4,400,000

APPLE SEVEN HOSPITALITY OWNERSHIP
814 E MAIN ST
RICHMOND, VA 23219

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BLOCK: 639 LOT: 1 QUAL:

PROPERTY LOCATION: 125 MOEN AV/45 JACKSON DR CLASS: 4B

LAND: 1,319,500 BUILDING: 3,022,700 **2025 ASSESSMENT TOTAL:** 4,342,200

NET TAXES BILLED FOR 2024 WERE: \$ 294,357.74 2024 ASSESSMENT TOTAL: 4,342,200

THE MOEN ORGANIZATION INC
125 MOEN AVE
CRANFORD, N J 07016-3502

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BLOCK: 400 LOT: 1 QUAL:

PROPERTY LOCATION: 50 SOUTH AVE W CLASS: 4A

LAND: 533,200 BUILDING: 3,375,800 **2025 ASSESSMENT TOTAL: 3,909,000**

NET TAXES BILLED FOR 2024 WERE: \$ 277,109.01 2024 ASSESSMENT TOTAL: 3,909,000

BRADLEY REALTY
9 INDIAN RUN
SCOTCH PLAINS, N J 07076

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BLOCK: 474 LOT: 4.03 QUAL:

PROPERTY LOCATION: 2 SOUTH AVE W CLASS: 4A

LAND: 365,100 BUILDING: 3,377,400 **2025 ASSESSMENT TOTAL: 3,742,500**

NET TAXES BILLED FOR 2024 WERE: \$ 265,305.83 2024 ASSESSMENT TOTAL: 3,742,500

EAST COAST CRANFORD CROSSING LLC
112 S FRENCH ST STE 105MP
WILMINGTON, DE 19801

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BLOCK: 637 LOT: 1 QUAL:

PROPERTY LOCATION: 1-3 COMMERCE DR CLASS: 4A

LAND: 2,671,900 BUILDING: 1,028,100 **2025 ASSESSMENT TOTAL: 3,700,000**

NET TAXES BILLED FOR 2024 WERE: \$ 250,823.00 2024 ASSESSMENT TOTAL: 3,700,000

BNE CRANFORD LLC
850 TOWBIN AVE
LAKEWOOD, NJ 08701

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BLOCK: 537 LOT: 1 QUAL:

PROPERTY LOCATION: 601 SOUTH AVE E CLASS: 4A

LAND: 1,399,700 BUILDING: 2,200,300 **2025 ASSESSMENT TOTAL:** 3,600,000

NET TAXES BILLED FOR 2024 WERE: \$ 244,044.00 2024 ASSESSMENT TOTAL: 3,600,000

CUBESMART LP
PTA CS# 315 PO BOX 320099
ALEXANDRIA, VA 22320

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BLOCK: 639 LOT: 3 QUAL:

PROPERTY LOCATION: 11 COMMERCE DR CLASS: 4A

LAND: 2,991,700 BUILDING: 346,200 **2025 ASSESSMENT TOTAL: 3,337,900**

NET TAXES BILLED FOR 2024 WERE: \$ 226,276.24 2024 ASSESSMENT TOTAL: 3,337,900

SIG 11 COMMERCE LLC
20 COMMERCE DR STE 326
CRANFORD, NJ 07016

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BLOCK: 293 LOT: 1 QUAL:

PROPERTY LOCATION: 1100 ORANGE AVE CLASS: 4A

LAND: 2,225,000 BUILDING: 975,000 **2025 ASSESSMENT TOTAL: 3,200,000**

NET TAXES BILLED FOR 2024 WERE: \$ 216,928.00 2024 ASSESSMENT TOTAL: 3,200,000

BELL ATLANTIC-NJ DUFF & PHELPS
P O BOX 2749
ADDISON, TX 75001

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BLOCK: 639 LOT: 5.01 QUAL:

PROPERTY LOCATION: 65 JACKSON DR CLASS: 4A

LAND: 2,482,600 BUILDING: 580,500 **2025 ASSESSMENT TOTAL: 3,063,100**

NET TAXES BILLED FOR 2024 WERE: \$ 198,834.85 2024 ASSESSMENT TOTAL: 2,933,100

65 JACKSON LLC
20 COMMERCE DR STE 326
CRANFORD, NJ 07016

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BLOCK: 474 LOT: 3.01 QUAL:

PROPERTY LOCATION: 6 SOUTH AVE W CLASS: 4A

LAND: 792,000 BUILDING: 1,908,000 **2025 ASSESSMENT TOTAL: 2,700,000**

NET TAXES BILLED FOR 2024 WERE: \$ 191,403.00 2024 ASSESSMENT TOTAL: 2,700,000

CRANFORD SQUARE LLC
313 SOUTH AVE STE 203
FANWOOD, NJ 07023

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BLOCK: 265 LOT: 4 QUAL:

PROPERTY LOCATION: 12-18 RIVERSIDE DR CLASS: 4C

LAND: 864,000 BUILDING: 1,856,500 **2025 ASSESSMENT TOTAL: 2,720,500**

NET TAXES BILLED FOR 2024 WERE: \$ 184,422.70 2024 ASSESSMENT TOTAL: 2,720,500

RIVERSIDE ESTATES LLC & 2ND
200 SHEFFIELD ST
MOUNTAINSIDE, NJ 07092

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BLOCK: 539 LOT: 1 QUAL:

PROPERTY LOCATION: 715 SOUTH AVE E CLASS: 4B

LAND: 1,274,400 BUILDING: 1,444,000 **2025 ASSESSMENT TOTAL: 2,718,400**

NET TAXES BILLED FOR 2024 WERE: \$ 184,280.34 2024 ASSESSMENT TOTAL: 2,718,400

SOUTH AVE EAST LLC
715 SOUTH AVENUE E
CRANFORD, NJ 07016

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DATE MAILED: 02/07/25

BLOCK: 636 LOT: 3 QUAL:

PROPERTY LOCATION: 10-12 COMMERCE DR CLASS: 4A

LAND: 1,959,100 BUILDING: 638,200 **2025 ASSESSMENT TOTAL: 2,597,300**

NET TAXES BILLED FOR 2024 WERE: \$ 176,070.97 2024 ASSESSMENT TOTAL: 2,597,300

10-12 COMMERCE LLC
20 COMMERCE DR STE 326
CRANFORD, NJ 07016

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BLOCK: 635 LOT: 2.01 QUAL:

PROPERTY LOCATION: 4 COMMERCE DR CLASS: 4A

LAND: 2,435,800 BUILDING: 150,000 **2025 ASSESSMENT TOTAL: 2,585,800**

NET TAXES BILLED FOR 2024 WERE: \$ 175,291.38 2024 ASSESSMENT TOTAL: 2,585,800

4 COMMERCE ASSOCIATES LLC
20 E WILLOW ST
MILLBURN, N J 07041

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BLOCK: 635 LOT: 2.02 QUAL:

PROPERTY LOCATION: 90 MYRTLE ST CLASS: 4B

LAND: 1,454,500 BUILDING: 1,091,300 **2025 ASSESSMENT TOTAL: 2,545,800**

NET TAXES BILLED FOR 2024 WERE: \$ 172,579.78 2024 ASSESSMENT TOTAL: 2,545,800

GEBS ASSOCIATES INC
125 MOEN AVE
CRANFORD, N J 07016-3562

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BLOCK: 478 LOT: 10.01 QUAL:

PROPERTY LOCATION: 109 WALNUT AVE CLASS: 4A

LAND: 495,000 BUILDING: 1,870,000 **2025 ASSESSMENT TOTAL: 2,365,000**

NET TAXES BILLED FOR 2024 WERE: \$ 167,654.85 2024 ASSESSMENT TOTAL: 2,365,000

DB WALNUT AVE LLC
55 BLEEKER ST 2ND FLR
MILLBURN, NJ 07041

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BLOCK: 641 LOT: 1 QUAL:

PROPERTY LOCATION: 25 COMMERCE DR CLASS: 4A

LAND: 1,840,500 BUILDING: 627,600 **2025 ASSESSMENT TOTAL: 2,468,100**

NET TAXES BILLED FOR 2024 WERE: \$ 167,312.50 2024 ASSESSMENT TOTAL: 2,468,100

SIG 25 COMMERCE LLC
20 COMMERCE DR STE 326
CRANFORD, NJ 07016

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BLOCK: 636 LOT: 2 QUAL:

PROPERTY LOCATION: 14 COMMERCE DR CLASS: 4A

LAND: 1,836,100 BUILDING: 601,400 **2025 ASSESSMENT TOTAL: 2,437,500**

NET TAXES BILLED FOR 2024 WERE: \$ 165,238.13 2024 ASSESSMENT TOTAL: 2,437,500

SIG 14 COMMERCE LLC
20 COMMERCE DR STE 326
CRANFORD, NJ 07016

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DATE MAILED: 02/07/25

BLOCK: 476 LOT: 2.01 QUAL:

PROPERTY LOCATION: 1 SOUTH AVE E CLASS: 4A

LAND: 416,900 BUILDING: 1,840,600 **2025 ASSESSMENT TOTAL: 2,257,500**

NET TAXES BILLED FOR 2024 WERE: \$ 160,034.18 2024 ASSESSMENT TOTAL: 2,257,500

EAST COAST CRANFORD CROSSING LLC
112 S FRENCH ST STE 105MP
WILMINGTON, DE 19801

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BLOCK: 639 LOT: 5.02 QUAL:

PROPERTY LOCATION: 55 JACKSON DR CLASS: 4B

LAND: 1,096,000 BUILDING: 1,154,000 **2025 ASSESSMENT TOTAL: 2,250,000**

NET TAXES BILLED FOR 2024 WERE: \$ 152,527.50 2024 ASSESSMENT TOTAL: 2,250,000

CRANFORD PROPERTIES LLC
55 JACKSON DR
CRANFORD, NJ 07016

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BLOCK: 191 LOT: 2 QUAL:

PROPERTY LOCATION: 123 UNION AVE N CLASS: 4A

LAND: 888,000 BUILDING: 1,245,700 **2025 ASSESSMENT TOTAL: 2,133,700**

NET TAXES BILLED FOR 2024 WERE: \$ 151,257.99 2024 ASSESSMENT TOTAL: 2,133,700

MILELLI CRANFORD LLC
PO BOX 2229
MORRISTOWN NJ 07962

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BLOCK: 635 LOT: 1 QUAL:

PROPERTY LOCATION: 6 COMMERCE DR CLASS: 4A

LAND: 1,892,800 BUILDING: 219,600 **2025 ASSESSMENT TOTAL: 2,112,400**

NET TAXES BILLED FOR 2024 WERE: \$ 143,199.60 2024 ASSESSMENT TOTAL: 2,112,400

6 COMMERCE LLC
20 COMMERCE DR STE 326
CRANFORD, NJ 07016

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BLOCK: 540 LOT: 1 QUAL:

PROPERTY LOCATION: 700 SOUTH AVE E CLASS: 4B

LAND: 2,016,500 BUILDING: 58,500 **2025 ASSESSMENT TOTAL: 2,075,000**

NET TAXES BILLED FOR 2024 WERE: \$ 140,664.25 2024 ASSESSMENT TOTAL: 2,075,000

PUBLIC SERVICE E & G CO TAX DEPT
80 PARK PLAZA - 6TH FLOOR
NEWARK, N J 07101-4194

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DATE MAILED: 02/07/25

BLOCK: 525 LOT: 5 QUAL:

PROPERTY LOCATION: 310 CENTENNIAL AVE CLASS: 4A

LAND: 225,700 BUILDING: 1,831,000 **2025 ASSESSMENT TOTAL: 2,056,700**

NET TAXES BILLED FOR 2024 WERE: \$ 139,423.69 2024 ASSESSMENT TOTAL: 2,056,700

310 CENTENNIAL AVENUE LLC
310 CENTENNIAL MAILBOX 1
CRANFORD, NJ 07016

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DATE MAILED: 02/07/25

BLOCK: 1000 LOT: 3 QUAL:

PROPERTY LOCATION: CRANFORD CLASS: 6A

LAND: 6,543,576 BUILDING: 2,913 **2025 ASSESSMENT TOTAL: 1,906,144**

NET TAXES BILLED FOR 2024 WERE: \$ 137,913.94 2024 ASSESSMENT TOTAL: 2,034,429

VERIZON - NEW JERSEY
P O BOX 2749
ADDISON, TX 75001

TAX ASSESSOR

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

District: Cranford

Union County Board of Taxation, 300 North Ave East, Westfield, NJ 07090

NOTICE OF PROPERTY TAX ASSESSMENT FOR 2025

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

DATE MAILED: 02/07/25

BLOCK: 527 LOT: 12 QUAL:

PROPERTY LOCATION: 55 WINANS AVE CLASS: 4B

LAND: 583,400 BUILDING: 1,300,000 **2025 ASSESSMENT TOTAL: 1,883,400**

NET TAXES BILLED FOR 2024 WERE: \$ 127,675.69 2024 ASSESSMENT TOTAL: 1,883,400

JLG REALTY ANACAPRI FOOD SUPPLY
55 WINANS AVE
CRANFORD, N J 07016-3144

TAX ASSESSOR

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District: Cranford

Union County Board of Taxation, 300 North Ave East, Westfield, NJ 07090

NOTICE OF PROPERTY TAX ASSESSMENT FOR 2025

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

DATE MAILED: 02/07/25

BLOCK: 640 LOT: 6.01 QUAL:

PROPERTY LOCATION: 40 JACKSON DR CLASS: 4B

LAND: 833,200 BUILDING: 971,000 **2025 ASSESSMENT TOTAL:** 1,804,200

NET TAXES BILLED FOR 2024 WERE: \$ 122,306.72 2024 ASSESSMENT TOTAL: 1,804,200

40-42 JACKSON DRIVE LLC

245 WESCOTT DR

RAHWAY, NJ 07065

TAX ASSESSOR

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District: Cranford

Union County Board of Taxation, 300 North Ave East, Westfield, NJ 07090

NOTICE OF PROPERTY TAX ASSESSMENT FOR 2025

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

DATE MAILED: 02/07/25

BLOCK: 642 LOT: 1 QUAL:

PROPERTY LOCATION: 22 JACKSON DR CLASS: 4B

LAND: 638,000 BUILDING: 1,112,000 **2025 ASSESSMENT TOTAL: 1,750,000**

NET TAXES BILLED FOR 2024 WERE: \$ 118,632.50 2024 ASSESSMENT TOTAL: 1,750,000

22 JACKSON DR., LLC

22 JACKSON DR

CRANFORD, NJ

07016

TAX ASSESSOR

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District: Cranford

Union County Board of Taxation, 300 North Ave East, Westfield, NJ 07090

NOTICE OF PROPERTY TAX ASSESSMENT FOR 2025

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

DATE MAILED: 02/07/25

BLOCK: 317 LOT: 19.01 QUAL:

PROPERTY LOCATION: 340 NORTH AVE E CLASS: 4A

LAND: 1,184,500 BUILDING: 548,500 **2025 ASSESSMENT TOTAL: 1,733,000**

NET TAXES BILLED FOR 2024 WERE: \$ 117,480.07 2024 ASSESSMENT TOTAL: 1,733,000

340 NAE LLC
123 SOUTH AVE E FLOOR 2
WESTFIELD, NJ 07090

TAX ASSESSOR

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District: Cranford

Union County Board of Taxation, 300 North Ave East, Westfield, NJ 07090

NOTICE OF PROPERTY TAX ASSESSMENT FOR 2025

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DATE MAILED: 02/07/25

BLOCK: 555 LOT: 19 QUAL:

PROPERTY LOCATION: 75 ROD SMITH PL CLASS: 4B

LAND: 565,200 BUILDING: 1,117,300 **2025 ASSESSMENT TOTAL:** 1,682,500

NET TAXES BILLED FOR 2024 WERE: \$ 114,056.68 2024 ASSESSMENT TOTAL: 1,682,500

WEILL: MAURICE SCHOOLHOUSE PLAZA
374 MILLBURN AVE - 4TH FL
MILLBURN, N J 07041-0000

TAX ASSESSOR

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District: Cranford

Union County Board of Taxation, 300 North Ave East, Westfield, NJ 07090

NOTICE OF PROPERTY TAX ASSESSMENT FOR 2025

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

DATE MAILED: 02/07/25

BLOCK: 189 LOT: 15.01 QUAL:

PROPERTY LOCATION: 29 ALDEN STREET CLASS: 4A

LAND: 133,700 BUILDING: 1,466,300 **2025 ASSESSMENT TOTAL: 1,600,000**

NET TAXES BILLED FOR 2024 WERE: \$ 113,424.00 2024 ASSESSMENT TOTAL: 1,600,000

GOODMAN FAMILY PARTNERSHIP
23 NORTH AVE E
CRANFORD, NJ 07016

TAX ASSESSOR

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District: Cranford

Union County Board of Taxation, 300 North Ave East, Westfield, NJ 07090

NOTICE OF PROPERTY TAX ASSESSMENT FOR 2025

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

DATE MAILED: 02/07/25

BLOCK: 639 LOT: 4 QUAL:

PROPERTY LOCATION: 7 COMMERCE DR CLASS: 4B

LAND: 615,800 BUILDING: 1,007,900 **2025 ASSESSMENT TOTAL: 1,623,700**

NET TAXES BILLED FOR 2024 WERE: \$ 110,070.62 2024 ASSESSMENT TOTAL: 1,623,700

REM ASSOCIATES INC GLITTEREX
7 COMMERCE DR
CRANFORD, N J 07016-3507

TAX ASSESSOR

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APPEAL INFORMATION.

District: Cranford

Union County Board of Taxation, 300 North Ave East, Westfield, NJ 07090

NOTICE OF PROPERTY TAX ASSESSMENT FOR 2025

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DATE MAILED: 02/07/25

BLOCK: 565 LOT: 3.01 QUAL:

PROPERTY LOCATION: 129 DERMODY ST CLASS: 4B

LAND: 480,400 BUILDING: 1,116,200 **2025 ASSESSMENT TOTAL: 1,596,600**

NET TAXES BILLED FOR 2024 WERE: \$ 108,233.51 2024 ASSESSMENT TOTAL: 1,596,600

MOSKI REALTY LLC DURST CORP
129 DERMODY ST
CRANFORD, N J 07016-3217

TAX ASSESSOR

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

District: Cranford

Union County Board of Taxation, 300 North Ave East, Westfield, NJ 07090

NOTICE OF PROPERTY TAX ASSESSMENT FOR 2025

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

DATE MAILED: 02/07/25

BLOCK: 317 LOT: 9.011 QUAL:

PROPERTY LOCATION: 310 NORTH AVE E CLASS: 4A

LAND: 559,200 BUILDING: 1,030,800 **2025 ASSESSMENT TOTAL: 1,590,000**

NET TAXES BILLED FOR 2024 WERE: \$ 107,786.10 2024 ASSESSMENT TOTAL: 1,590,000

SCHERING EM FED CR UN CRES BILLING
102 DUFFY AVE
HICKSVILLE, NY 11801

TAX ASSESSOR

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District: Cranford

Union County Board of Taxation, 300 North Ave East, Westfield, NJ 07090

NOTICE OF PROPERTY TAX ASSESSMENT FOR 2025

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

DATE MAILED: 02/07/25

BLOCK: 176 LOT: 9 QUAL:

PROPERTY LOCATION: 20 HOLLY ST W CLASS: 4C

LAND: 277,000 BUILDING: 1,035,800 **2025 ASSESSMENT TOTAL: 1,312,800**

NET TAXES BILLED FOR 2024 WERE: \$ 88,994.71 2024 ASSESSMENT TOTAL: 1,312,800

HOLLY HOLDINGS LLC
10 AUER COURT
EAST BRUNSWICK, NJ 08816

TAX ASSESSOR

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APPEAL INFORMATION.

District: Cranford

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2025

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DATE MAILED: 02/07/25

BLOCK: 625 LOT: 18.01 QUAL:

PROPERTY LOCATION: 1150 RARITAN RD CLASS: 4A

LAND: 824,400 BUILDING: 467,600 **2025 ASSESSMENT TOTAL:** 1,292,000

NET TAXES BILLED FOR 2024 WERE: \$ 87,584.68 2024 ASSESSMENT TOTAL: 1,292,000

1093 RARITAN REALTY LLC NORTHFIELD
581 MAIN ST, SUITE 810
WOODBIDGE, NJ 07095

TAX ASSESSOR

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2025

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DATE MAILED: 02/07/25

BLOCK: 319 LOT: 11 QUAL:

PROPERTY LOCATION: 370 NORTH AVE E CLASS: 4A

LAND: 503,800 BUILDING: 750,000 **2025 ASSESSMENT TOTAL:** 1,253,800

NET TAXES BILLED FOR 2024 WERE: \$ 84,995.10 2024 ASSESSMENT TOTAL: 1,253,800

TFJ CRANFORD LLC RYAN, LLC
87 WEST PASSAIC ST
ROCHELLE PARK, NJ 07662

TAX ASSESSOR

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2025

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DATE MAILED: 02/07/25

BLOCK: 639 LOT: 2 QUAL:

PROPERTY LOCATION: 21 COMMERCE DR CLASS: 4A

LAND: 1,000,000 BUILDING: 250,000 **2025 ASSESSMENT TOTAL: 1,250,000**

NET TAXES BILLED FOR 2024 WERE: \$ 84,737.50 2024 ASSESSMENT TOTAL: 1,250,000

COMMERCE EXECUTIVE SUITES BSD LLC
579 RARITAN RD SUITE 101
ROSELLE, NJ 07203

TAX ASSESSOR

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2025

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DATE MAILED: 02/07/25

BLOCK: 333 LOT: 2 QUAL:

PROPERTY LOCATION: 500 NORTH AVE E CLASS: 4A

LAND: 310,500 BUILDING: 931,300 **2025 ASSESSMENT TOTAL:** 1,241,800

NET TAXES BILLED FOR 2024 WERE: \$ 84,181.62 2024 ASSESSMENT TOTAL: 1,241,800

KALA INVESTMENTS LLC
8 KREN DRIVE
RINGOES, NJ 08551

TAX ASSESSOR

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2025

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

DATE MAILED: 02/07/25

BLOCK: 262 LOT: 6 QUAL:

PROPERTY LOCATION: 24 SPRINGFIELD AVE CLASS: 4C

LAND: 450,000 BUILDING: 786,000 **2025 ASSESSMENT TOTAL:** 1,236,000

NET TAXES BILLED FOR 2024 WERE: \$ 83,788.44 2024 ASSESSMENT TOTAL: 1,236,000

24 SPRINGFIELD AVE-CRANFORD LLC
33 CLINTON RD
WEST CALDWELL, NJ 07006

TAX ASSESSOR

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2025

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DATE MAILED: 02/07/25

BLOCK: 636 LOT: 1 QUAL:

PROPERTY LOCATION: 16 COMMERCE DR CLASS: 4A

LAND: 845,400 BUILDING: 354,600 **2025 ASSESSMENT TOTAL:** 1,200,000

NET TAXES BILLED FOR 2024 WERE: \$ 81,348.00 2024 ASSESSMENT TOTAL: 1,200,000

NATALE CHILDREN, LLC JDN PROP LLC
216 NORTH AVE E
CRANFORD, NJ 07016

TAX ASSESSOR

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2025

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DATE MAILED: 02/07/25

BLOCK: 333 LOT: 1.02 QUAL:

PROPERTY LOCATION: 410-450 NORTH AVE E CLASS: 4B

LAND: 567,000 BUILDING: 625,500 **2025 ASSESSMENT TOTAL:** 1,192,500

NET TAXES BILLED FOR 2024 WERE: \$ 80,839.58 2024 ASSESSMENT TOTAL: 1,192,500

SUN YORKOS HOLDING LLC
450 NORTH AVE EAST
CRANFORD, N J 07016

TAX ASSESSOR

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2025

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DATE MAILED: 02/07/25

BLOCK: 176 LOT: 1 QUAL:

PROPERTY LOCATION: 42-44 HOLLY ST W CLASS: 4C

LAND: 540,000 BUILDING: 650,000 **2025 ASSESSMENT TOTAL:** 1,190,000

NET TAXES BILLED FOR 2024 WERE: \$ 80,670.10 2024 ASSESSMENT TOTAL: 1,190,000

42 SAGAMORE GROUP LLC
264 PROSPECT ST - LL-1
WESTFIELD, N J 07090

TAX ASSESSOR

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District: Cranford

Union County Board of Taxation, 300 North Ave East, Westfield, NJ 07090

NOTICE OF PROPERTY TAX ASSESSMENT FOR 2025

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

DATE MAILED: 02/07/25

BLOCK: 479 LOT: 4 QUAL:

PROPERTY LOCATION: 213 SOUTH AVE E CLASS: 4A

LAND: 187,900 BUILDING: 923,100 **2025 ASSESSMENT TOTAL: 1,111,000**

NET TAXES BILLED FOR 2024 WERE: \$ 78,758.79 2024 ASSESSMENT TOTAL: 1,111,000

SPENCER SAVINGS BANK SLA
611 RIVER DR - CENTER 3
ELMWOOD PARK, N J 07407

TAX ASSESSOR

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Union County Board of Taxation, 300 North Ave East, Westfield, NJ 07090

NOTICE OF PROPERTY TAX ASSESSMENT FOR 2025

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DATE MAILED: 02/07/25

BLOCK: 505 LOT: 2 QUAL:

PROPERTY LOCATION: 600 LINCOLN PARK E CLASS: 4A

LAND: 519,000 BUILDING: 621,000 **2025 ASSESSMENT TOTAL:** 1,140,000

NET TAXES BILLED FOR 2024 WERE: \$ 77,280.60 2024 ASSESSMENT TOTAL: 1,140,000

CRANFORD PARK PROPCO LLC
600 LINCOLN PARK E
CRANFORD, NJ 07016

TAX ASSESSOR

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Union County Board of Taxation, 300 North Ave East, Westfield, NJ 07090

NOTICE OF PROPERTY TAX ASSESSMENT FOR 2025

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

DATE MAILED: 02/07/25

BLOCK: 642 LOT: 11 QUAL:

PROPERTY LOCATION: 20 JACKSON DR CLASS: 4A

LAND: 700,000 BUILDING: 360,000 **2025 ASSESSMENT TOTAL:** 1,060,000

NET TAXES BILLED FOR 2024 WERE: \$ 71,857.40 2024 ASSESSMENT TOTAL: 1,060,000

LIBERTY MGMT. SVC. OF NJ LLC
20 JACKSON DR.
CRANFORD, NJ 07016

TAX ASSESSOR

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2025

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

DATE MAILED: 02/07/25

BLOCK: 176 LOT: 25.01 QUAL:

PROPERTY LOCATION: 214-218 NORTH AVE W CLASS: 4A

LAND: 360,700 BUILDING: 620,300 **2025 ASSESSMENT TOTAL:** 981,000

NET TAXES BILLED FOR 2024 WERE: \$ 66,501.99 2024 ASSESSMENT TOTAL: 981,000

218 NORTH AVENUE PARTNERS LLC
218 NORTH AVE W
CRANFORD, NJ 07016

TAX ASSESSOR

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DATE MAILED: 02/07/25

BLOCK: 642 LOT: 7.01 QUAL:

PROPERTY LOCATION: 1 MC KINLEY ST CLASS: 4C

LAND: 166,800 BUILDING: 795,000 **2025 ASSESSMENT TOTAL:** 961,800

NET TAXES BILLED FOR 2024 WERE: \$ 65,200.42 2024 ASSESSMENT TOTAL: 961,800

1005-09 FOREST AVENUE REALTY LLC
14 TYSLEY ST
BERNARDSVILLE, NJ 07924

TAX ASSESSOR

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DATE MAILED: 02/07/25

BLOCK: 538 LOT: 4 QUAL:

PROPERTY LOCATION: 606 SOUTH AVE E CLASS: 4A

LAND: 291,500 BUILDING: 658,500 **2025 ASSESSMENT TOTAL:** 950,000

NET TAXES BILLED FOR 2024 WERE: \$ 64,400.50 2024 ASSESSMENT TOTAL: 950,000

O'NEILL HOLDINGS LLC
606 SOUTH AVE E
CRANFORD, NJ 07016

TAX ASSESSOR

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District: Cranford

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DATE MAILED: 02/07/25

BLOCK: 517 LOT: 6.01 QUAL:

PROPERTY LOCATION: 206-208 CENTENNIAL AVE CLASS: 4A

LAND: 130,900 BUILDING: 773,200 **2025 ASSESSMENT TOTAL:** 904,100

NET TAXES BILLED FOR 2024 WERE: \$ 61,288.94 2024 ASSESSMENT TOTAL: 904,100

SOMMA PGCAN, LLC
538 EAST BAYVIEW AVE
OCEAN GATE, NJ 08740

TAX ASSESSOR

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2025

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DATE MAILED: 02/07/25

BLOCK: 640 LOT: 7 QUAL:

PROPERTY LOCATION: 46 JACKSON DR CLASS: 4A

LAND: 325,200 BUILDING: 578,300 **2025 ASSESSMENT TOTAL: 903,500**

NET TAXES BILLED FOR 2024 WERE: \$ 61,248.27 2024 ASSESSMENT TOTAL: 903,500

CRANFORD REALTY LLC
216 NORTH AVE E
CRANFORD, NJ 07016

TAX ASSESSOR

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District: Cranford

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2025

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DATE MAILED: 02/07/25

BLOCK: 189 LOT: 1 QUAL:

PROPERTY LOCATION: 2 NORTH AVE W CLASS: 4A

LAND: 208,600 BUILDING: 516,400 **2025 ASSESSMENT TOTAL:** 725,000

NET TAXES BILLED FOR 2024 WERE: \$ 58,484.25 2024 ASSESSMENT TOTAL: 825,000

2 NORTH AVE LLC
1481 OAK TREE ROAD
ISELIN, N J 08830

TAX ASSESSOR

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DATE MAILED: 02/07/25

BLOCK: 314 LOT: 9.01 QUAL:

PROPERTY LOCATION: 210 NORTH AVE E CLASS: 4A

LAND: 510,000 BUILDING: 306,900 **2025 ASSESSMENT TOTAL:** 816,900

NET TAXES BILLED FOR 2024 WERE: \$ 55,377.65 2024 ASSESSMENT TOTAL: 816,900

ESHA FARM LLC & CRANFORD MED CMP LL
263 SAVOY AVE
EDISON, NJ 08820

TAX ASSESSOR

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DATE MAILED: 02/07/25

BLOCK: 192 LOT: 5 QUAL:

PROPERTY LOCATION: 18-20 UNION AVE N CLASS: 4A

LAND: 113,600 BUILDING: 648,300 **2025 ASSESSMENT TOTAL:** 761,900

NET TAXES BILLED FOR 2024 WERE: \$ 54,011.09 2024 ASSESSMENT TOTAL: 761,900

S&P CRANFORD HOLDINGS LLC
7 SUGAR MILL RD
HILLSBOROUGH, NJ 08844

TAX ASSESSOR

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

DATE MAILED: 02/07/25

BLOCK: 262 LOT: 8 QUAL:

PROPERTY LOCATION: 12 SPRINGFIELD AVE CLASS: 4A

LAND: 413,000 BUILDING: 340,800 **2025 ASSESSMENT TOTAL:** 753,800

NET TAXES BILLED FOR 2024 WERE: \$ 51,100.10 2024 ASSESSMENT TOTAL: 753,800

CRABIEL INC
170 N MAIN ST
MILLTOWN, N J 08850-0000

TAX ASSESSOR

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DATE MAILED: 02/07/25

BLOCK: 541 LOT: 1 QUAL:

PROPERTY LOCATION: 1300 RARITAN RD CLASS: 1

LAND: 751,800 BUILDING: 0 **2025 ASSESSMENT TOTAL:** 751,800

NET TAXES BILLED FOR 2024 WERE: \$ 50,964.52 2024 ASSESSMENT TOTAL: 751,800

RACER PROPERTIES, LLC
PO BOX 43859
DETROIT, MI 48243

TAX ASSESSOR

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2025

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DATE MAILED: 02/07/25

BLOCK: 477 LOT: 1 QUAL:

PROPERTY LOCATION: 2 SOUTH AVE E CLASS: 4A

LAND: 469,600 BUILDING: 191,400 **2025 ASSESSMENT TOTAL: 661,000**

NET TAXES BILLED FOR 2024 WERE: \$ 50,402.79 2024 ASSESSMENT TOTAL: 711,000

HEIBERBARCON ENTERPRISES LLC
2 SOUTH AVE E
CRANFORD, N J 07016-2811

TAX ASSESSOR

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District: Cranford

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2025

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DATE MAILED: 02/07/25

BLOCK: 189 LOT: 9 QUAL:

PROPERTY LOCATION: 20-34 EASTMAN ST CLASS: 4A

LAND: 457,800 BUILDING: 242,200 **2025 ASSESSMENT TOTAL:** 700,000

NET TAXES BILLED FOR 2024 WERE: \$ 49,623.00 2024 ASSESSMENT TOTAL: 700,000

F & R HOLDING CORP ZEPKA/GOLDBERG
33 CLINTON RD
WEST CALDWELL, N J 07006

TAX ASSESSOR

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District: Cranford

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2025

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

DATE MAILED: 02/07/25

BLOCK: 474 LOT: 1 QUAL:

PROPERTY LOCATION: 24 SOUTH AVE W CLASS: 4B

LAND: 194,100 BUILDING: 496,900 **2025 ASSESSMENT TOTAL:** 691,000

NET TAXES BILLED FOR 2024 WERE: \$ 48,984.99 2024 ASSESSMENT TOTAL: 691,000

CRANFORD HARRISON DEVELOPERS LLC
253 MAIN ST
MATAWAN, NJ 07740

TAX ASSESSOR

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Union County Board of Taxation, 300 North Ave East, Westfield, NJ 07090

NOTICE OF PROPERTY TAX ASSESSMENT FOR 2025

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

DATE MAILED: 02/07/25

BLOCK: 291 LOT: 14 QUAL:

PROPERTY LOCATION: 245 BIRCHWOOD AVE CLASS: 4A

LAND: 500,000 BUILDING: 220,000 **2025 ASSESSMENT TOTAL:** 720,000

NET TAXES BILLED FOR 2024 WERE: \$ 48,808.80 2024 ASSESSMENT TOTAL: 720,000

GK CRANFORD REALTY LLC
245 BIRCHWOOD AVENUE
CRANFORD, NJ 07016

TAX ASSESSOR

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

District: Cranford

Union County Board of Taxation, 300 North Ave East, Westfield, NJ 07090

NOTICE OF PROPERTY TAX ASSESSMENT FOR 2025

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

DATE MAILED: 02/07/25

BLOCK: 478 LOT: 1.01 QUAL:

PROPERTY LOCATION: 100 SOUTH AVE E CLASS: 4A

LAND: 129,600 BUILDING: 555,500 **2025 ASSESSMENT TOTAL: 685,100**

NET TAXES BILLED FOR 2024 WERE: \$ 48,566.74 2024 ASSESSMENT TOTAL: 685,100

IOP CRANFORD 100 SOUTH LLC
55 BLEEKER ST 2ND FL
MILLBURN, NJ 07041

TAX ASSESSOR

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District: Cranford

Union County Board of Taxation, 300 North Ave East, Westfield, NJ 07090

NOTICE OF PROPERTY TAX ASSESSMENT FOR 2025

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

DATE MAILED: 02/07/25

BLOCK: 642 LOT: 8.01 QUAL:

PROPERTY LOCATION: 33 COMMERCE DR CLASS: 4A

LAND: 183,400 BUILDING: 526,600 **2025 ASSESSMENT TOTAL:** 710,000

NET TAXES BILLED FOR 2024 WERE: \$ 48,130.91 2024 ASSESSMENT TOTAL: 510,800

FIVE ACES RES LLC AND JOLA RES LLC
33 COMMERCE DR
CRANFORD, NJ 07016-3607

TAX ASSESSOR

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District: Cranford

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2025

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

DATE MAILED: 02/07/25

BLOCK: 477 LOT: 4 QUAL:

PROPERTY LOCATION: 102-108 WALNUT AVE CLASS: 4A

LAND: 181,800 BUILDING: 496,700 **2025 ASSESSMENT TOTAL: 678,500**

NET TAXES BILLED FOR 2024 WERE: \$ 48,098.87 2024 ASSESSMENT TOTAL: 678,500

DI TULLIO & LA CORTE ASSOCIATES
102-108 WALNUT AVE
CRANFORD, N J 07016-2950

TAX ASSESSOR

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DATE MAILED: 02/07/25

BLOCK: 479 LOT: 1 QUAL:

PROPERTY LOCATION: WALNUT AVE & SOUTH AVE E CLASS: 4A

LAND: 233,500 BUILDING: 438,400 **2025 ASSESSMENT TOTAL:** 671,900

NET TAXES BILLED FOR 2024 WERE: \$ 47,630.99 2024 ASSESSMENT TOTAL: 671,900

SUNKIN PROPERTIES LLC
PO BOX 636
INLET, N Y 13360

TAX ASSESSOR

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District: Cranford

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2025

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DATE MAILED: 02/07/25

BLOCK: 402 LOT: 1 QUAL:

PROPERTY LOCATION: 101 SOUTH AVE W CLASS: 4A

LAND: 271,900 BUILDING: 399,500 **2025 ASSESSMENT TOTAL:** 671,400

NET TAXES BILLED FOR 2024 WERE: \$ 47,595.55 2024 ASSESSMENT TOTAL: 671,400

LENAPE HOLDINGS BOA NC1-001-03-81
PO BOX 32547 STREET
CHARLOTTE, NC 28232

TAX ASSESSOR

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District: Cranford

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DATE MAILED: 02/07/25

BLOCK: 576 LOT: 2 QUAL:

PROPERTY LOCATION: 777 WALNUT AVE CLASS: 4A

LAND: 468,900 BUILDING: 231,100 **2025 ASSESSMENT TOTAL:** 700,000

NET TAXES BILLED FOR 2024 WERE: \$ 47,453.00 2024 ASSESSMENT TOTAL: 700,000

NICELO CRANFORD LLC
777 WALNUT AVE
CRANFORD, NJ 07016

TAX ASSESSOR

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DATE MAILED: 02/07/25

BLOCK: 555 LOT: 7 QUAL:

PROPERTY LOCATION: 39A MYRTLE ST CLASS: 4B

LAND: 270,100 BUILDING: 429,900 **2025 ASSESSMENT TOTAL:** 700,000

NET TAXES BILLED FOR 2024 WERE: \$ 47,453.00 2024 ASSESSMENT TOTAL: 700,000

EFRUS: JED
114 ORCHARD ST
CRANFORD, N J 07016-1825

TAX ASSESSOR

THIS IS NOT A BILL.
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District: Cranford

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2025

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

DATE MAILED: 02/07/25

BLOCK: 193 LOT: 16 QUAL:

PROPERTY LOCATION: 23 NORTH AVE E CLASS: 4A

LAND: 222,400 BUILDING: 439,500 **2025 ASSESSMENT TOTAL:** 661,900

NET TAXES BILLED FOR 2024 WERE: \$ 46,922.09 2024 ASSESSMENT TOTAL: 661,900

23 NORTH AVE ASSOC GOODMAN REALTY
23 NORTH AVE E
CRANFORD, N J 07016-2148

TAX ASSESSOR

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DATE MAILED: 02/07/25

BLOCK: 191 LOT: 9 QUAL:

PROPERTY LOCATION: 34 ALDEN ST CLASS: 4A

LAND: 401,800 BUILDING: 248,200 **2025 ASSESSMENT TOTAL: 650,000**

NET TAXES BILLED FOR 2024 WERE: \$ 46,078.50 2024 ASSESSMENT TOTAL: 650,000

BELL ATLANTIC-NJ DUFF & PHELPS
P O BOX 2749
ADDISON, TX 75001

TAX ASSESSOR

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BLOCK: 183 LOT: 12 QUAL:

PROPERTY LOCATION: 25 NORTH AVE W CLASS: 4A

LAND: 257,000 BUILDING: 372,000 **2025 ASSESSMENT TOTAL: 629,000**

NET TAXES BILLED FOR 2024 WERE: \$ 44,589.81 2024 ASSESSMENT TOTAL: 629,000

CRANFORD THEATRE HOLDING CO
P.O BOX 1035 J. SAYEGH
LITTLE FALLS, NJ 07424

TAX ASSESSOR

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DATE MAILED: 02/07/25

BLOCK: 527 LOT: 2 QUAL:

PROPERTY LOCATION: 331 CENTENNIAL AVE CLASS: 4B

LAND: 164,100 BUILDING: 487,100 **2025 ASSESSMENT TOTAL:** 651,200

NET TAXES BILLED FOR 2024 WERE: \$ 44,144.85 2024 ASSESSMENT TOTAL: 651,200

T J S INC BUILDERS GENERAL SUPPLY
15 SYCAMORE AVE
LITTLE SILVER, N J 07739

TAX ASSESSOR

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DATE MAILED: 02/07/25

BLOCK: 189 LOT: 16.01 QUAL:

PROPERTY LOCATION: 27 UNION AVENUE N CLASS: 4A

LAND: 270,300 BUILDING: 354,700 **2025 ASSESSMENT TOTAL: 625,000**

NET TAXES BILLED FOR 2024 WERE: \$ 44,056.25 2024 ASSESSMENT TOTAL: 625,000

GOODMAN FAMILY PARTNERSHIP
23 NORTH AVE E
CRANFORD, N J 07016

TAX ASSESSOR

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BLOCK: 512 LOT: 1.01 QUAL:

PROPERTY LOCATION: 560 SOUTH AVE E CLASS: 4A

LAND: 340,500 BUILDING: 305,800 **2025 ASSESSMENT TOTAL:** 646,300

NET TAXES BILLED FOR 2024 WERE: \$ 43,812.68 2024 ASSESSMENT TOTAL: 646,300

ARMEL ASSOCIATES RAINBOW ACADEMY
116 GRANT ST, 2ND FLOOR
ISELIN, N J 08830

TAX ASSESSOR

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APPEAL INFORMATION.

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DATE MAILED: 02/07/25

BLOCK: 189 LOT: 19.01 QUAL:

PROPERTY LOCATION: 13-15 UNION AVE N CLASS: 4A

LAND: 108,000 BUILDING: 509,300 **2025 ASSESSMENT TOTAL: 617,300**

NET TAXES BILLED FOR 2024 WERE: \$ 43,760.40 2024 ASSESSMENT TOTAL: 617,300

EXETER HOUSE LLC
374 MILLBURN AVE #205E
MILLBURN, NJ 07041

TAX ASSESSOR

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BLOCK: 314 LOT: 11 QUAL:

PROPERTY LOCATION: 216 NORTH AVE E CLASS: 4A

LAND: 491,000 BUILDING: 154,000 **2025 ASSESSMENT TOTAL: 645,000**

NET TAXES BILLED FOR 2024 WERE: \$ 43,724.55 2024 ASSESSMENT TOTAL: 645,000

NATALE CHILDREN, LLC
216 NORTH AVE EAST
CRANFORD, NJ 07016

TAX ASSESSOR

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DATE MAILED: 02/07/25

BLOCK: 402 LOT: 19 QUAL:

PROPERTY LOCATION: 117 SOUTH AVE W CLASS: 4A

LAND: 224,900 BUILDING: 382,500 **2025 ASSESSMENT TOTAL: 607,400**

NET TAXES BILLED FOR 2024 WERE: \$ 43,058.59 2024 ASSESSMENT TOTAL: 607,400

VALLEY NATIONAL BANK
1720 ROUTE 23 NORTH
WAYNE, N J 07470

TAX ASSESSOR

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DATE MAILED: 02/07/25

BLOCK: 189 LOT: 12 QUAL:

PROPERTY LOCATION: 114 MILN ST CLASS: 4A

LAND: 302,400 BUILDING: 301,300 **2025 ASSESSMENT TOTAL: 603,700**

NET TAXES BILLED FOR 2024 WERE: \$ 42,796.29 2024 ASSESSMENT TOTAL: 603,700

114 MILN ST ASSOCIATES LP GOODMAN
23 NORTH AVE E
CRANFORD, N J 07016-2148

TAX ASSESSOR

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DATE MAILED: 02/07/25

BLOCK: 189 LOT: 8.01 QUAL:

PROPERTY LOCATION: 34 NORTH AVE W CLASS: 4A

LAND: 144,900 BUILDING: 405,100 **2025 ASSESSMENT TOTAL: 550,000**

NET TAXES BILLED FOR 2024 WERE: \$ 41,853.46 2024 ASSESSMENT TOTAL: 590,400

JUST GO NORTH LLC
PO BOX 1041
SPRINGFIELD, NJ 07081

TAX ASSESSOR

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DATE MAILED: 02/07/25

BLOCK: 625 LOT: 1 QUAL:

PROPERTY LOCATION: 1198-1210 RARITAN RD CLASS: 4A

LAND: 167,200 BUILDING: 449,300 **2025 ASSESSMENT TOTAL: 616,500**

NET TAXES BILLED FOR 2024 WERE: \$ 41,792.54 2024 ASSESSMENT TOTAL: 616,500

GRANDWAY INVESTMENT CO
208 LENOX AVE #127
WESTFIELD, NJ 07090

TAX ASSESSOR

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2025

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DATE MAILED: 02/07/25

BLOCK: 183 LOT: 2 QUAL:

PROPERTY LOCATION: 201 NORTH AVE W CLASS: 4A

LAND: 375,000 BUILDING: 209,800 **2025 ASSESSMENT TOTAL: 584,800**

NET TAXES BILLED FOR 2024 WERE: \$ 41,456.47 2024 ASSESSMENT TOTAL: 584,800

UNION COUNTY SAVINGS BANK
320 N BROAD ST
ELIZABETH, N J 07208

TAX ASSESSOR

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2025

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DATE MAILED: 02/07/25

BLOCK: 181 LOT: 16 QUAL:

PROPERTY LOCATION: 118 NORTH AVE W CLASS: 4A

LAND: 238,900 BUILDING: 342,900 **2025 ASSESSMENT TOTAL: 581,800**

NET TAXES BILLED FOR 2024 WERE: \$ 41,243.80 2024 ASSESSMENT TOTAL: 450,000

118 NAW LLC
118 NORTH AVE W
CRANFORD, NJ 07016

TAX ASSESSOR

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District: Cranford

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2025

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DATE MAILED: 02/07/25

BLOCK: 486 LOT: 19 QUAL: C01

PROPERTY LOCATION: 25-29 UNION AVE S CLASS: 4A

LAND: 173,300 BUILDING: 401,700 **2025 ASSESSMENT TOTAL: 575,000**

NET TAXES BILLED FOR 2024 WERE: \$ 40,761.75 2024 ASSESSMENT TOTAL: 575,000

HANSCOM: WARREN K & ELIZABETH C
P.O. BOX 83
CRANFORD, N J 07016-0083

TAX ASSESSOR

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

DATE MAILED: 02/07/25

BLOCK: 183 LOT: 9.01 QUAL:

PROPERTY LOCATION: 105 NORTH AVE W CLASS: 4A

LAND: 337,500 BUILDING: 237,500 **2025 ASSESSMENT TOTAL:** 575,000

NET TAXES BILLED FOR 2024 WERE: \$ 40,761.75 2024 ASSESSMENT TOTAL: 575,000

MY WAY DEVELOPMENT LLC INVESTOR BK
101 JFK PKWY
SHORT HILLS, NJ 07078

TAX ASSESSOR

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2025

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DATE MAILED: 02/07/25

BLOCK: 187 LOT: 1 QUAL:

PROPERTY LOCATION: 103 MILN ST CLASS: 4A

LAND: 212,000 BUILDING: 360,100 **2025 ASSESSMENT TOTAL: 572,100**

NET TAXES BILLED FOR 2024 WERE: \$ 40,556.17 2024 ASSESSMENT TOTAL: 572,100

MILN STREET PARTNERS LLC
16 MT. BETHEL RD, STE 376
WARREN, NJ 07059

TAX ASSESSOR

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DATE MAILED: 02/07/25

BLOCK: 183 LOT: 8 QUAL:

PROPERTY LOCATION: 109 NORTH AVE W CLASS: 4A

LAND: 242,400 BUILDING: 321,900 **2025 ASSESSMENT TOTAL:** 564,300

NET TAXES BILLED FOR 2024 WERE: \$ 40,003.23 2024 ASSESSMENT TOTAL: 564,300

RUSTIC MILL DINER REALTY LLC
783 SPRINGFIELD AVE
SUMMIT, NJ 07901

TAX ASSESSOR

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DATE MAILED: 02/07/25

BLOCK: 192 LOT: 6 QUAL:

PROPERTY LOCATION: 15-17 NORTH AVE E CLASS: 4A

LAND: 76,600 BUILDING: 480,100 **2025 ASSESSMENT TOTAL:** 556,700

NET TAXES BILLED FOR 2024 WERE: \$ 39,464.46 2024 ASSESSMENT TOTAL: 356,000

BLUE WAVE DEVELOPMENT GROUP LLC
2112 58TH ST
BROOKLYN, NY 11204

TAX ASSESSOR

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District: Cranford

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2025

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

DATE MAILED: 02/07/25

BLOCK: 109 LOT: 46 QUAL:

PROPERTY LOCATION: 201 COUNTY PARK DR CLASS: 4A

LAND: 273,400 BUILDING: 294,200 **2025 ASSESSMENT TOTAL: 567,600**

NET TAXES BILLED FOR 2024 WERE: \$ 38,477.60 2024 ASSESSMENT TOTAL: 567,600

CRANFORD SWIM CLUB TREASURER
P O BOX 25
CRANFORD, N J 07016-0025

TAX ASSESSOR

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DATE MAILED: 02/07/25

BLOCK: 565 LOT: 2 QUAL:

PROPERTY LOCATION: 95 DERMODY ST CLASS: 4B

LAND: 212,600 BUILDING: 347,400 **2025 ASSESSMENT TOTAL: 560,000**

NET TAXES BILLED FOR 2024 WERE: \$ 37,962.40 2024 ASSESSMENT TOTAL: 560,000

95 DERMODY REALTY LLC
505 PARK AVE 3RD FL S303
NEW YORK, NY 10022

TAX ASSESSOR

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DATE MAILED: 02/07/25

BLOCK: 457 LOT: 8 QUAL:

PROPERTY LOCATION: 547-549 LEXINGTON AVE CLASS: 4A

LAND: 351,000 BUILDING: 199,900 **2025 ASSESSMENT TOTAL:** 550,900

NET TAXES BILLED FOR 2024 WERE: \$ 37,345.51 2024 ASSESSMENT TOTAL: 550,900

REEL STRONG FUEL CO
549 LEXINGTON AVE
CRANFORD, N J 07016-2736

TAX ASSESSOR

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DATE MAILED: 02/07/25

BLOCK: 320 LOT: 1 QUAL:

PROPERTY LOCATION: 411 NORTH AVE E CLASS: 4A

LAND: 271,700 BUILDING: 278,300 **2025 ASSESSMENT TOTAL: 550,000**

NET TAXES BILLED FOR 2024 WERE: \$ 37,284.50 2024 ASSESSMENT TOTAL: 550,000

DUNGHLOE LLC THOMAS SHARKEY
1056 JOHNSTON DR
WATCHUNG, NJ 07069

TAX ASSESSOR

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DATE MAILED: 02/07/25

BLOCK: 473 LOT: 2 QUAL:

PROPERTY LOCATION: 45 SOUTH AVE W CLASS: 4A

LAND: 133,200 BUILDING: 391,800 **2025 ASSESSMENT TOTAL: 525,000**

NET TAXES BILLED FOR 2024 WERE: \$ 37,217.25 2024 ASSESSMENT TOTAL: 525,000

OVERTON ASSOCIATES LP

P.O. BOX 129

JOELTON, TN 37080