

TAX ASSESSOR  
360 ELKWOOD AVE  
NEW PROVIDENCE, NJ 07974

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

District: New Providence  
Union County Board of Taxation, 300 North Ave East, Westfield, NJ 07090

**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026**

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

DATE MAILED: 01/24/26

BLOCK: 320 LOT: 17.01 QUAL:  
PROPERTY LOCATION: 535-603 MOUNTAIN AVE CLASS: 4A  
LAND: 9,107,800 BUILDING: 82,240,300 **2026 ASSESSMENT TOTAL:** 91,348,100

NET TAXES BILLED FOR 2025 WERE: \$ 4,779,717.40 2025 ASSESSMENT TOTAL: 91,348,100

REDWOOD-ERC NP LLC ALTUS GROUP  
P.O. BOX 92129  
SOUTHLAKE, TX 76092

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BLOCK: 150 LOT: 21.01 QUAL:  
PROPERTY LOCATION: 1260-1266 SPRINGFIELD AVE CLASS: 4A  
LAND: 1,698,400 BUILDING: 12,689,400 **2026 ASSESSMENT TOTAL:** 14,272,800  
\* TOTAL INCLUDES A SPECIAL EXEMPTION OF -115000  
NET TAXES BILLED FOR 2025 WERE: \$ 776,725.78 2025 ASSESSMENT TOTAL: 14,272,800

UB NEW PROV LLC PROP TAX DPT  
P.O. BOX 2539  
SAN ANTONIO, TX 78299

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BLOCK: 103 LOT: 22.01 QUAL:  
PROPERTY LOCATION: 851 SPRINGFIELD AVE CLASS: 4C  
LAND: 2,818,200 BUILDING: 9,220,500 **2026 ASSESSMENT TOTAL:** 12,038,700

NET TAXES BILLED FOR 2025 WERE: \$ 631,068.65 2025 ASSESSMENT TOTAL: 12,038,700

TOWER SPRING GARDENS ONE 2015,LLC  
680 KINDERKAMACK RD  
RIVER EDGE, NJ 07661

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BLOCK: 210 LOT: 21 QUAL:  
PROPERTY LOCATION: 41 SPRING STREET CLASS: 4B  
LAND: 2,662,400 BUILDING: 8,259,600 **2026 ASSESSMENT TOTAL: 10,922,000**

NET TAXES BILLED FOR 2025 WERE: \$ 624,951.24 2025 ASSESSMENT TOTAL: 11,922,000

SHELBOURNE SPRING LLC  
2362 NOSTRAND AVE SUITE 7  
BROOKLYN, NY 11210

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BLOCK: 320 LOT: 18.01 QUAL:  
PROPERTY LOCATION: 575 MOUNTAIN AVE CLASS: 4A  
LAND: 4,403,700 BUILDING: 5,271,400 **2026 ASSESSMENT TOTAL:** 9,675,100

NET TAXES BILLED FOR 2025 WERE: \$ 507,168.74 2025 ASSESSMENT TOTAL: 9,675,100

REDWOOD-ERC NP LLC ALTUS GROUP  
P.O. BOX 92129  
SOUTHLAKE, TX 76092

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BLOCK: 221 LOT: 6 QUAL:  
PROPERTY LOCATION: 121 CHANLON RD CLASS: 4A  
LAND: 1,133,300 BUILDING: 6,898,700 **2026 ASSESSMENT TOTAL: 8,032,000**

NET TAXES BILLED FOR 2025 WERE: \$ 421,037.44 2025 ASSESSMENT TOTAL: 8,032,000

121 CHANLON LLC SIGNATURE ACQ.  
20 COMMERCE DR, SUITE 326  
CRANFORD, NJ 07016

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BLOCK: 210 LOT: 32 QUAL:  
PROPERTY LOCATION: 111 SPRING ST CLASS: 4B  
LAND: 4,745,600 BUILDING: 2,904,000 **2026 ASSESSMENT TOTAL:** 7,649,600

NET TAXES BILLED FOR 2025 WERE: \$ 400,992.03 2025 ASSESSMENT TOTAL: 7,649,600

NEW PROV CENTRAL LLC  
820 MORRIS TURNPIKE  
SHORT HILLS, NJ 07078

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BLOCK: 332 LOT: 4 QUAL:  
PROPERTY LOCATION: 35 ETHAN DR CLASS: 4C  
LAND: 1,720,000 BUILDING: 5,442,800 **2026 ASSESSMENT TOTAL: 7,162,800**

NET TAXES BILLED FOR 2025 WERE: \$ 375,473.98 2025 ASSESSMENT TOTAL: 7,162,800

MURRAY HILL GARDENS LLC  
316 EISENHOWER PKWY S201  
LIVINGSTON, NJ 07039



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BLOCK: 333 LOT: 17 QUAL:  
PROPERTY LOCATION: 36 ETHAN DR CLASS: 4C  
LAND: 1,720,000 BUILDING: 5,117,200 **2026 ASSESSMENT TOTAL: 6,837,200**

NET TAXES BILLED FOR 2025 WERE: \$ 358,406.02 2025 ASSESSMENT TOTAL: 6,837,200

MURRAY HILL GARDENS LLC  
316 EISENHOWER PKWY S201  
LIVINGSTON, NJ 07039

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BLOCK: 151 LOT: 1 QUAL:  
PROPERTY LOCATION: 1236 SPRINGFIELD AVE CLASS: 4C  
LAND: 1,440,000 BUILDING: 4,839,800 **2026 ASSESSMENT TOTAL: 6,279,800**

NET TAXES BILLED FOR 2025 WERE: \$ 329,187.12 2025 ASSESSMENT TOTAL: 6,279,800

AP HAVEN TIC 1 LLC, ETAL  
62 WEST 45TH ST - 5TH FLR  
NEW YORK, NY 10036

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BLOCK: 150 LOT: 1 QUAL:  
PROPERTY LOCATION: 1248 SPRINGFIELD AVE CLASS: 4C  
LAND: 1,440,000 BUILDING: 4,839,800 **2026 ASSESSMENT TOTAL:** 6,279,800

NET TAXES BILLED FOR 2025 WERE: \$ 329,187.12 2025 ASSESSMENT TOTAL: 6,279,800

AP HAVEN TIC 1 LLC, ETAL  
62 WEST 45TH ST - 5TH FLR  
NEW YORK, NY 10036

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BLOCK: 220 LOT: 23 QUAL:  
PROPERTY LOCATION: 629 CENTRAL AVE CLASS: 4A  
LAND: 1,184,800 BUILDING: 4,299,400 **2026 ASSESSMENT TOTAL: 5,484,200**

NET TAXES BILLED FOR 2025 WERE: \$ 287,481.76 2025 ASSESSMENT TOTAL: 5,484,200

BAC CENTER OF EXCELLENCE LLC  
629 CENTRAL AVENUE  
NEW PROVIDENCE, NJ 07974

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BLOCK: 382 LOT: 1 QUAL:  
PROPERTY LOCATION: 890 MOUNTAIN AVE CLASS: 4A  
LAND: 920,200 BUILDING: 4,176,800 **2026 ASSESSMENT TOTAL: 5,097,000**

NET TAXES BILLED FOR 2025 WERE: \$ 267,184.74 2025 ASSESSMENT TOTAL: 5,097,000

MMPF III LIVINGSTON ALTUS GROUP  
PO BOX 92129  
SOUTHLAKE, TX 76092

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BLOCK: 222 LOT: 2 QUAL:  
PROPERTY LOCATION: 550-570 CENTRAL AVE CLASS: 4B  
LAND: 922,400 BUILDING: 4,077,600 **2026 ASSESSMENT TOTAL: 5,000,000**

NET TAXES BILLED FOR 2025 WERE: \$ 262,100.00 2025 ASSESSMENT TOTAL: 5,000,000

CRONHEIM LLC & RC-CENTRAL AVE ASSO  
205 MAIN STREET  
CHATHAM, N J 07928

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BLOCK: 220 LOT: 24.01 QUAL:  
PROPERTY LOCATION: 675 CENTRAL AVE CLASS: 4B  
LAND: 1,068,400 BUILDING: 3,657,100 **2026 ASSESSMENT TOTAL: 4,725,500**

NET TAXES BILLED FOR 2025 WERE: \$ 247,710.71 2025 ASSESSMENT TOTAL: 4,725,500

KINGSBRIDGE 2005 LLC COFORGE BPS  
2727 LBJ FREEWAY STE 806  
DALLAS, TX 75234

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BLOCK: 221 LOT: 5 QUAL:  
PROPERTY LOCATION: 630 CENTRAL AVE CLASS: 4A  
LAND: 1,286,800 BUILDING: 3,012,600 **2026 ASSESSMENT TOTAL:** 4,299,400

NET TAXES BILLED FOR 2025 WERE: \$ 225,374.55 2025 ASSESSMENT TOTAL: 4,299,400

2100 NEW PROVIDENCE LLC  
16 BRUCE PARK AVE  
GREENWICH, CT 06838



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BLOCK: 221 LOT: 2.01 QUAL:  
PROPERTY LOCATION: 700 CENTRAL AVE CLASS: 4B  
LAND: 1,794,100 BUILDING: 2,491,900 **2026 ASSESSMENT TOTAL: 4,286,000**

NET TAXES BILLED FOR 2025 WERE: \$ 224,672.12 2025 ASSESSMENT TOTAL: 4,286,000

KAM HING REALTY-NJ LLC  
700 CENTRAL AVE  
NEW PROVIDENCE, NJ 07974

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BLOCK: 163 LOT: 38 QUAL:  
PROPERTY LOCATION: 116 GALES DR CLASS: 4C  
LAND: 960,000 BUILDING: 3,226,600 **2026 ASSESSMENT TOTAL: 4,186,600**

NET TAXES BILLED FOR 2025 WERE: \$ 219,461.57 2025 ASSESSMENT TOTAL: 4,186,600

AP HAVEN TIC 1 LLC, ETAL  
62 WEST 45TH ST - 5TH FLR  
NEW YORK, NY 10036

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DATE MAILED: 01/24/26

BLOCK: 340 LOT: 6 QUAL:  
PROPERTY LOCATION: 150 FLORAL AVE CLASS: 4A  
LAND: 1,015,800 BUILDING: 3,084,600 **2026 ASSESSMENT TOTAL:** 4,100,400

NET TAXES BILLED FOR 2025 WERE: \$ 214,942.97 2025 ASSESSMENT TOTAL: 4,100,400

150 FLORAL AVENUE LLC  
195 MORRISTOWN ROAD  
BASKING RIDGE, NJ 07920

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BLOCK: 220 LOT: 26 QUAL:  
PROPERTY LOCATION: 691 CENTRAL AVE CLASS: 4B  
LAND: 1,028,000 BUILDING: 3,027,000 **2026 ASSESSMENT TOTAL:** 4,055,000

NET TAXES BILLED FOR 2025 WERE: \$ 212,563.10 2025 ASSESSMENT TOTAL: 4,055,000

691 CENTRAL AVE SPE LLC COFORGE BPS  
2727 LBJ FREEWAY STE 806  
DALLAS, TX 75234

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BLOCK: 340 LOT: 7 QUAL:  
PROPERTY LOCATION: 180 FLORAL AVE CLASS: 4C  
LAND: 1,000,000 BUILDING: 3,000,000 **2026 ASSESSMENT TOTAL:** 4,000,000

NET TAXES BILLED FOR 2025 WERE: \$ 209,680.00 2025 ASSESSMENT TOTAL: 4,000,000

RELDUS ASSOC., FLORAL AVE VENTURERS  
50 E MT PLEASANT AVE #1  
LIVINGSTON, NJ 07039

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BLOCK: 370 LOT: 1 QUAL:  
PROPERTY LOCATION: 70 RYDER WAY CLASS: 4B  
LAND: 3,500,000 BUILDING: 300,000 **2026 ASSESSMENT TOTAL: 3,800,000**

NET TAXES BILLED FOR 2025 WERE: \$ 199,196.00 2025 ASSESSMENT TOTAL: 3,800,000

NP MOUNTAIN DEVELOPERS LLC  
820 MORRIS TURNPIKE  
SHORT HILLS, NJ 07078

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BLOCK: 222 LOT: 1 QUAL:  
PROPERTY LOCATION: 598 CENTRAL AVE CLASS: 4A  
LAND: 1,252,300 BUILDING: 2,350,700 **2026 ASSESSMENT TOTAL: 3,603,000**

NET TAXES BILLED FOR 2025 WERE: \$ 188,869.26 2025 ASSESSMENT TOTAL: 3,603,000

MANDELBAUM&KRUPNICK C/O MANDELBAUM  
354 EISENHOWER PKWY #1900  
LIVINGSTON, NJ 07039

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BLOCK: 163 LOT: 43 QUAL:  
PROPERTY LOCATION: 144 GALES DR CLASS: 4A  
LAND: 1,100,000 BUILDING: 2,150,000 **2026 ASSESSMENT TOTAL: 3,250,000**

NET TAXES BILLED FOR 2025 WERE: \$ 170,365.00 2025 ASSESSMENT TOTAL: 3,250,000

SPRING GROVE PROPERTY LLC  
1608 RT 88 SUITE 301  
BRICK, NJ 08723



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BLOCK: 150 LOT: 24 QUAL:  
PROPERTY LOCATION: 115 GALES DR CLASS: 4C  
LAND: 640,000 BUILDING: 2,151,000 **2026 ASSESSMENT TOTAL: 2,791,000**

NET TAXES BILLED FOR 2025 WERE: \$ 146,304.22 2025 ASSESSMENT TOTAL: 2,791,000

AP HAVEN TIC 1 LLC, ETAL  
62 WEST 45TH ST - 5TH FLR  
NEW YORK, NY 10036

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BLOCK: 340 LOT: 8 QUAL:  
PROPERTY LOCATION: 140 SPRING ST CLASS: 4B  
LAND: 869,500 BUILDING: 1,462,400 **2026 ASSESSMENT TOTAL: 2,331,900**

NET TAXES BILLED FOR 2025 WERE: \$ 122,238.20 2025 ASSESSMENT TOTAL: 2,331,900

DAVANNE REALTY C/O MANDELBAUM  
354 EISENHOWER PKWY #1900  
LIVINGSTON, NJ 07039

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DATE MAILED: 01/24/26

BLOCK: 121 LOT: 26.01 QUAL:  
PROPERTY LOCATION: 53 DIVISION AVE CLASS: 4C  
LAND: 187,900 BUILDING: 1,897,600 **2026 ASSESSMENT TOTAL: 2,085,500**

NET TAXES BILLED FOR 2025 WERE: \$ 109,321.91 2025 ASSESSMENT TOTAL: 2,085,500

PATRIOT VILLAGE APARTMENTS LLC  
200 SHEFFIELD ST #305  
MOUNTAINSIDE, NJ 07092

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BLOCK: 220 LOT: 20 QUAL: C0001  
PROPERTY LOCATION: 535 CENTRAL AVE UNIT 1 CLASS: 4A  
LAND: 437,300 BUILDING: 1,640,700 **2026 ASSESSMENT TOTAL: 2,078,000**

NET TAXES BILLED FOR 2025 WERE: \$ 108,928.76 2025 ASSESSMENT TOTAL: 2,078,000

MURRAY HILL HOSPITALITY LLC  
25 GLENN OAKS COURT  
OLD BRIDGE, NJ 08857

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DATE MAILED: 01/24/26

BLOCK: 401 LOT: 1 QUAL:  
PROPERTY LOCATION: NEW PROVIDENCE CLASS: 6A  
LAND: 5,106,842 BUILDING: 3,917 **2026 ASSESSMENT TOTAL: 2,000,350**

NET TAXES BILLED FOR 2025 WERE: \$ 104,858.35 2025 ASSESSMENT TOTAL: 2,000,350

VERIZON KROLL LLC  
P O BOX 2749  
ADDISON, TX 75001

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DATE MAILED: 01/24/26

BLOCK: 150 LOT: 15.01 QUAL:  
PROPERTY LOCATION: 1296 SPRINGFIELD AVE CLASS: 4A  
LAND: 483,100 BUILDING: 1,316,900 **2026 ASSESSMENT TOTAL: 1,800,000**

NET TAXES BILLED FOR 2025 WERE: \$ 97,956.00 2025 ASSESSMENT TOTAL: 1,800,000

NEW PROVIDENCE GLOBAL REALTY LLC  
175 GREAT NECK RD STE-204  
GREAT NECK, NY 11021

TAX ASSESSOR  
360 ELKWOOD AVE  
NEW PROVIDENCE, NJ 07974

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

District: New Providence  
Union County Board of Taxation, 300 North Ave East, Westfield, NJ 07090

**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026**

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

DATE MAILED: 01/24/26

BLOCK: 171 LOT: 23 QUAL:  
PROPERTY LOCATION: 39-41 SOUTH ST CLASS: 4A  
LAND: 296,000 BUILDING: 1,381,300 **2026 ASSESSMENT TOTAL: 1,677,300**

NET TAXES BILLED FOR 2025 WERE: \$ 91,278.67 2025 ASSESSMENT TOTAL: 1,677,300

B & T REALTY CO, INC  
41 SOUTH ST  
NEW PROVIDENCE, NJ 07974

TAX ASSESSOR  
360 ELKWOOD AVE  
NEW PROVIDENCE, NJ 07974

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026**

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

DATE MAILED: 01/24/26

BLOCK: 340 LOT: 4 QUAL:  
PROPERTY LOCATION: 98 FLORAL AVE CLASS: 4A  
LAND: 367,600 BUILDING: 1,292,400 **2026 ASSESSMENT TOTAL: 1,660,000**

NET TAXES BILLED FOR 2025 WERE: \$ 87,017.20 2025 ASSESSMENT TOTAL: 1,660,000

98 FLORAL AVENUE INC  
326 ROUTE 22 W S16B  
GREEN BROOK, NJ 08812



TAX ASSESSOR  
360 ELKWOOD AVE  
NEW PROVIDENCE, NJ 07974

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026**

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DATE MAILED: 01/24/26

BLOCK: 150 LOT: 25 QUAL:  
PROPERTY LOCATION: 127 GALES DR CLASS: 4C  
LAND: 440,000 BUILDING: 1,160,000 **2026 ASSESSMENT TOTAL: 1,600,000**

NET TAXES BILLED FOR 2025 WERE: \$ 83,872.00 2025 ASSESSMENT TOTAL: 1,600,000

NEW PROVIDENCE MEWS, AFFILIATED MGT  
301 S.LIVINGSTON- STE 201  
LIVINGSTON, NJ 07039

TAX ASSESSOR  
360 ELKWOOD AVE  
NEW PROVIDENCE, NJ 07974

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026**

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

DATE MAILED: 01/24/26

BLOCK: 220 LOT: 22 QUAL:  
PROPERTY LOCATION: 593 CENTRAL AVE CLASS: 4A  
LAND: 558,600 BUILDING: 1,023,100 **2026 ASSESSMENT TOTAL: 1,581,700**

NET TAXES BILLED FOR 2025 WERE: \$ 82,912.71 2025 ASSESSMENT TOTAL: 1,581,700

SABRE SPORTS LLC  
593 CENTRAL AVE  
NEW PROVIDENCE, NJ 07974

TAX ASSESSOR  
360 ELKWOOD AVE  
NEW PROVIDENCE, NJ 07974

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026**

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DATE MAILED: 01/24/26

BLOCK: 185 LOT: 22.01 QUAL:  
PROPERTY LOCATION: 755 CENTRAL AVE UNIT 1 CLASS: 4B  
LAND: 384,400 BUILDING: 1,091,700 **2026 ASSESSMENT TOTAL: 1,476,100**

NET TAXES BILLED FOR 2025 WERE: \$ 77,377.16 2025 ASSESSMENT TOTAL: 1,476,100

MSM 755 CENTRAL AVE MSM EQUITIES  
P.O. BOX 1180  
MONSEY, NY 10952

TAX ASSESSOR  
360 ELKWOOD AVE  
NEW PROVIDENCE, NJ 07974

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

**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026**

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DATE MAILED: 01/24/26

BLOCK: 103 LOT: 24 QUAL:  
PROPERTY LOCATION: REAR 851B SPRINGFIELD AVE CLASS: 4C  
LAND: 841,800 BUILDING: 520,200 **2026 ASSESSMENT TOTAL:** 1,362,000

NET TAXES BILLED FOR 2025 WERE: \$ 71,396.04 2025 ASSESSMENT TOTAL: 1,362,000

TOWER MANAGEMENT FINANCING PTSP  
680 KINDERKAMACK ROAD  
RIVEREDGE, N J 07661

TAX ASSESSOR  
360 ELKWOOD AVE  
NEW PROVIDENCE, NJ 07974

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026**

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DATE MAILED: 01/24/26

BLOCK: 150 LOT: 17.01 QUAL:  
PROPERTY LOCATION: 1280-1286 SPRINGFIELD AVE CLASS: 4A  
LAND: 333,200 BUILDING: 961,800 **2026 ASSESSMENT TOTAL:** 1,295,000

NET TAXES BILLED FOR 2025 WERE: \$ 70,473.90 2025 ASSESSMENT TOTAL: 1,295,000

MARION STREET PROPERTIES1280-SA LLC  
11 BARBERRY LANE  
SHORT HILLS, NJ 07078

TAX ASSESSOR  
360 ELKWOOD AVE  
NEW PROVIDENCE, NJ 07974

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026**

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

DATE MAILED: 01/24/26

BLOCK: 210 LOT: 33 QUAL:  
PROPERTY LOCATION: 48 COMMERCE DR CLASS: 4B  
LAND: 872,400 BUILDING: 468,300 **2026 ASSESSMENT TOTAL:** 1,340,700

NET TAXES BILLED FOR 2025 WERE: \$ 70,279.49 2025 ASSESSMENT TOTAL: 1,340,700

PERRIN PROPERTIES, LLC  
77 SEMINOLE WAY  
SHORT HILLS, N J 07078

TAX ASSESSOR  
360 ELKWOOD AVE  
NEW PROVIDENCE, NJ 07974

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026**

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

DATE MAILED: 01/24/26

BLOCK: 321 LOT: 1 QUAL:  
PROPERTY LOCATION: 600-700 MOUNTAIN AVE CLASS: 1  
LAND: 1,297,000 BUILDING: 0 **2026 ASSESSMENT TOTAL: 1,297,000**

NET TAXES BILLED FOR 2025 WERE: \$ 67,988.74 2025 ASSESSMENT TOTAL: 1,297,000

LUCENT TECHNOLOGIES, INC EY LLP  
2323 VICTORY AVE STE 2000  
DALLAS, TX 75219

TAX ASSESSOR  
360 ELKWOOD AVE  
NEW PROVIDENCE, NJ 07974

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026**

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DATE MAILED: 01/24/26

BLOCK: 250 LOT: 16 QUAL:  
PROPERTY LOCATION: 200 MAPLE ST CLASS: 4A  
LAND: 937,500 BUILDING: 336,100 **2026 ASSESSMENT TOTAL: 1,273,600**

NET TAXES BILLED FOR 2025 WERE: \$ 66,762.11 2025 ASSESSMENT TOTAL: 1,273,600

CRESTVIEW CLUB CORP  
PO BOX 936  
NEW PROVIDENCE, N J 07974



TAX ASSESSOR  
360 ELKWOOD AVE  
NEW PROVIDENCE, NJ 07974

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DATE MAILED: 01/24/26

BLOCK: 220 LOT: 20 QUAL: C0002  
PROPERTY LOCATION: 535 CENTRAL AVE UNIT 2 CLASS: 4A  
LAND: 603,800 BUILDING: 591,500 **2026 ASSESSMENT TOTAL:** 1,195,300

NET TAXES BILLED FOR 2025 WERE: \$ 62,657.63 2025 ASSESSMENT TOTAL: 1,195,300

MURRAY HILL HOSPITALITY LLC  
25 GLENN OAKS COURT  
OLD BRIDGE, NJ 08857

TAX ASSESSOR  
360 ELKWOOD AVE  
NEW PROVIDENCE, NJ 07974

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026**

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DATE MAILED: 01/24/26

BLOCK: 237 LOT: 8 QUAL:  
PROPERTY LOCATION: 180 SOUTH ST CLASS: 4A  
LAND: 397,800 BUILDING: 762,500 **2026 ASSESSMENT TOTAL:** 1,160,300

NET TAXES BILLED FOR 2025 WERE: \$ 60,822.93 2025 ASSESSMENT TOTAL: 1,160,300

PROPERTIES AUTOMATED LLC  
180 SOUTH STREET  
NEW PROVIDENCE, NJ 07974

TAX ASSESSOR  
360 ELKWOOD AVE  
NEW PROVIDENCE, NJ 07974

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026**

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DATE MAILED: 01/24/26

BLOCK: 210 LOT: 23 QUAL:  
PROPERTY LOCATION: 165 SPRING ST CLASS: 4B  
LAND: 400,000 BUILDING: 745,100 **2026 ASSESSMENT TOTAL:** 1,145,100

NET TAXES BILLED FOR 2025 WERE: \$ 60,026.14 2025 ASSESSMENT TOTAL: 1,145,100

S/K MURRAY HILL L P  
981 ROUTE 22--PO BOX 6622  
BRIDGEWATER, N J 08807

TAX ASSESSOR  
360 ELKWOOD AVE  
NEW PROVIDENCE, NJ 07974

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026**

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DATE MAILED: 01/24/26

BLOCK: 382 LOT: 4 QUAL:  
PROPERTY LOCATION: 800 MOUNTAIN AVE CLASS: 1  
LAND: 1,075,400 BUILDING: 0 **2026 ASSESSMENT TOTAL:** 1,075,400

NET TAXES BILLED FOR 2025 WERE: \$ 56,372.47 2025 ASSESSMENT TOTAL: 1,075,400

LUCENT TECHNOLOGIES, INC EY LLP  
2323 VICTORY AVE STE 2000  
DALLAS, TX 75219

TAX ASSESSOR  
360 ELKWOOD AVE  
NEW PROVIDENCE, NJ 07974

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026**

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DATE MAILED: 01/24/26

BLOCK: 50 LOT: 18 QUAL:  
PROPERTY LOCATION: 1291 SPRINGFIELD AVE CLASS: 4A  
LAND: 486,100 BUILDING: 530,100 **2026 ASSESSMENT TOTAL:** 1,016,200

NET TAXES BILLED FOR 2025 WERE: \$ 55,301.60 2025 ASSESSMENT TOTAL: 1,016,200

WJR NJ HOLDINGS LLC  
PO BOX 175  
NEW YORK, NY 10013

TAX ASSESSOR  
360 ELKWOOD AVE  
NEW PROVIDENCE, NJ 07974

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026**

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DATE MAILED: 01/24/26

BLOCK: 310 LOT: 6 QUAL:  
PROPERTY LOCATION: 160 OAKWOOD DR CLASS: 2  
LAND: 317,400 BUILDING: 718,100 **2026 ASSESSMENT TOTAL:** 1,035,500

NET TAXES BILLED FOR 2025 WERE: \$ 54,280.91 2025 ASSESSMENT TOTAL: 1,035,500

CONTI REALTY LLC  
100-A UNION SQUARE DRIVE  
NEW HOPE, PA 18938

TAX ASSESSOR  
360 ELKWOOD AVE  
NEW PROVIDENCE, NJ 07974

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026**

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DATE MAILED: 01/24/26

BLOCK: 171 LOT: 24 QUAL:  
PROPERTY LOCATION: 65 SOUTH STREET CLASS: 4A  
LAND: 358,500 BUILDING: 636,500 **2026 ASSESSMENT TOTAL:** 995,000

NET TAXES BILLED FOR 2025 WERE: \$ 54,147.90 2025 ASSESSMENT TOTAL: 995,000

SEYFO HAWI REALTY, LLC  
128 MERITT DRIVE  
ORADELL, NJ 07649

TAX ASSESSOR  
360 ELKWOOD AVE  
NEW PROVIDENCE, NJ 07974

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026**

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DATE MAILED: 01/24/26

BLOCK: 171    LOT: 25    QUAL:  
PROPERTY LOCATION: 75 SOUTH ST    CLASS: 4A  
LAND: 297,800    BUILDING: 657,700    **2026 ASSESSMENT TOTAL: 955,500**

NET TAXES BILLED FOR 2025 WERE: \$ 51,998.31    2025 ASSESSMENT TOTAL: 955,500

75 SOUTH STREET ASSOCIATES NP LLC  
225 MILLBURN AVE STE 208A  
MILLBURN, NJ                      07041



TAX ASSESSOR  
360 ELKWOOD AVE  
NEW PROVIDENCE, NJ 07974

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026**

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DATE MAILED: 01/24/26

BLOCK: 124 LOT: 1 QUAL:  
PROPERTY LOCATION: 83 DIVISION AVE CLASS: 4A  
LAND: 680,000 BUILDING: 300,000 **2026 ASSESSMENT TOTAL: 980,000**

NET TAXES BILLED FOR 2025 WERE: \$ 51,371.60 2025 ASSESSMENT TOTAL: 980,000

CLEARWATER CLUB CORP  
PO BOX 61  
SUMMIT, N J 07901

TAX ASSESSOR  
360 ELKWOOD AVE  
NEW PROVIDENCE, NJ 07974

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DATE MAILED: 01/24/26

BLOCK: 171 LOT: 30 QUAL:  
PROPERTY LOCATION: 123 SOUTH ST CLASS: 2  
LAND: 246,200 BUILDING: 725,600 **2026 ASSESSMENT TOTAL:** 971,800

NET TAXES BILLED FOR 2025 WERE: \$ 50,941.76 2025 ASSESSMENT TOTAL: 971,800

123 SOUTH STREET REALTY LLC-ZECCA  
47 RIVER ROAD  
CHATHAM, NJ 07928

TAX ASSESSOR  
360 ELKWOOD AVE  
NEW PROVIDENCE, NJ 07974

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026**

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

DATE MAILED: 01/24/26

BLOCK: 283 LOT: 3 QUAL:  
PROPERTY LOCATION: 91 OAKWOOD DR CLASS: 2  
LAND: 237,700 BUILDING: 715,500 **2026 ASSESSMENT TOTAL:** 953,200

NET TAXES BILLED FOR 2025 WERE: \$ 49,966.74 2025 ASSESSMENT TOTAL: 953,200

PATEL, RUPA & OJAS SHAH  
91 OAKWOOD DRIVE  
NEW PROVIDENCE, NJ 07974

TAX ASSESSOR  
360 ELKWOOD AVE  
NEW PROVIDENCE, NJ 07974

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026**

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

DATE MAILED: 01/24/26

BLOCK: 85 LOT: 27 QUAL:  
PROPERTY LOCATION: 156 PINE WAY CLASS: 2  
LAND: 203,600 BUILDING: 721,100 **2026 ASSESSMENT TOTAL: 924,700**

NET TAXES BILLED FOR 2025 WERE: \$ 48,472.77 2025 ASSESSMENT TOTAL: 924,700

BRUNO, MATTHEW D & ELEVEN LEE  
156 PINE WAY  
NEW PROVIDENCE, NJ 07974

TAX ASSESSOR  
360 ELKWOOD AVE  
NEW PROVIDENCE, NJ 07974

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026**

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DATE MAILED: 01/24/26

BLOCK: 220 LOT: 16.01 QUAL:  
PROPERTY LOCATION: 175-179 SOUTH ST CLASS: 4A  
LAND: 310,800 BUILDING: 611,600 **2026 ASSESSMENT TOTAL:** 922,400

NET TAXES BILLED FOR 2025 WERE: \$ 48,352.21 2025 ASSESSMENT TOTAL: 922,400

MURRAY HILL VETERINARY, LLC  
175-179 SOUTH ST  
NEW PROVIDENCE, NJ 07974

TAX ASSESSOR  
360 ELKWOOD AVE  
NEW PROVIDENCE, NJ 07974

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026**

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DATE MAILED: 01/24/26

BLOCK: 90 LOT: 1 QUAL:  
PROPERTY LOCATION: 223 PINE WAY CLASS: 2  
LAND: 201,500 BUILDING: 719,800 **2026 ASSESSMENT TOTAL: 921,300**

NET TAXES BILLED FOR 2025 WERE: \$ 48,294.55 2025 ASSESSMENT TOTAL: 921,300

BARTH, HUGO F IV & JANET MARIE  
223 PINE WAY  
NEW PROVIDENCE, N J 07974

TAX ASSESSOR  
360 ELKWOOD AVE  
NEW PROVIDENCE, NJ 07974

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026**

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DATE MAILED: 01/24/26

BLOCK: 111 LOT: 24 QUAL:  
PROPERTY LOCATION: 106 PINE WAY CLASS: 2  
LAND: 201,500 BUILDING: 711,600 **2026 ASSESSMENT TOTAL: 913,100**

NET TAXES BILLED FOR 2025 WERE: \$ 47,864.70 2025 ASSESSMENT TOTAL: 913,100

TRAVIA, RICHARD C & KATHLEEN P  
106 PINE WAY  
NEW PROVIDENCE, NJ 07974

TAX ASSESSOR  
360 ELKWOOD AVE  
NEW PROVIDENCE, NJ 07974

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DATE MAILED: 01/24/26

BLOCK: 283 LOT: 1 QUAL:  
PROPERTY LOCATION: 119 OAKWOOD DR CLASS: 2  
LAND: 320,200 BUILDING: 588,800 **2026 ASSESSMENT TOTAL: 909,000**

NET TAXES BILLED FOR 2025 WERE: \$ 47,649.78 2025 ASSESSMENT TOTAL: 909,000

NIGAM, SANGARSH & SINGH, MRIDULA  
119 OAKWOOD DR  
NEW PROVIDENCE, NJ 07974



TAX ASSESSOR  
360 ELKWOOD AVE  
NEW PROVIDENCE, NJ 07974

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DATE MAILED: 01/24/26

BLOCK: 382 LOT: 2 QUAL:  
PROPERTY LOCATION: 840 MOUNTAIN AVE CLASS: 4A  
LAND: 649,500 BUILDING: 250,500 **2026 ASSESSMENT TOTAL:** 900,000

NET TAXES BILLED FOR 2025 WERE: \$ 47,178.00 2025 ASSESSMENT TOTAL: 900,000

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

TAX ASSESSOR  
360 ELKWOOD AVE  
NEW PROVIDENCE, NJ 07974

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DATE MAILED: 01/24/26

BLOCK: 150 LOT: 3.01 QUAL:  
PROPERTY LOCATION: 72 SOUTH ST CLASS: 4A  
LAND: 405,000 BUILDING: 345,000 **2026 ASSESSMENT TOTAL: 750,000**

NET TAXES BILLED FOR 2025 WERE: \$ 46,529.10 2025 ASSESSMENT TOTAL: 805,000

80 SOUTH STREET LLC  
15 BLEEKER ST #203  
MILLBURN, NJ 07041

TAX ASSESSOR  
360 ELKWOOD AVE  
NEW PROVIDENCE, NJ 07974

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026**

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DATE MAILED: 01/24/26

BLOCK: 170 LOT: 38.01 QUAL:  
PROPERTY LOCATION: 139 SOUTH ST CLASS: 4A  
LAND: 533,200 BUILDING: 351,400 **2026 ASSESSMENT TOTAL: 884,600**

NET TAXES BILLED FOR 2025 WERE: \$ 46,370.73 2025 ASSESSMENT TOTAL: 884,600

139 REALTY,LLC JBL REALTY MGMT  
P O BOX 1074  
PISCATAWAY, NJ 08855

TAX ASSESSOR  
360 ELKWOOD AVE  
NEW PROVIDENCE, NJ 07974

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DATE MAILED: 01/24/26

BLOCK: 382 LOT: 6 QUAL:  
PROPERTY LOCATION: 730 MOUNTAIN AVE CLASS: 1  
LAND: 876,100 BUILDING: 0 **2026 ASSESSMENT TOTAL:** 876,100

NET TAXES BILLED FOR 2025 WERE: \$ 45,925.16 2025 ASSESSMENT TOTAL: 876,100

LUCENT TECHNOLOGIES, INC EY LLP  
2323 VICTORY AVE STE 2000  
DALLAS, TX 75219

TAX ASSESSOR  
360 ELKWOOD AVE  
NEW PROVIDENCE, NJ 07974

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

District: New Providence  
Union County Board of Taxation, 300 North Ave East, Westfield, NJ 07090

**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026**

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

DATE MAILED: 01/24/26

BLOCK: 150 LOT: 11 QUAL:  
PROPERTY LOCATION: 36 SOUTH ST CLASS: 4A  
LAND: 282,100 BUILDING: 556,300 **2026 ASSESSMENT TOTAL: 838,400**

NET TAXES BILLED FOR 2025 WERE: \$ 45,625.73 2025 ASSESSMENT TOTAL: 838,400

MARION STREET 36 LLC  
11 BARBERRY LANE  
SHORT HILLS, NJ 07078

TAX ASSESSOR  
360 ELKWOOD AVE  
NEW PROVIDENCE, NJ 07974

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026**

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

DATE MAILED: 01/24/26

BLOCK: 150 LOT: 5 QUAL:  
PROPERTY LOCATION: 133 GALES DR CLASS: 4A  
LAND: 258,600 BUILDING: 565,800 **2026 ASSESSMENT TOTAL: 824,400**

NET TAXES BILLED FOR 2025 WERE: \$ 44,863.85 2025 ASSESSMENT TOTAL: 824,400

TOP FLIGHT CONSULTING, LLC  
133 GALES DR  
NEW PROVIDENCE, NJ 07974

TAX ASSESSOR  
360 ELKWOOD AVE  
NEW PROVIDENCE, NJ 07974

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026**

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

DATE MAILED: 01/24/26

BLOCK: 111    LOT: 27    QUAL:  
PROPERTY LOCATION: 64 PINE WAY    CLASS: 2  
LAND: 196,900    BUILDING: 653,400    **2026 ASSESSMENT TOTAL: 850,300**

NET TAXES BILLED FOR 2025 WERE: \$ 44,572.73    2025 ASSESSMENT TOTAL: 850,300

MICHAL, GREGORY & GINA  
64 PINE WAY  
NEW PROVIDENCE, NJ    07974

TAX ASSESSOR  
360 ELKWOOD AVE  
NEW PROVIDENCE, NJ 07974

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026**

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

DATE MAILED: 01/24/26

BLOCK: 185 LOT: 21 QUAL:  
PROPERTY LOCATION: 785 CENTRAL AVE CLASS: 4A  
LAND: 135,000 BUILDING: 710,000 **2026 ASSESSMENT TOTAL:** 845,000

NET TAXES BILLED FOR 2025 WERE: \$ 44,294.90 2025 ASSESSMENT TOTAL: 845,000

ADVANCED FINANCIAL SERV CR UNION  
785 CENTRAL AVENUE  
NEW PROVIDENCE, NJ 07974



TAX ASSESSOR  
360 ELKWOOD AVE  
NEW PROVIDENCE, NJ 07974

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026**

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

DATE MAILED: 01/24/26

BLOCK: 113 LOT: 5 QUAL:  
PROPERTY LOCATION: 7 PINE CT CLASS: 2  
LAND: 194,300 BUILDING: 646,200 **2026 ASSESSMENT TOTAL:** 840,500

NET TAXES BILLED FOR 2025 WERE: \$ 44,059.01 2025 ASSESSMENT TOTAL: 840,500

BISACCIA, NICOLE L  
7 PINE CT  
NEW PROVIDENCE, NJ 07974

TAX ASSESSOR  
360 ELKWOOD AVE  
NEW PROVIDENCE, NJ 07974

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DATE MAILED: 01/24/26

BLOCK: 11 LOT: 1 QUAL:  
PROPERTY LOCATION: 1771 SPRINGFIELD AVE CLASS: 4A  
LAND: 253,500 BUILDING: 580,500 **2026 ASSESSMENT TOTAL:** 834,000

NET TAXES BILLED FOR 2025 WERE: \$ 43,718.28 2025 ASSESSMENT TOTAL: 834,000

MC DONALD'S CO ATTN: DEPT 027 R.E.  
110 N CARPENTER ST  
CHICAGO, IL 60607

TAX ASSESSOR  
360 ELKWOOD AVE  
NEW PROVIDENCE, NJ 07974

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DATE MAILED: 01/24/26

BLOCK: 171 LOT: 16 QUAL:  
PROPERTY LOCATION: 1330 SPRINGFIELD AVE CLASS: 4A  
LAND: 347,400 BUILDING: 452,600 **2026 ASSESSMENT TOTAL:** 800,000

NET TAXES BILLED FOR 2025 WERE: \$ 43,536.00 2025 ASSESSMENT TOTAL: 800,000

THE PROVIDENT MOOREHOUSE LTD PTRSP  
33 DIVISION ST-PO BOX 997  
SOMERVILLE, N J 08876-0997

TAX ASSESSOR  
360 ELKWOOD AVE  
NEW PROVIDENCE, NJ 07974

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DATE MAILED: 01/24/26

BLOCK: 111 LOT: 23 QUAL:  
PROPERTY LOCATION: 120 PINE WAY CLASS: 2  
LAND: 203,100 BUILDING: 623,000 **2026 ASSESSMENT TOTAL: 826,100**

NET TAXES BILLED FOR 2025 WERE: \$ 43,304.16 2025 ASSESSMENT TOTAL: 826,100

DONALD P CARLEEN LIVING TRUST  
120 PINE WAY  
NEW PROVIDENCE, NJ 07974

TAX ASSESSOR  
360 ELKWOOD AVE  
NEW PROVIDENCE, NJ 07974

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DATE MAILED: 01/24/26

BLOCK: 300 LOT: 4 QUAL:  
PROPERTY LOCATION: 163 OAKWOOD DR CLASS: 2  
LAND: 348,100 BUILDING: 473,300 **2026 ASSESSMENT TOTAL: 821,400**

NET TAXES BILLED FOR 2025 WERE: \$ 43,057.79 2025 ASSESSMENT TOTAL: 821,400

CALUSA PARTNERS III LLC  
23 FILMORE DR  
MORRISTOWN, NJ 07960

TAX ASSESSOR  
360 ELKWOOD AVE  
NEW PROVIDENCE, NJ 07974

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

DATE MAILED: 01/24/26

BLOCK: 111    LOT: 26    QUAL:  
PROPERTY LOCATION: 76 PINE WAY    CLASS: 2  
LAND: 169,600    BUILDING: 647,200    **2026 ASSESSMENT TOTAL: 816,800**

NET TAXES BILLED FOR 2025 WERE: \$ 42,816.66    2025 ASSESSMENT TOTAL: 816,800

CASTAGNA, EUGENE A & MICHELE C  
76 PINE WAY  
NEW PROVIDENCE, N J    07974

TAX ASSESSOR  
360 ELKWOOD AVE  
NEW PROVIDENCE, NJ 07974

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DATE MAILED: 01/24/26

BLOCK: 171 LOT: 17 QUAL:  
PROPERTY LOCATION: 1318 SPRINGFIELD AVE CLASS: 4A  
LAND: 218,500 BUILDING: 563,600 **2026 ASSESSMENT TOTAL:** 782,100

NET TAXES BILLED FOR 2025 WERE: \$ 42,561.88 2025 ASSESSMENT TOTAL: 782,100

PRESTIGE DINER REALTY LLC  
783 SPRINGFIELD AVE  
SUMMIT, NJ 07901

TAX ASSESSOR  
360 ELKWOOD AVE  
NEW PROVIDENCE, NJ 07974

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DATE MAILED: 01/24/26

BLOCK: 375 LOT: 2.01 QUAL:  
PROPERTY LOCATION: 471 UNION AVE CLASS: 2  
LAND: 210,000 BUILDING: 592,700 **2026 ASSESSMENT TOTAL: 802,700**

NET TAXES BILLED FOR 2025 WERE: \$ 42,077.53 2025 ASSESSMENT TOTAL: 802,700

FLANNERY, INGRID  
471 UNION AVE  
NEW PROVIDENCE, NJ 07974



TAX ASSESSOR  
360 ELKWOOD AVE  
NEW PROVIDENCE, NJ 07974

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DATE MAILED: 01/24/26

BLOCK: 113    LOT: 4    QUAL:  
PROPERTY LOCATION: 47 PINE WAY    CLASS: 2  
LAND: 194,900    BUILDING: 605,100    **2026 ASSESSMENT TOTAL: 800,000**

NET TAXES BILLED FOR 2025 WERE: \$ 41,936.00    2025 ASSESSMENT TOTAL: 800,000

SCHMITZ, WILLIAM D  
47 PINE WAY  
NEW PROVIDENCE, NJ    07974

TAX ASSESSOR  
360 ELKWOOD AVE  
NEW PROVIDENCE, NJ 07974

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DATE MAILED: 01/24/26

BLOCK: 85 LOT: 29 QUAL:  
PROPERTY LOCATION: 188 PINE WAY CLASS: 2  
LAND: 202,300 BUILDING: 581,500 **2026 ASSESSMENT TOTAL: 783,800**

NET TAXES BILLED FOR 2025 WERE: \$ 41,086.80 2025 ASSESSMENT TOTAL: 783,800

CAPPUCCIO, JAMES J & TRACEY  
188 PINE WAY  
NEW PROVIDENCE, NJ 07974

TAX ASSESSOR  
360 ELKWOOD AVE  
NEW PROVIDENCE, NJ 07974

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DATE MAILED: 01/24/26

BLOCK: 113    LOT: 7    QUAL:  
PROPERTY LOCATION: 29 PINE CT    CLASS: 2  
LAND: 244,200    BUILDING: 538,900    **2026 ASSESSMENT TOTAL: 783,100**

NET TAXES BILLED FOR 2025 WERE: \$ 41,050.10    2025 ASSESSMENT TOTAL: 783,100

ULERICH, RHYS D & MICHELLE T  
29 PINE CT  
NEW PROVIDENCE, NJ    07974

TAX ASSESSOR  
360 ELKWOOD AVE  
NEW PROVIDENCE, NJ 07974

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DATE MAILED: 01/24/26

BLOCK: 335    LOT: 26    QUAL:  
PROPERTY LOCATION: 3 DARBY CT    CLASS: 2  
LAND: 168,100    BUILDING: 606,400    **2026 ASSESSMENT TOTAL: 774,500**

NET TAXES BILLED FOR 2025 WERE: \$ 40,599.29    2025 ASSESSMENT TOTAL: 774,500

LEPRE, CHRISTOPHER & AMY  
3 DARBY CT  
NEW PROVIDENCE, NJ    07974

TAX ASSESSOR  
360 ELKWOOD AVE  
NEW PROVIDENCE, NJ 07974

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026**

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DATE MAILED: 01/24/26

BLOCK: 50 LOT: 15 QUAL:  
PROPERTY LOCATION: 1253 SPRINGFIELD AVE CLASS: 4A  
LAND: 309,100 BUILDING: 436,200 **2026 ASSESSMENT TOTAL:** 745,300

NET TAXES BILLED FOR 2025 WERE: \$ 40,559.23 2025 ASSESSMENT TOTAL: 745,300

MAP INVESTMENT CO- LEE & ASSOCIATES  
110 FIELDCREST-SUITE 5  
EDISON, NJ 08837

TAX ASSESSOR  
360 ELKWOOD AVE  
NEW PROVIDENCE, NJ 07974

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DATE MAILED: 01/24/26

BLOCK: 321 LOT: 2 QUAL:  
PROPERTY LOCATION: 580 MOUNTAIN AVE CLASS: 1  
LAND: 771,900 BUILDING: 0 **2026 ASSESSMENT TOTAL:** 771,900

NET TAXES BILLED FOR 2025 WERE: \$ 40,463.00 2025 ASSESSMENT TOTAL: 771,900

LUCENT TECHNOLOGIES, INC EY LLP  
2323 VICTORY AVE STE 2000  
DALLAS, TX 75219

TAX ASSESSOR  
360 ELKWOOD AVE  
NEW PROVIDENCE, NJ 07974

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026**

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DATE MAILED: 01/24/26

BLOCK: 150 LOT: 14 QUAL:  
PROPERTY LOCATION: 18 SOUTH ST CLASS: 4A  
LAND: 160,000 BUILDING: 580,000 **2026 ASSESSMENT TOTAL: 740,000**

NET TAXES BILLED FOR 2025 WERE: \$ 40,270.80 2025 ASSESSMENT TOTAL: 740,000

S & H Y REALTY LLC  
18 SOUTH ST  
NEW PROVIDENCE, NJ 07974

TAX ASSESSOR  
360 ELKWOOD AVE  
NEW PROVIDENCE, NJ 07974

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026**

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DATE MAILED: 01/24/26

BLOCK: 90 LOT: 2 QUAL:  
PROPERTY LOCATION: 205 PINE WAY CLASS: 2  
LAND: 205,100 BUILDING: 556,200 **2026 ASSESSMENT TOTAL:** 761,300

NET TAXES BILLED FOR 2025 WERE: \$ 39,907.35 2025 ASSESSMENT TOTAL: 761,300

GORDON, ANDREW P & JULIA C  
205 PINE WAY  
NEW PROVIDENCE, N J 07974



TAX ASSESSOR  
360 ELKWOOD AVE  
NEW PROVIDENCE, NJ 07974

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026**

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

DATE MAILED: 01/24/26

BLOCK: 113 LOT: 6 QUAL:  
PROPERTY LOCATION: 21 PINE CT CLASS: 2  
LAND: 249,300 BUILDING: 510,100 **2026 ASSESSMENT TOTAL: 759,400**

NET TAXES BILLED FOR 2025 WERE: \$ 39,807.75 2025 ASSESSMENT TOTAL: 759,400

SANGILLO, STEPHEN M JR & WILTSIE,J  
21 PINE CT  
NEW PROVIDENCE, NJ 07974

TAX ASSESSOR  
360 ELKWOOD AVE  
NEW PROVIDENCE, NJ 07974

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026**

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

DATE MAILED: 01/24/26

BLOCK: 163 LOT: 1 QUAL:  
PROPERTY LOCATION: 10 FIRST ST CLASS: 2  
LAND: 157,300 BUILDING: 598,500 **2026 ASSESSMENT TOTAL: 755,800**

NET TAXES BILLED FOR 2025 WERE: \$ 39,619.04 2025 ASSESSMENT TOTAL: 755,800

KACMAZ, MERT & ASIYE SIBEL  
10 FIRST ST  
NEW PROVIDENCE, NJ 07974

TAX ASSESSOR  
360 ELKWOOD AVE  
NEW PROVIDENCE, NJ 07974

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026**

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DATE MAILED: 01/24/26

BLOCK: 150 LOT: 12 QUAL:  
PROPERTY LOCATION: 28 SOUTH ST CLASS: 4A  
LAND: 240,300 BUILDING: 484,700 **2026 ASSESSMENT TOTAL: 725,000**

NET TAXES BILLED FOR 2025 WERE: \$ 39,454.50 2025 ASSESSMENT TOTAL: 725,000

SCP ASSOCIATES LLC  
1318 SPRINGFIELD AVE  
NEW PROVIDENCE, NJ 07974

TAX ASSESSOR  
360 ELKWOOD AVE  
NEW PROVIDENCE, NJ 07974

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DATE MAILED: 01/24/26

BLOCK: 310 LOT: 3 QUAL:  
PROPERTY LOCATION: 546 SOUTH ST CLASS: 2  
LAND: 255,000 BUILDING: 495,000 **2026 ASSESSMENT TOTAL:** 750,000

NET TAXES BILLED FOR 2025 WERE: \$ 39,315.00 2025 ASSESSMENT TOTAL: 750,000

LEACH, PETER & AMBER LEACH  
546 SOUTH ST  
NEW PROVIDENCE, N J 07974

TAX ASSESSOR  
360 ELKWOOD AVE  
NEW PROVIDENCE, NJ 07974

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026**

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DATE MAILED: 01/24/26

BLOCK: 104 LOT: 1.01 QUAL:  
PROPERTY LOCATION: 846 SPRINGFIELD AVE CLASS: 4C  
LAND: 160,000 BUILDING: 590,000 **2026 ASSESSMENT TOTAL:** 750,000

NET TAXES BILLED FOR 2025 WERE: \$ 39,315.00 2025 ASSESSMENT TOTAL: 750,000

PFALTZ 850 LAND TRUST  
382 SPRINGFIELD AVE, 217  
SUMMIT, NJ 07901

TAX ASSESSOR  
360 ELKWOOD AVE  
NEW PROVIDENCE, NJ 07974

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DATE MAILED: 01/24/26

BLOCK: 50 LOT: 16.01 QUAL:  
PROPERTY LOCATION: 1275 SPRINGFIELD AVE-UN 1 CLASS: 4A  
LAND: 223,800 BUILDING: 488,200 **2026 ASSESSMENT TOTAL:** 712,000

NET TAXES BILLED FOR 2025 WERE: \$ 38,747.04 2025 ASSESSMENT TOTAL: 712,000

ADAMS REALTY ENTERPRISES- J.SAVINO  
30 SULLIVAN ROAD  
FLEMINGTON, NJ 08822

TAX ASSESSOR  
360 ELKWOOD AVE  
NEW PROVIDENCE, NJ 07974

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DATE MAILED: 01/24/26

BLOCK: 112 LOT: 5 QUAL:  
PROPERTY LOCATION: 119 PINE WAY CLASS: 2  
LAND: 195,600 BUILDING: 543,000 **2026 ASSESSMENT TOTAL: 738,600**

NET TAXES BILLED FOR 2025 WERE: \$ 38,717.41 2025 ASSESSMENT TOTAL: 738,600

MARKOVITZ,JEFFREY B-MICHELLE J TOMA  
119 PINE WAY  
NEW PROVIDENCE, NJ 07974

TAX ASSESSOR  
360 ELKWOOD AVE  
NEW PROVIDENCE, NJ 07974

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DATE MAILED: 01/24/26

BLOCK: 237 LOT: 7.02 QUAL:  
PROPERTY LOCATION: 210 SOUTH STREET CLASS: 4A  
LAND: 335,800 BUILDING: 400,000 **2026 ASSESSMENT TOTAL: 735,800**

NET TAXES BILLED FOR 2025 WERE: \$ 38,570.64 2025 ASSESSMENT TOTAL: 735,800

COTTAGE STREET ASSOC. LP  
210 SOUTH STREET  
NEW PROVIDENCE, NJ 07974



TAX ASSESSOR  
360 ELKWOOD AVE  
NEW PROVIDENCE, NJ 07974

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DATE MAILED: 01/24/26

BLOCK: 264 LOT: 4 QUAL:  
PROPERTY LOCATION: 122 MOUNTAIN AVE CLASS: 2  
LAND: 222,100 BUILDING: 512,600 **2026 ASSESSMENT TOTAL: 734,700**

NET TAXES BILLED FOR 2025 WERE: \$ 38,512.97 2025 ASSESSMENT TOTAL: 734,700

PARKIN, MARK A & LORRAINE K  
122 MOUNTAIN AV-TALL OAKS  
SUMMIT, NJ 07901

TAX ASSESSOR  
360 ELKWOOD AVE  
NEW PROVIDENCE, NJ 07974

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DATE MAILED: 01/24/26

BLOCK: 112 LOT: 3 QUAL:  
PROPERTY LOCATION: 95 PINE WAY CLASS: 2  
LAND: 202,500 BUILDING: 517,100 **2026 ASSESSMENT TOTAL: 719,600**

NET TAXES BILLED FOR 2025 WERE: \$ 37,721.43 2025 ASSESSMENT TOTAL: 719,600

LANDRY, SCOTT & DESPERAK, ANNA  
95 PINE WAY  
NEW PROVIDENCE, NJ 07974

TAX ASSESSOR  
360 ELKWOOD AVE  
NEW PROVIDENCE, NJ 07974

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DATE MAILED: 01/24/26

BLOCK: 356 LOT: 21 QUAL:  
PROPERTY LOCATION: 22 COLCHESTER RD CLASS: 2  
LAND: 275,400 BUILDING: 442,200 **2026 ASSESSMENT TOTAL:** 717,600

NET TAXES BILLED FOR 2025 WERE: \$ 37,616.59 2025 ASSESSMENT TOTAL: 717,600

GONZALEZ, NOEL IVAN REYES/GARRISON, A  
22 COLCHESTER RD  
NEW PROVIDENCE, NJ 07974

TAX ASSESSOR  
360 ELKWOOD AVE  
NEW PROVIDENCE, NJ 07974

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

District: New Providence  
Union County Board of Taxation, 300 North Ave East, Westfield, NJ 07090

**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026**

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

DATE MAILED: 01/24/26

BLOCK: 237 LOT: 7.01 QUAL:  
PROPERTY LOCATION: 200 SOUTH ST CLASS: 4A  
LAND: 299,500 BUILDING: 417,500 **2026 ASSESSMENT TOTAL: 717,000**

NET TAXES BILLED FOR 2025 WERE: \$ 37,585.14 2025 ASSESSMENT TOTAL: 717,000

200 SOUTH OFFICE LLC  
1253 SPRINGFIELD AVE #358  
NEW PROVIDENCE, NJ 07974

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360 ELKWOOD AVE  
NEW PROVIDENCE, NJ 07974

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026**

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DATE MAILED: 01/24/26

BLOCK: 290 LOT: 9 QUAL:  
PROPERTY LOCATION: 33 COUNTRYSIDE DR CLASS: 2  
LAND: 172,500 BUILDING: 541,600 **2026 ASSESSMENT TOTAL:** 714,100

NET TAXES BILLED FOR 2025 WERE: \$ 37,433.12 2025 ASSESSMENT TOTAL: 714,100

DREW, ALEXANDER & WEIL, MORGAN  
33 COUNTRYSIDE DR  
NEW PROVIDENCE, NJ 07078

TAX ASSESSOR  
360 ELKWOOD AVE  
NEW PROVIDENCE, NJ 07974

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026**

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

DATE MAILED: 01/24/26

BLOCK: 335 LOT: 21 QUAL:  
PROPERTY LOCATION: 38 DARBY CT CLASS: 2  
LAND: 176,400 BUILDING: 537,100 **2026 ASSESSMENT TOTAL: 713,500**

NET TAXES BILLED FOR 2025 WERE: \$ 37,401.67 2025 ASSESSMENT TOTAL: 713,500

CANNIFFE, J & K & MEOLA, S  
38 DARBY CT  
NEW PROVIDENCE, NJ 07974

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NEW PROVIDENCE, NJ 07974

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026**

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DATE MAILED: 01/24/26

BLOCK: 190 LOT: 1 QUAL:  
PROPERTY LOCATION: 1806-1818 SPRINGFIELD AVE CLASS: 4A  
LAND: 219,500 BUILDING: 493,700 **2026 ASSESSMENT TOTAL:** 713,200

NET TAXES BILLED FOR 2025 WERE: \$ 37,385.94 2025 ASSESSMENT TOTAL: 713,200

VALLEY REAL ESTATE LLC  
1806 SPRINGFIELD AVE  
NEW PROVIDENCE, NJ 07974

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NEW PROVIDENCE, NJ 07974

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DATE MAILED: 01/24/26

BLOCK: 295 LOT: 1 QUAL:  
PROPERTY LOCATION: 6 OLD BROOK LA CLASS: 2  
LAND: 223,100 BUILDING: 483,300 **2026 ASSESSMENT TOTAL:** 706,400

NET TAXES BILLED FOR 2025 WERE: \$ 37,029.49 2025 ASSESSMENT TOTAL: 706,400

HENRY, STEVEN MICHAEL & JENNIFER  
6 OLD BROOK LA  
NEW PROVIDENCE, NJ 07974



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NEW PROVIDENCE, NJ 07974

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DATE MAILED: 01/24/26

BLOCK: 150 LOT: 13 QUAL:  
PROPERTY LOCATION: 22 SOUTH ST CLASS: 4A  
LAND: 163,600 BUILDING: 514,200 **2026 ASSESSMENT TOTAL: 677,800**

NET TAXES BILLED FOR 2025 WERE: \$ 36,885.88 2025 ASSESSMENT TOTAL: 677,800

22 SOUTH ST BD LLC  
16 STARK DRIVE  
MORRISTOWN, NJ 07960

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NEW PROVIDENCE, NJ 07974

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DATE MAILED: 01/24/26

BLOCK: 356 LOT: 28 QUAL:  
PROPERTY LOCATION: 130 COLCHESTER RD CLASS: 2  
LAND: 279,700 BUILDING: 418,600 **2026 ASSESSMENT TOTAL:** 698,300

NET TAXES BILLED FOR 2025 WERE: \$ 36,604.89 2025 ASSESSMENT TOTAL: 698,300

MEULENER, MARC C & URSALA K  
130 COLCHESTER RD  
NEW PROVIDENCE, NJ 07974

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360 ELKWOOD AVE  
NEW PROVIDENCE, NJ 07974

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DATE MAILED: 01/24/26

BLOCK: 163    LOT: 44    QUAL:  
PROPERTY LOCATION: 84 GALES DR    CLASS: 4C  
LAND: 160,000    BUILDING: 537,800    **2026 ASSESSMENT TOTAL: 697,800**

NET TAXES BILLED FOR 2025 WERE: \$ 36,578.68    2025 ASSESSMENT TOTAL: 697,800

AP HAVEN TIC 1 LLC, ETAL  
62 WEST 45TH ST - 5TH FLR  
NEW YORK, NY    10036

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DATE MAILED: 01/24/26

BLOCK: 102 LOT: 30 QUAL:  
PROPERTY LOCATION: 45 LAUREL DR CLASS: 2  
LAND: 153,800 BUILDING: 542,800 **2026 ASSESSMENT TOTAL: 696,600**

NET TAXES BILLED FOR 2025 WERE: \$ 36,515.77 2025 ASSESSMENT TOTAL: 696,600

WILSON, MARTIN L & WALSH, KATHLEEN  
45 LAUREL DRIVE  
NEW PROVIDENCE, NJ 07974