

TAX ASSESSOR

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

District: Kenilworth

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: 181 LOT: 1.01 QUAL:

PROPERTY LOCATION: 2000 GALLOPING HILL RD CLASS: 4B

LAND: 31,497,700 BUILDING: 75,391,800 **2025 ASSESSMENT TOTAL:** 106,889,500

NET TAXES BILLED FOR 2024 WERE: \$ 6,822,756.79

2024 ASSESSMENT TOTAL: 106,889,500

KENILWORTH CORPORATE PROPERTY LLC  
900 RT 9 NORTH #400  
WOODBIDGE, NJ 07095

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DATE MAILED: 02/07/25

BLOCK: 179 LOT: 7.01 QUAL:

PROPERTY LOCATION: 801 BOULEVARD CLASS: 4A

LAND: 3,275,000 BUILDING: 4,368,700 **2025 ASSESSMENT TOTAL: 7,643,700**

NET TAXES BILLED FOR 2024 WERE: \$ 487,897.37 2024 ASSESSMENT TOTAL: 7,643,700

KENILWORTH-GROCERY&BENENSON-KENILWO  
P.O. BOX 800729  
DALLAS, TX 75380-0729

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DATE MAILED: 02/07/25

BLOCK: 6 LOT: 1.01 QUAL:

PROPERTY LOCATION: 251 MONROE AVE CLASS: 4B

LAND: 4,385,200 BUILDING: 2,280,800 **2025 ASSESSMENT TOTAL: 6,666,000**

NET TAXES BILLED FOR 2024 WERE: \$ 425,490.78 2024 ASSESSMENT TOTAL: 6,666,000

251 MONROE OWNER LLC  
430 PARK AVE, 15TH FL  
NEW YORK, NY 10022

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DATE MAILED: 02/07/25

BLOCK: 178 LOT: 4 QUAL:

PROPERTY LOCATION: 251 SO 31ST ST CLASS: 4B

LAND: 2,181,000 BUILDING: 3,793,000 **2025 ASSESSMENT TOTAL: 5,974,000**

NET TAXES BILLED FOR 2024 WERE: \$ 381,320.42 2024 ASSESSMENT TOTAL: 5,974,000

251 S.31ST STREET, LLC  
855 RAHWAY AVE  
UNION, NJ 07083

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DATE MAILED: 02/07/25

BLOCK: 127 LOT: 1.01 QUAL:

PROPERTY LOCATION: 37 MARKET ST CLASS: 4A

LAND: 1,276,000 BUILDING: 2,051,300 **2025 ASSESSMENT TOTAL: 3,327,300**

NET TAXES BILLED FOR 2024 WERE: \$ 374,228.91 2024 ASSESSMENT TOTAL: 5,862,900

CRISTIE PROPERTIES, LLC  
37 MARKET ST  
KENILWORTH, NJ 07033

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DATE MAILED: 02/07/25

BLOCK: 180.01 LOT: 18.01 QUAL:

PROPERTY LOCATION: 480 SO 31ST ST CLASS: 4B

LAND: 1,130,800 BUILDING: 4,586,500 **2025 ASSESSMENT TOTAL: 5,717,300**

NET TAXES BILLED FOR 2024 WERE: \$ 364,935.26 2024 ASSESSMENT TOTAL: 5,717,300

MERCK SHARP & DOHME LLC  
126 E LINCOLN AVE  
RAHWAY, NJ 07065

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DATE MAILED: 02/07/25

BLOCK: 183 LOT: 10 QUAL:

PROPERTY LOCATION: 800 BOULEVARD CLASS: 4A

LAND: 1,491,000 BUILDING: 4,104,000 **2025 ASSESSMENT TOTAL: 5,595,000**

NET TAXES BILLED FOR 2024 WERE: \$ 357,128.85 2024 ASSESSMENT TOTAL: 5,595,000

K`WORTH STORAGE, LLC  
208 GATES RD  
LITTLE FERRY, NJ 07643

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DATE MAILED: 02/07/25

BLOCK: 182 LOT: 2 QUAL:

PROPERTY LOCATION: 1700 GALLOPING HILL RD CLASS: 4A

LAND: 700,000 BUILDING: 2,800,000 **2025 ASSESSMENT TOTAL: 3,500,000**

NET TAXES BILLED FOR 2024 WERE: \$ 223,405.00 2024 ASSESSMENT TOTAL: 3,500,000

ADHP REAL ESTATE, LLC  
1692 OAK TREE RD  
EDISON, NJ 08820



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DATE MAILED: 02/07/25

BLOCK: 179 LOT: 3 QUAL:

PROPERTY LOCATION: 60 SO 31ST ST CLASS: 4A

LAND: 1,264,500 BUILDING: 2,041,400 **2025 ASSESSMENT TOTAL: 3,305,900**

NET TAXES BILLED FOR 2024 WERE: \$ 211,015.60 2024 ASSESSMENT TOTAL: 3,305,900

CASCADE HOTEL LLC  
60 SO 31ST ST  
KENILWORTH, NJ 07033

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DATE MAILED: 02/07/25

BLOCK: 130 LOT: 2 QUAL:

PROPERTY LOCATION: 121 MARKET ST CLASS: 4B

LAND: 763,000 BUILDING: 2,281,700 **2025 ASSESSMENT TOTAL: 3,044,700**

NET TAXES BILLED FOR 2024 WERE: \$ 194,343.20 2024 ASSESSMENT TOTAL: 3,044,700

141 MARKET ST REALTY LLC

141 MARKET ST

KENILWORTH, NJ 07033

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DATE MAILED: 02/07/25

BLOCK: 179 LOT: 4.01 QUAL:

PROPERTY LOCATION: 131 SO 31ST ST CLASS: 4A

LAND: 858,700 BUILDING: 1,091,300 **2025 ASSESSMENT TOTAL: 1,950,000**

NET TAXES BILLED FOR 2024 WERE: \$ 179,406.98 2024 ASSESSMENT TOTAL: 2,810,700

131 SOUTH 31ST KENILWORTHLLC  
1449 37TH ST S414  
BROOKLYN, NY 11218

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BLOCK: 6 LOT: 4 QUAL:

PROPERTY LOCATION: 30 BORIGHT AVE CLASS: 4B

LAND: 1,462,500 BUILDING: 1,276,300 **2025 ASSESSMENT TOTAL: 2,738,800**

NET TAXES BILLED FOR 2024 WERE: \$ 174,817.60 2024 ASSESSMENT TOTAL: 2,738,800

30 BORIGHT LLC  
30 BORIGHT AVE  
KENILWORTH, NJ 07033

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BLOCK: 178 LOT: 5 QUAL:

PROPERTY LOCATION: 221 SO 31ST ST CLASS: 4B

LAND: 726,000 BUILDING: 1,981,500 **2025 ASSESSMENT TOTAL: 2,707,500**

NET TAXES BILLED FOR 2024 WERE: \$ 172,819.73 2024 ASSESSMENT TOTAL: 2,707,500

KENILWORTH LOGISTICS LLC  
221 SO 31ST ST  
KENILWORTH, NJ 07033

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BLOCK: 184 LOT: 3.01 QUAL:

PROPERTY LOCATION: 900 BOULEVARD CLASS: 4A

LAND: 0 BUILDING: 2,678,300 **2025 ASSESSMENT TOTAL: 2,678,300**

NET TAXES BILLED FOR 2024 WERE: \$ 170,955.89 2024 ASSESSMENT TOTAL: 2,678,300

COUNTY OF UNION C/O COUNTY MANAGER  
10 ELIZABETHTOWN PLAZA  
ELIZABETH, NJ 07207

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BLOCK: 3 LOT: 1.01 QUAL:

PROPERTY LOCATION: 530 NO MICHIGAN AVE CLASS: 4B

LAND: 911,400 BUILDING: 1,606,700 **2025 ASSESSMENT TOTAL: 2,518,100**

NET TAXES BILLED FOR 2024 WERE: \$ 160,730.32 2024 ASSESSMENT TOTAL: 2,518,100

530 NORTH M, LLC  
530 NO MICHIGAN AVE  
KENILWORTH, NJ 07033

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BLOCK: 6 LOT: 2.01 QUAL:

PROPERTY LOCATION: 10 BORIGHT AVE CLASS: 4B

LAND: 870,000 BUILDING: 1,463,400 **2025 ASSESSMENT TOTAL: 2,333,400**

NET TAXES BILLED FOR 2024 WERE: \$ 148,940.92 2024 ASSESSMENT TOTAL: 2,333,400

CLOUD NINE REALTY, L.P.

10 BORIGHT AVE

KENILWORTH, N J 07033



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BLOCK: 6 LOT: 3.01 QUAL:

PROPERTY LOCATION: 20 BORIGHT AVE CLASS: 4A

LAND: 600,000 BUILDING: 1,732,800 **2025 ASSESSMENT TOTAL: 2,332,800**

NET TAXES BILLED FOR 2024 WERE: \$ 148,902.62 2024 ASSESSMENT TOTAL: 2,332,800

BORIGHT REALTY C/O DONALD WEISS  
150 E. 69TH ST, 22G  
NEW YORK, NY 10021

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BLOCK: 6 LOT: 6 QUAL:

PROPERTY LOCATION: 50 BORIGHT AVE CLASS: 4B

LAND: 842,800 BUILDING: 1,427,400 **2025 ASSESSMENT TOTAL: 2,270,200**

NET TAXES BILLED FOR 2024 WERE: \$ 144,906.87 2024 ASSESSMENT TOTAL: 2,270,200

50 BORIGHT AVENUE, LLC

58 LAFAYETTE DR

LIVINGSTON, NJ 07039

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DATE MAILED: 02/07/25

BLOCK: 183 LOT: 4 QUAL:

PROPERTY LOCATION: 147 NO MICHIGAN AVE CLASS: 4B

LAND: 1,080,000 BUILDING: 1,119,200 **2025 ASSESSMENT TOTAL: 2,199,200**

NET TAXES BILLED FOR 2024 WERE: \$ 140,374.94 2024 ASSESSMENT TOTAL: 2,199,200

MAROUKIAN REALTY, LLC  
147 NO MICHIGAN AVE  
KENILWORTH, NJ 07033-0000

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DATE MAILED: 02/07/25

BLOCK: 1 LOT: 6 QUAL:

PROPERTY LOCATION: 555 NO MICHIGAN AVE CLASS: 4B

LAND: 735,000 BUILDING: 1,187,800 **2025 ASSESSMENT TOTAL: 1,922,800**

NET TAXES BILLED FOR 2024 WERE: \$ 122,732.32 2024 ASSESSMENT TOTAL: 1,922,800

MUSTAFA CELIK, LLC  
555 NO MICHIGAN AVE  
KENILWORTH, NJ 07033

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BLOCK: 6 LOT: 5 QUAL:

PROPERTY LOCATION: 40 BORIGHT AVE CLASS: 4B

LAND: 823,200 BUILDING: 1,067,800 **2025 ASSESSMENT TOTAL: 1,891,000**

NET TAXES BILLED FOR 2024 WERE: \$ 120,702.53 2024 ASSESSMENT TOTAL: 1,891,000

40 BORIGHT,LLC C/O DONALD WEISS  
150 E. 69TH ST, 22G  
NEW YORK, NY 10021

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DATE MAILED: 02/07/25

BLOCK: 184.A LOT: 2.01 QUAL:

PROPERTY LOCATION: 870 BOULEVARD CLASS: 4A

LAND: 631,400 BUILDING: 1,208,600 **2025 ASSESSMENT TOTAL: 1,840,000**

NET TAXES BILLED FOR 2024 WERE: \$ 117,447.20 2024 ASSESSMENT TOTAL: 1,840,000

FDV REALTY, LLC  
295 N MICHIGAN AVE  
KENILWORTH, NJ 07033

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DATE MAILED: 02/07/25

BLOCK: 183 LOT: 5 QUAL:

PROPERTY LOCATION: 175 NO MICHIGAN AVE CLASS: 4B

LAND: 741,000 BUILDING: 1,059,000 **2025 ASSESSMENT TOTAL: 1,800,000**

NET TAXES BILLED FOR 2024 WERE: \$ 114,894.00 2024 ASSESSMENT TOTAL: 1,800,000

MASCO HOLDING CO  
175 N MICHIGAN AVE  
KENILWORTH, NJ 07033

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DATE MAILED: 02/07/25

BLOCK: 88 LOT: 4 QUAL:

PROPERTY LOCATION: 720 BOULEVARD CLASS: 4A

LAND: 567,300 BUILDING: 983,000 **2025 ASSESSMENT TOTAL:** 1,550,300

NET TAXES BILLED FOR 2024 WERE: \$ 98,955.65 2024 ASSESSMENT TOTAL: 1,550,300

JN720BLVD B88L4, LLC  
720 BOULEVARD  
KENILWORTH, NJ 07033



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DATE MAILED: 02/07/25

BLOCK: 1 LOT: 1 QUAL:

PROPERTY LOCATION: 2450 ROUTE 22 CLASS: 4A

LAND: 445,000 BUILDING: 1,039,000 **2025 ASSESSMENT TOTAL: 1,484,000**

NET TAXES BILLED FOR 2024 WERE: \$ 94,723.72 2024 ASSESSMENT TOTAL: 1,484,000

GRANDPOP REALTY CORP POP REALTY  
275 ROUTE 22, EAST  
SPRINGFIELD, NJ 07081

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DATE MAILED: 02/07/25

BLOCK: 130 LOT: 3 QUAL:

PROPERTY LOCATION: 125 MARKET ST CLASS: 4B

LAND: 660,000 BUILDING: 790,000 **2025 ASSESSMENT TOTAL:** 1,450,000

NET TAXES BILLED FOR 2024 WERE: \$ 92,553.50 2024 ASSESSMENT TOTAL: 1,450,000

141 MARKET ST REALTY LLC

141 MARKET ST

KENILWORTH, NJ 07033

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DATE MAILED: 02/07/25

BLOCK: 61 LOT: 1 QUAL:

PROPERTY LOCATION: 261 MONROE AVE CLASS: 4B

LAND: 638,000 BUILDING: 608,300 **2025 ASSESSMENT TOTAL:** 1,246,300

NET TAXES BILLED FOR 2024 WERE: \$ 79,551.33 2024 ASSESSMENT TOTAL: 1,246,300

YMC ON 261 MONROE AVE LLC  
62 BERRY STREET  
SOMERSET, NJ 08873

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DATE MAILED: 02/07/25

BLOCK: 3 LOT: 20 QUAL:

PROPERTY LOCATION: 3 MARK RD CLASS: 4B

LAND: 545,000 BUILDING: 686,500 **2025 ASSESSMENT TOTAL:** 1,231,500

NET TAXES BILLED FOR 2024 WERE: \$ 78,606.65 2024 ASSESSMENT TOTAL: 1,231,500

JASWANT ENTERPRISES, LLC  
1160 ROUTE 22 WEST  
MOUNTAINSIDE, NJ 07092

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DATE MAILED: 02/07/25

BLOCK: 80 LOT: 1 QUAL:

PROPERTY LOCATION: 480 BOULEVARD CLASS: 4A

LAND: 309,000 BUILDING: 895,000 **2025 ASSESSMENT TOTAL:** 1,204,000

NET TAXES BILLED FOR 2024 WERE: \$ 76,851.32 2024 ASSESSMENT TOTAL: 1,204,000

KENILWORTH VILLAGE, LLC  
421 BLOOMFIELD AVE  
NEWARK, NJ 07107

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DATE MAILED: 02/07/25

BLOCK: 60 LOT: 1.01 QUAL:

PROPERTY LOCATION: 109 NO 8TH ST CLASS: 4B

LAND: 444,000 BUILDING: 748,600 **2025 ASSESSMENT TOTAL:** 1,192,600

NET TAXES BILLED FOR 2024 WERE: \$ 76,123.66 2024 ASSESSMENT TOTAL: 1,192,600

J H SHAW REALTY  
123 NO 8TH ST  
KENILWORTH, N J 07033

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DATE MAILED: 02/07/25

BLOCK: 128 LOT: 3 QUAL:

PROPERTY LOCATION: 80 MARKET ST CLASS: 4B

LAND: 396,000 BUILDING: 784,400 **2025 ASSESSMENT TOTAL:** 1,180,400

NET TAXES BILLED FOR 2024 WERE: \$ 75,344.93 2024 ASSESSMENT TOTAL: 1,180,400

PUBLIC SERVICE ELECTRIC AND GAS COM  
80 PARK PLZ. T20  
NEWARK, NJ 07102

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DATE MAILED: 02/07/25

BLOCK: 1 LOT: 5 QUAL:

PROPERTY LOCATION: 651 NO MICHIGAN AVE CLASS: 4A

LAND: 506,300 BUILDING: 660,000 **2025 ASSESSMENT TOTAL:** 1,166,300

NET TAXES BILLED FOR 2024 WERE: \$ 74,444.93 2024 ASSESSMENT TOTAL: 506,300

MAGNI HOLDINGS LLC  
651 NO MICHIGAN AVE  
KENILWORTH, NJ 07033



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DATE MAILED: 02/07/25

BLOCK: 183 LOT: 9 QUAL:

PROPERTY LOCATION: 25 NO 26TH ST CLASS: 1

LAND: 1,137,000 BUILDING: 0 **2025 ASSESSMENT TOTAL:** 1,137,000

NET TAXES BILLED FOR 2024 WERE: \$ 72,574.71 2024 ASSESSMENT TOTAL: 1,137,000

KENILWORTH REDEVELOPERS URBAN RENEW  
32 CROSS ST, SUITE 301  
LAKEWOOD, NJ 08701

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District: Kenilworth

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: 58 LOT: 2 QUAL:

PROPERTY LOCATION: 327 MONROE AVE CLASS: 4B

LAND: 478,500 BUILDING: 602,500 **2025 ASSESSMENT TOTAL:** 1,081,000

NET TAXES BILLED FOR 2024 WERE: \$ 69,000.23 2024 ASSESSMENT TOTAL: 1,081,000

MK REALTY OF KENILWORTH, LLC  
327 MONROE AVE  
KENILWORTH, NJ 07033

TAX ASSESSOR

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

District: Kenilworth

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: 180 LOT: 1 QUAL:

PROPERTY LOCATION: 151 SUMNER AVE CLASS: 4B

LAND: 451,500 BUILDING: 623,400 **2025 ASSESSMENT TOTAL:** 1,074,900

NET TAXES BILLED FOR 2024 WERE: \$ 68,610.87 2024 ASSESSMENT TOTAL: 1,074,900

151 SUMNER AVE, LLC  
151 SUMNER AVE  
KENILWORTH, NJ 07033

TAX ASSESSOR

THIS IS NOT A BILL.  
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District: Kenilworth

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: 180 LOT: 13 QUAL:

PROPERTY LOCATION: 185 SUMNER AVE CLASS: 4B

LAND: 350,000 BUILDING: 714,700 **2025 ASSESSMENT TOTAL:** 1,064,700

NET TAXES BILLED FOR 2024 WERE: \$ 67,959.80 2024 ASSESSMENT TOTAL: 1,064,700

JMJ 18 REALTY LLC  
1220 BROADWAY, #205  
NEW YORK, NY 10001

TAX ASSESSOR

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APPEAL INFORMATION.

District: Kenilworth

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: 174 LOT: 3 QUAL:

PROPERTY LOCATION: 386 MARKET ST CLASS: 4A

LAND: 291,000 BUILDING: 761,000 **2025 ASSESSMENT TOTAL:** 1,052,000

NET TAXES BILLED FOR 2024 WERE: \$ 67,149.16 2024 ASSESSMENT TOTAL: 1,052,000

386 MARKET STREET, LLC

370 MARKET ST

KENILWORTH, NJ 07033

TAX ASSESSOR

THIS IS NOT A BILL.  
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District: Kenilworth

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: 62 LOT: 1 QUAL:

PROPERTY LOCATION: 55 WILSHIRE DR CLASS: 4B

LAND: 843,900 BUILDING: 201,500 **2025 ASSESSMENT TOTAL:** 1,045,400

NET TAXES BILLED FOR 2024 WERE: \$ 66,727.88 2024 ASSESSMENT TOTAL: 1,045,400

251 MONROE OWNER LLC  
430 PARK AVE, 15TH FLOOR  
NEW YORK, NY 10022

TAX ASSESSOR

THIS IS NOT A BILL.  
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APPEAL INFORMATION.

District: Kenilworth

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: 128 LOT: 1 QUAL:

PROPERTY LOCATION: 20 MARKET ST CLASS: 4A

LAND: 490,000 BUILDING: 550,700 **2025 ASSESSMENT TOTAL: 1,040,700**

NET TAXES BILLED FOR 2024 WERE: \$ 66,427.88 2024 ASSESSMENT TOTAL: 1,040,700

CRISTIE PROPERTIES, LLC  
37 MARKET ST  
KENILWORTH, NJ 07033

TAX ASSESSOR

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District: Kenilworth

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: 2 LOT: 5 QUAL:

PROPERTY LOCATION: 656 NO MICHIGAN AVE CLASS: 4A

LAND: 513,800 BUILDING: 526,200 **2025 ASSESSMENT TOTAL:** 1,040,000

NET TAXES BILLED FOR 2024 WERE: \$ 66,383.20 2024 ASSESSMENT TOTAL: 1,040,000

PBA REALTY LLC  
1655 OAK TREE RD STE 285A  
EDISON, NJ 08820



TAX ASSESSOR

THIS IS NOT A BILL.  
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APPEAL INFORMATION.

District: Kenilworth

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: 183 LOT: 3 QUAL:

PROPERTY LOCATION: 135 NO MICHIGAN AVE CLASS: 4B

LAND: 690,300 BUILDING: 325,700 **2025 ASSESSMENT TOTAL:** 1,016,000

NET TAXES BILLED FOR 2024 WERE: \$ 64,851.28 2024 ASSESSMENT TOTAL: 1,016,000

N MICHIGAN AVE REALTY MANDELBAUM  
354 EISENHOWER PK STE1900  
LIVINGSTON, NJ 07039

TAX ASSESSOR

THIS IS NOT A BILL.  
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District: Kenilworth

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: 174 LOT: 5 QUAL:

PROPERTY LOCATION: 370 MARKET ST CLASS: 4A

LAND: 475,200 BUILDING: 536,200 **2025 ASSESSMENT TOTAL:** 1,011,400

NET TAXES BILLED FOR 2024 WERE: \$ 64,557.66 2024 ASSESSMENT TOTAL: 1,011,400

ZIM & ZIM III SUPPLY, LLC  
370 MARKET ST  
KENILWORTH, NJ 07033

TAX ASSESSOR

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District: Kenilworth

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: 175 LOT: 4 QUAL:

PROPERTY LOCATION: 200 SUMNER AVE CLASS: 4B

LAND: 402,000 BUILDING: 608,200 **2025 ASSESSMENT TOTAL:** 1,010,200

NET TAXES BILLED FOR 2024 WERE: \$ 64,481.07 2024 ASSESSMENT TOTAL: 1,010,200

BOWIE REALTY GROUP, LLC  
200 SUMNER AVE  
KENILWORTH, NJ 07033

TAX ASSESSOR

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District: Kenilworth

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: 174 LOT: 8 QUAL:

PROPERTY LOCATION: 200 MARKET ST CLASS: 4B

LAND: 822,000 BUILDING: 128,000 **2025 ASSESSMENT TOTAL:** 950,000

NET TAXES BILLED FOR 2024 WERE: \$ 60,638.50 2024 ASSESSMENT TOTAL: 950,000

210 MARKET STREET LLC

38 SO 24TH ST

KENILWORTH, NJ 07033

TAX ASSESSOR

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District: Kenilworth

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: 88 LOT: 6 QUAL:

PROPERTY LOCATION: 730 BOULEVARD CLASS: 4A

LAND: 276,800 BUILDING: 672,700 **2025 ASSESSMENT TOTAL: 949,500**

NET TAXES BILLED FOR 2024 WERE: \$ 60,606.59 2024 ASSESSMENT TOTAL: 949,500

JN730BLVD B88L6, LLC  
720 BOULEVARD  
KENILWORTH, NJ 07033

TAX ASSESSOR

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District: Kenilworth

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: 173 LOT: 6 QUAL:

PROPERTY LOCATION: 365 MARKET ST CLASS: 4B

LAND: 326,700 BUILDING: 613,300 **2025 ASSESSMENT TOTAL:** 940,000

NET TAXES BILLED FOR 2024 WERE: \$ 60,000.20 2024 ASSESSMENT TOTAL: 940,000

PLAZA PROPERITIES

PO BOX 620

KENILWORTH, N J 07033

TAX ASSESSOR

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District: Kenilworth

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: 174 LOT: 1 QUAL:

PROPERTY LOCATION: 820 COLFAX AVE CLASS: 4B

LAND: 317,400 BUILDING: 620,700 **2025 ASSESSMENT TOTAL: 938,100**

NET TAXES BILLED FOR 2024 WERE: \$ 59,878.92 2024 ASSESSMENT TOTAL: 938,100

MARCHESE-RATNER L L C  
702 JOLINE AVE  
LONG BRANCH, NJ 07750

TAX ASSESSOR

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2025**

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DATE MAILED: 02/07/25

BLOCK: 178 LOT: 6 QUAL:

PROPERTY LOCATION: 201 SO 31ST ST CLASS: 4B

LAND: 459,300 BUILDING: 478,100 **2025 ASSESSMENT TOTAL: 937,400**

NET TAXES BILLED FOR 2024 WERE: \$ 59,834.24 2024 ASSESSMENT TOTAL: 937,400

CRESTDALE REALTY LLC  
201 SO 31ST ST  
KENILWORTH, NJ 07033



TAX ASSESSOR

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District: Kenilworth

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: 1 LOT: 10 QUAL:

PROPERTY LOCATION: 505 NO MICHIGAN AVE CLASS: 4B

LAND: 252,500 BUILDING: 683,500 **2025 ASSESSMENT TOTAL:** 936,000

NET TAXES BILLED FOR 2024 WERE: \$ 59,744.88 2024 ASSESSMENT TOTAL: 936,000

BLBEY, LLC  
404B MONTEREY RD  
GREAT BARRINGTON, MA 01230

TAX ASSESSOR

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2025**

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DATE MAILED: 02/07/25

BLOCK: 180 LOT: 3 QUAL:

PROPERTY LOCATION: 165 SUMNER AVE CLASS: 4B

LAND: 606,500 BUILDING: 325,900 **2025 ASSESSMENT TOTAL: 932,400**

NET TAXES BILLED FOR 2024 WERE: \$ 59,515.09 2024 ASSESSMENT TOTAL: 932,400

QUELLER, DAVID & CO  
165 SUMNER AVE  
KENILWORTH, N J 07033

TAX ASSESSOR

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District: Kenilworth

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2025**

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DATE MAILED: 02/07/25

BLOCK: 2 LOT: 13 QUAL:

PROPERTY LOCATION: 600 NO MICHIGAN AVE CLASS: 4B

LAND: 282,500 BUILDING: 639,600 **2025 ASSESSMENT TOTAL:** 922,100

NET TAXES BILLED FOR 2024 WERE: \$ 58,857.64 2024 ASSESSMENT TOTAL: 922,100

G3 PARTNERS, LP  
540 NORTH MICHIGAN AVE  
KENILWORTH, NJ 07033

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: 1 LOT: 8 QUAL:

PROPERTY LOCATION: 585 NO MICHIGAN AVE CLASS: 4B

LAND: 406,000 BUILDING: 494,300 **2025 ASSESSMENT TOTAL:** 900,300

NET TAXES BILLED FOR 2024 WERE: \$ 57,466.15 2024 ASSESSMENT TOTAL: 900,300

GANGA L L C  
60 FADEM RD  
SPRINGFIELD, NJ 07081

TAX ASSESSOR

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District: Kenilworth

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: 1 LOT: 2 QUAL:

PROPERTY LOCATION: 2480 ROUTE 22 CLASS: 4A

LAND: 437,500 BUILDING: 438,500 **2025 ASSESSMENT TOTAL: 876,000**

NET TAXES BILLED FOR 2024 WERE: \$ 55,915.08 2024 ASSESSMENT TOTAL: 876,000

KENILWORTH 2480 ROUTE 22 MANDELBAUM  
354 EISENHOWER PKY,ST1900  
LIVINGSTON, NJ 07039

TAX ASSESSOR

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District: Kenilworth

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: 88 LOT: 11 QUAL:

PROPERTY LOCATION: 700 BOULEVARD CLASS: 4A

LAND: 410,000 BUILDING: 449,300 **2025 ASSESSMENT TOTAL:** 859,300

NET TAXES BILLED FOR 2024 WERE: \$ 54,849.12 2024 ASSESSMENT TOTAL: 859,300

700 BOULEVARD,LLC C/O ACACIA PROP  
240 NORTH AVE W, SUITE 3B  
WESTFIELD, NJ 07090

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: 9 LOT: 1 QUAL:

PROPERTY LOCATION: 316 NO 12TH ST CLASS: 4A

LAND: 422,600 BUILDING: 410,300 **2025 ASSESSMENT TOTAL: 832,900**

NET TAXES BILLED FOR 2024 WERE: \$ 53,164.01 2024 ASSESSMENT TOTAL: 832,900

TOWNSQUARE LANDHOLDINGS, L L C  
316 N 12TH ST  
KENILWORTH, NJ 07033

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: 180 LOT: 4 QUAL:

PROPERTY LOCATION: 800 HOILES DR CLASS: 4B

LAND: 450,000 BUILDING: 380,000 **2025 ASSESSMENT TOTAL: 830,000**

NET TAXES BILLED FOR 2024 WERE: \$ 52,978.90 2024 ASSESSMENT TOTAL: 830,000

SCHWEIZER, EBERHARD  
1099 PROSPECT AVE  
MOUNTAINSIDE, N J 07092



TAX ASSESSOR

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District: Kenilworth

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: 60 LOT: 2 QUAL:

PROPERTY LOCATION: 34 WASHINGTON AVE CLASS: 4B

LAND: 270,000 BUILDING: 554,600 **2025 ASSESSMENT TOTAL: 824,600**

NET TAXES BILLED FOR 2024 WERE: \$ 52,634.22 2024 ASSESSMENT TOTAL: 824,600

PACKAGING SPECIALTIES CO  
101 NO 8TH ST - POB 398  
KENILWORTH, NJ 07033

TAX ASSESSOR

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District: Kenilworth

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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: 59 LOT: 1 QUAL:

PROPERTY LOCATION: 109 NO 10TH ST CLASS: 4B

LAND: 464,000 BUILDING: 356,500 **2025 ASSESSMENT TOTAL: 820,500**

NET TAXES BILLED FOR 2024 WERE: \$ 52,372.52 2024 ASSESSMENT TOTAL: 820,500

NORTH HOLDINGS NY LLC  
51 FOREST RD, SUITE 316  
MONROE, NY 10950

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: 1 LOT: 9 QUAL:

PROPERTY LOCATION: 515 NO MICHIGAN AVE CLASS: 4B

LAND: 270,000 BUILDING: 528,100 **2025 ASSESSMENT TOTAL:** 798,100

NET TAXES BILLED FOR 2024 WERE: \$ 50,942.72 2024 ASSESSMENT TOTAL: 798,100

515 N MICHIGAN AVENUE, LLC  
147 NO MICHIGAN AVE  
KENILWORTH, NJ 07033

TAX ASSESSOR

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District: Kenilworth

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2025**

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DATE MAILED: 02/07/25

BLOCK: 8 LOT: 3 QUAL:

PROPERTY LOCATION: 40 LAFAYETTE PL CLASS: 4B

LAND: 280,000 BUILDING: 509,900 **2025 ASSESSMENT TOTAL: 789,900**

NET TAXES BILLED FOR 2024 WERE: \$ 50,419.32 2024 ASSESSMENT TOTAL: 789,900

40 LAFAYETTE PLACE REALTY ASSOC,LLC  
51 ARBOR ST  
KENILWORTH, NJ 07033

TAX ASSESSOR

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District: Kenilworth

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2025**

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DATE MAILED: 02/07/25

BLOCK: 161 LOT: 2 QUAL:

PROPERTY LOCATION: 722 LEXINGTON AVE CLASS: 4A

LAND: 326,000 BUILDING: 425,500 **2025 ASSESSMENT TOTAL:** 751,500

NET TAXES BILLED FOR 2024 WERE: \$ 47,968.25 2024 ASSESSMENT TOTAL: 751,500

720 LEXINGTON AVE, LLC  
327 MONROE AVE  
KENILWORTH, NJ 07033

TAX ASSESSOR

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2025**

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DATE MAILED: 02/07/25

BLOCK: 8 LOT: 23 QUAL:

PROPERTY LOCATION: 30 LAFAYETTE PL CLASS: 4B

LAND: 280,000 BUILDING: 463,200 **2025 ASSESSMENT TOTAL: 743,200**

NET TAXES BILLED FOR 2024 WERE: \$ 47,438.46 2024 ASSESSMENT TOTAL: 743,200

30 LAFAYETTE PLACE LLC  
400 E 59TH ST, RM 5  
NEW YORK, NY 10022

TAX ASSESSOR

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District: Kenilworth

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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: 2 LOT: 18 QUAL:

PROPERTY LOCATION: 11 COLUMBUS AVE CLASS: 4B

LAND: 186,000 BUILDING: 550,000 **2025 ASSESSMENT TOTAL:** 736,000

NET TAXES BILLED FOR 2024 WERE: \$ 46,978.88 2024 ASSESSMENT TOTAL: 736,000

SCHEININGER REAL ESTATE, LLC  
11 COLUMBUS AVE  
KENILWORTH, NJ 07033

TAX ASSESSOR

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District: Kenilworth

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2025**

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DATE MAILED: 02/07/25

BLOCK: 183.A LOT: 1.01 QUAL:

PROPERTY LOCATION: 295 NO MICHIGAN AVE CLASS: 4B

LAND: 229,200 BUILDING: 495,800 **2025 ASSESSMENT TOTAL:** 725,000

NET TAXES BILLED FOR 2024 WERE: \$ 46,276.75 2024 ASSESSMENT TOTAL: 725,000

FDV REALTY, LLC  
295 NO MICHIGAN AVE  
KENILWORTH, NJ 07033



TAX ASSESSOR

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District: Kenilworth

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2025**

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DATE MAILED: 02/07/25

BLOCK: 84 LOT: 1 QUAL:

PROPERTY LOCATION: 570 BOULEVARD CLASS: 4A

LAND: 147,000 BUILDING: 567,200 **2025 ASSESSMENT TOTAL:** 714,200

NET TAXES BILLED FOR 2024 WERE: \$ 45,587.39 2024 ASSESSMENT TOTAL: 714,200

MAS HOLDINGS,LLC  
572 BOULEVARD  
KENILWORTH, NJ 07033

TAX ASSESSOR

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District: Kenilworth

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: 114 LOT: 14.01 QUAL:

PROPERTY LOCATION: 477 BOULEVARD CLASS: 4A

LAND: 425,000 BUILDING: 284,700 **2025 ASSESSMENT TOTAL:** 709,700

NET TAXES BILLED FOR 2024 WERE: \$ 45,300.15 2024 ASSESSMENT TOTAL: 709,700

WELLS FARGO BANK THOMSON REUTERS  
PO BOX 2609  
CARLSBAD, CA 92018-2609

TAX ASSESSOR

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District: Kenilworth

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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: 180 LOT: 17 QUAL:

PROPERTY LOCATION: 500 SO 31ST ST CLASS: 4B

LAND: 299,600 BUILDING: 400,400 **2025 ASSESSMENT TOTAL:** 700,000

NET TAXES BILLED FOR 2024 WERE: \$ 44,681.00 2024 ASSESSMENT TOTAL: 700,000

SCHWEIZER, EBERHARD  
500 SO 31ST ST  
KENILWORTH, N J 07033

TAX ASSESSOR

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APPEAL INFORMATION.

District: Kenilworth

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: 2 LOT: 17 QUAL:

PROPERTY LOCATION: 1 MARK RD CLASS: 4A

LAND: 250,000 BUILDING: 450,000 **2025 ASSESSMENT TOTAL:** 700,000

NET TAXES BILLED FOR 2024 WERE: \$ 44,681.00 2024 ASSESSMENT TOTAL: 700,000

FSJS HOLDINGS LLC

1 MARK RD

KENILWORTH, NJ 07033

TAX ASSESSOR

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

District: Kenilworth

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: 86 LOT: 18 QUAL:

PROPERTY LOCATION: 604 BOULEVARD CLASS: 4A

LAND: 405,000 BUILDING: 285,000 **2025 ASSESSMENT TOTAL:** 690,000

NET TAXES BILLED FOR 2024 WERE: \$ 44,042.70 2024 ASSESSMENT TOTAL: 690,000

JN25NO26TH B183L9 LIMITED LIABILITY  
720 BOULEVARD  
KENILWORTH, NJ 07033

TAX ASSESSOR

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District: Kenilworth

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: 8 LOT: 21 QUAL:

PROPERTY LOCATION: 10 LAFAYETTE PL CLASS: 4B

LAND: 288,400 BUILDING: 391,600 **2025 ASSESSMENT TOTAL: 680,000**

NET TAXES BILLED FOR 2024 WERE: \$ 43,404.40 2024 ASSESSMENT TOTAL: 680,000

10 LAFAYETTE PLACE LLC  
400 E 59TH ST, RM 5  
NEW YORK, NY 10022

TAX ASSESSOR

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District: Kenilworth

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: 183 LOT: 6 QUAL:

PROPERTY LOCATION: 209 NO MICHIGAN AVE CLASS: 4B

LAND: 443,000 BUILDING: 232,000 **2025 ASSESSMENT TOTAL:** 675,000

NET TAXES BILLED FOR 2024 WERE: \$ 43,085.25 2024 ASSESSMENT TOTAL: 675,000

SYNRAY CORP C/O CHEMRAY COATINGS  
209 NO MICHIGAN AVE  
KENILWORTH, N J 07033

TAX ASSESSOR

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District: Kenilworth

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: 3 LOT: 18 QUAL:

PROPERTY LOCATION: 629 SPRINGFIELD RD CLASS: 4A

LAND: 350,000 BUILDING: 320,000 **2025 ASSESSMENT TOTAL: 670,000**

NET TAXES BILLED FOR 2024 WERE: \$ 42,766.10 2024 ASSESSMENT TOTAL: 670,000

PAN GREGORIAN PROPERTIES, LLC  
629 SPRINGFIELD RD  
KENILWORTH, NJ 07033



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: 180 LOT: 5 QUAL:

PROPERTY LOCATION: 500 HOILES DR CLASS: 4B

LAND: 421,500 BUILDING: 243,500 **2025 ASSESSMENT TOTAL: 665,000**

NET TAXES BILLED FOR 2024 WERE: \$ 42,446.95 2024 ASSESSMENT TOTAL: 665,000

500 HOILES DRIVE ASSOC FOX INTERM  
315 NO 14TH ST  
KENILWORTH, NJ 07033

TAX ASSESSOR

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District: Kenilworth

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: 172 LOT: 16 QUAL:

PROPERTY LOCATION: 345 CARNEGIE AVE CLASS: 4B

LAND: 252,800 BUILDING: 402,000 **2025 ASSESSMENT TOTAL:** 654,800

NET TAXES BILLED FOR 2024 WERE: \$ 41,795.88 2024 ASSESSMENT TOTAL: 654,800

345 CA ASSOCIATES COMPANY  
345 CARNEGIE AVE  
KENILWORTH, NJ 07033

TAX ASSESSOR

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District: Kenilworth

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: 120 LOT: 1 QUAL:

PROPERTY LOCATION: 601-609 BOULEVARD CLASS: 4A

LAND: 350,000 BUILDING: 292,500 **2025 ASSESSMENT TOTAL: 642,500**

NET TAXES BILLED FOR 2024 WERE: \$ 41,010.78 2024 ASSESSMENT TOTAL: 642,500

609-611 BOULEVARD,LLC C/O BENDER  
ONE MILLTOWN CT  
UNION, NJ 07083

TAX ASSESSOR

THIS IS NOT A BILL.  
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District: Kenilworth

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: 159 LOT: 1 QUAL:

PROPERTY LOCATION: 292 SO MICHIGAN AVE CLASS: 4A

LAND: 206,300 BUILDING: 433,800 **2025 ASSESSMENT TOTAL:** 640,100

NET TAXES BILLED FOR 2024 WERE: \$ 40,857.58 2024 ASSESSMENT TOTAL: 640,100

MADEJ INC  
569 PASSAIC AVE  
KENILWORTH, N J 07033

TAX ASSESSOR

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District: Kenilworth

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: 87 LOT: 8 QUAL:

PROPERTY LOCATION: 716 JEFFERSON AVE CLASS: 4A

LAND: 249,500 BUILDING: 387,200 **2025 ASSESSMENT TOTAL:** 636,700

NET TAXES BILLED FOR 2024 WERE: \$ 40,640.56 2024 ASSESSMENT TOTAL: 636,700

ZK ASSOCIATES, L L C  
135 N 10TH ST  
KENILWORTH, NJ 07033

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: 183 LOT: 1.01 QUAL:

PROPERTY LOCATION: 111 NO MICHIGAN AVE CLASS: 4B

LAND: 402,300 BUILDING: 226,800 **2025 ASSESSMENT TOTAL: 629,100**

NET TAXES BILLED FOR 2024 WERE: \$ 40,155.45 2024 ASSESSMENT TOTAL: 629,100

111 NORTH MICHIGAN PARTNERS LLC  
210 S BISCAYNE BLVD, 28 FL  
MIAMI, FL 33131

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: 116 LOT: 15 QUAL:

PROPERTY LOCATION: 525 BOULEVARD CLASS: 4A

LAND: 206,300 BUILDING: 420,200 **2025 ASSESSMENT TOTAL:** 626,500

NET TAXES BILLED FOR 2024 WERE: \$ 39,989.50 2024 ASSESSMENT TOTAL: 626,500

AREKAN INC  
525 BOULEVARD  
KENILWORTH, N J 07033

TAX ASSESSOR

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2025**

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DATE MAILED: 02/07/25

BLOCK: 160 LOT: 2 QUAL:

PROPERTY LOCATION: 306 SO MICHIGAN AVE CLASS: 4B

LAND: 377,900 BUILDING: 246,000 **2025 ASSESSMENT TOTAL: 623,900**

NET TAXES BILLED FOR 2024 WERE: \$ 39,823.54 2024 ASSESSMENT TOTAL: 623,900

PFP SHOP, LLC  
306 SO MICHIGAN AVE  
KENILWORTH, NJ 07033



TAX ASSESSOR

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2025**

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DATE MAILED: 02/07/25

BLOCK: 172 LOT: 3 QUAL:

PROPERTY LOCATION: 708 COLFAX AVE CLASS: 4B

LAND: 221,100 BUILDING: 398,400 **2025 ASSESSMENT TOTAL: 619,500**

NET TAXES BILLED FOR 2024 WERE: \$ 39,542.69 2024 ASSESSMENT TOTAL: 619,500

708 COLFAX AVE,LLC  
195 MORRISTOWN ROAD  
BASKING RIDGE, NJ 07920

TAX ASSESSOR

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DATE MAILED: 02/07/25

BLOCK: 3 LOT: 19 QUAL:

PROPERTY LOCATION: 701 SPRINGFIELD RD CLASS: 4B

LAND: 200,300 BUILDING: 412,500 **2025 ASSESSMENT TOTAL: 612,800**

NET TAXES BILLED FOR 2024 WERE: \$ 39,115.02 2024 ASSESSMENT TOTAL: 612,800

701 SPRINGFIELD RD,LLC S SELTZER  
701 SPRINGFIELD RD  
KENILWORTH, NJ 07033

TAX ASSESSOR

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DATE MAILED: 02/07/25

BLOCK: 131 LOT: 1 QUAL:

PROPERTY LOCATION: 120 MARKET ST CLASS: 4B

LAND: 368,000 BUILDING: 235,000 **2025 ASSESSMENT TOTAL: 603,000**

NET TAXES BILLED FOR 2024 WERE: \$ 38,489.49 2024 ASSESSMENT TOTAL: 603,000

120 MARKET ST ASSOC CATHY PIERCE  
315 TRENTON BLVD  
SEA GIRT, NJ 08750

TAX ASSESSOR

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2025**

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DATE MAILED: 02/07/25

BLOCK: 12 LOT: 1.01 QUAL:

PROPERTY LOCATION: 395 NO 14TH ST CLASS: 4B

LAND: 251,100 BUILDING: 350,700 **2025 ASSESSMENT TOTAL: 601,800**

NET TAXES BILLED FOR 2024 WERE: \$ 38,412.89 2024 ASSESSMENT TOTAL: 601,800

PAPARATTO CONSTRUCTION INC.  
295 NO MICHIGAN AVE  
KENILWORTH, N J 07033

TAX ASSESSOR

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DATE MAILED: 02/07/25

BLOCK: 12 LOT: 3 QUAL:

PROPERTY LOCATION: 315 NO 14TH ST CLASS: 4A

LAND: 427,200 BUILDING: 172,800 **2025 ASSESSMENT TOTAL: 600,000**

NET TAXES BILLED FOR 2024 WERE: \$ 38,298.00 2024 ASSESSMENT TOTAL: 600,000

STANLEY MANAGEMENT, L L C  
315 NO 14TH ST  
KENILWORTH, N J 07033

TAX ASSESSOR

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2025**

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DATE MAILED: 02/07/25

BLOCK: 2 LOT: 10 QUAL:

PROPERTY LOCATION: 630 NO MICHIGAN AVE CLASS: 4B

LAND: 125,000 BUILDING: 460,000 **2025 ASSESSMENT TOTAL: 585,000**

NET TAXES BILLED FOR 2024 WERE: \$ 37,340.55 2024 ASSESSMENT TOTAL: 585,000

JOLIN INVESTMENTS, LLC  
630 N MICHIGAN AVE  
KENILWORTH, NJ 07033

TAX ASSESSOR

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District: Kenilworth

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: 124 LOT: 2 QUAL:

PROPERTY LOCATION: 717 BOULEVARD CLASS: 4A

LAND: 300,000 BUILDING: 280,000 **2025 ASSESSMENT TOTAL: 580,000**

NET TAXES BILLED FOR 2024 WERE: \$ 37,021.40 2024 ASSESSMENT TOTAL: 580,000

709-715 BOULEVARD KENILWORTH, LLC  
777 WALNUT AVE, SUITE E  
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: 174 LOT: 6 QUAL:

PROPERTY LOCATION: 356 MARKET ST CLASS: 4B

LAND: 234,300 BUILDING: 340,200 **2025 ASSESSMENT TOTAL: 574,500**

NET TAXES BILLED FOR 2024 WERE: \$ 36,670.34 2024 ASSESSMENT TOTAL: 574,500

620 BOULEVARD LLC  
37 MARKET ST #201  
KENILWORTH, NJ 07033



TAX ASSESSOR

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2025**

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DATE MAILED: 02/07/25

BLOCK: 180 LOT: 7 QUAL:

PROPERTY LOCATION: 400 SWENSON DR CLASS: 4B

LAND: 304,500 BUILDING: 269,500 **2025 ASSESSMENT TOTAL: 574,000**

NET TAXES BILLED FOR 2024 WERE: \$ 36,638.42 2024 ASSESSMENT TOTAL: 574,000

FAIRFIELD PRODUCTS CORP WILKIN  
1200 TICES LANE  
EAST BRUNSWICK, NJ 08816

TAX ASSESSOR

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2025**

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DATE MAILED: 02/07/25

BLOCK: 3 LOT: 10 QUAL:

PROPERTY LOCATION: 527 SPRINGFIELD RD CLASS: 4B

LAND: 137,900 BUILDING: 424,000 **2025 ASSESSMENT TOTAL:** 561,900

NET TAXES BILLED FOR 2024 WERE: \$ 35,866.08 2024 ASSESSMENT TOTAL: 561,900

DANA DEVELOPMENT LLC C/O M DEPALMA  
959 ROUTE 46, SUITE 302  
PARSIPPANY, NJ 07054

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: 180 LOT: 10 QUAL:

PROPERTY LOCATION: 700 SWENSON DR CLASS: 4B

LAND: 294,100 BUILDING: 265,900 **2025 ASSESSMENT TOTAL: 560,000**

NET TAXES BILLED FOR 2024 WERE: \$ 35,744.80 2024 ASSESSMENT TOTAL: 560,000

SHEET METAL WORKERS LOCAL22 PENSION  
700 SWENSON DR  
KENILWORTH, NJ 07033

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: 173 LOT: 8 QUAL:

PROPERTY LOCATION: 750 COLFAX AVE CLASS: 4B

LAND: 258,100 BUILDING: 300,000 **2025 ASSESSMENT TOTAL: 558,100**

NET TAXES BILLED FOR 2024 WERE: \$ 35,623.52 2024 ASSESSMENT TOTAL: 558,100

SAMUELS & SAMUELS KENILWORTH, LLC  
2091 SPRINGFIELD AVE  
VAUXHALL, NJ 07088

TAX ASSESSOR

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District: Kenilworth

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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: 124 LOT: 10 QUAL:

PROPERTY LOCATION: 753 BOULEVARD CLASS: 4B

LAND: 200,000 BUILDING: 357,100 **2025 ASSESSMENT TOTAL: 557,100**

NET TAXES BILLED FOR 2024 WERE: \$ 35,559.69 2024 ASSESSMENT TOTAL: 557,100

J HEMMEN ASSOCIATES, LLC  
P.O. BOX 129  
JOELTON, TN 37080

TAX ASSESSOR

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District: Kenilworth

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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: 156 LOT: 1 QUAL:

PROPERTY LOCATION: 139 MARKET ST CLASS: 4B

LAND: 375,000 BUILDING: 175,000 **2025 ASSESSMENT TOTAL: 550,000**

NET TAXES BILLED FOR 2024 WERE: \$ 35,106.50 2024 ASSESSMENT TOTAL: 550,000

MILLER & CHITTY CO  
135-139 MARKET ST  
KENILWORTH, NJ 07033

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: 1 QUAL:

PROPERTY LOCATION: 802 FAIRFIELD AVE CLASS: 4B

LAND: 342,600 BUILDING: 205,800 **2025 ASSESSMENT TOTAL: 548,400**

NET TAXES BILLED FOR 2024 WERE: \$ 35,004.37 2024 ASSESSMENT TOTAL: 548,400

AIMZ HOLDINGS LLC  
808 FAIRFIELD AVE  
KENILWORTH, NJ 07033

TAX ASSESSOR

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2025**

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DATE MAILED: 02/07/25

BLOCK: 117 LOT: 21 QUAL:

PROPERTY LOCATION: 547 BOULEVARD CLASS: 4A

LAND: 200,000 BUILDING: 347,200 **2025 ASSESSMENT TOTAL: 547,200**

NET TAXES BILLED FOR 2024 WERE: \$ 34,927.78 2024 ASSESSMENT TOTAL: 547,200

LOURO, HERMES & MARIA  
547 BOULEVARD  
KENILWORTH, NJ 07033



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: 62 LOT: 3.01 QUAL:

PROPERTY LOCATION: 158 NO 8TH ST CLASS: 4C

LAND: 246,200 BUILDING: 292,700 **2025 ASSESSMENT TOTAL: 538,900**

NET TAXES BILLED FOR 2024 WERE: \$ 34,397.99 2024 ASSESSMENT TOTAL: 538,900

KENILWORTH ASSETS LLC  
67 ELMORA AVE  
ELIZABETH, NJ 07202

TAX ASSESSOR

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2025**

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DATE MAILED: 02/07/25

BLOCK: 4 LOT: 1.01 QUAL:

PROPERTY LOCATION: 480 NO MICHIGAN AVE CLASS: 1

LAND: 522,600 BUILDING: 0 **2025 ASSESSMENT TOTAL:** 522,600

NET TAXES BILLED FOR 2024 WERE: \$ 33,357.56 2024 ASSESSMENT TOTAL: 522,600

ELIZABETHTOWN WATER AMERICAN WATER  
PO BOX 2738  
CAMDEN, NJ 08101

TAX ASSESSOR

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District: Kenilworth

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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: 81 LOT: 1 QUAL:

PROPERTY LOCATION: 500 BOULEVARD CLASS: 4A

LAND: 275,000 BUILDING: 242,700 **2025 ASSESSMENT TOTAL: 517,700**

NET TAXES BILLED FOR 2024 WERE: \$ 33,044.79 2024 ASSESSMENT TOTAL: 517,700

KENILWORTH VILLAGE, LLC  
421 BLOOMFIELD AVE  
NEWARK, NJ 07107

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: 183 LOT: 2 QUAL:

PROPERTY LOCATION: 121 NO MICHIGAN AVE CLASS: 4B

LAND: 209,300 BUILDING: 305,700 **2025 ASSESSMENT TOTAL: 515,000**

NET TAXES BILLED FOR 2024 WERE: \$ 32,872.45 2024 ASSESSMENT TOTAL: 515,000

121 N MICHIGAN AVE, LLC  
121 NO MICHIGAN AVE  
KENILWORTH, NJ 07033