

TAX ASSESSOR

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

District: Springfield

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: 01/30/26

BLOCK: 3901 LOT: 6.011 QUAL:

PROPERTY LOCATION: 855 MOUNTAIN AVE CLASS: 4C

LAND: 23,700,000 BUILDING: 47,400,000 **2026 ASSESSMENT TOTAL:** 71,100,000

NET TAXES BILLED FOR 2025 WERE: \$ 1,714,221.00

2025 ASSESSMENT TOTAL: 71,100,000

SPRINGFIELD GARDENS LLC  
200 CENTRAL AVE  
MOUNTAINSIDE, NJ 07092

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DATE MAILED: 01/30/26

BLOCK: 1002 LOT: 2 QUAL:

PROPERTY LOCATION: 100 STONE HILL RD CLASS: 4C

LAND: 22,800,000 BUILDING: 26,200,000 **2026 ASSESSMENT TOTAL:** 49,000,000

NET TAXES BILLED FOR 2025 WERE: \$ 1,181,390.00

2025 ASSESSMENT TOTAL: 49,000,000

SUMMIT HILL AT SPRINGFIELD LLC  
520 US HIGHWAY 22  
BRIDGEWATER, NJ 08807

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BLOCK: 102 LOT: 1 QUAL:

PROPERTY LOCATION: SHORT HILLS AVE-SECT 2,3 CLASS: 4C

LAND: 17,800,000 BUILDING: 28,255,900 **2026 ASSESSMENT TOTAL:** 46,055,900

NET TAXES BILLED FOR 2025 WERE: \$ 1,110,407.75

2025 ASSESSMENT TOTAL: 46,055,900

SH CLUB VILLAGE LLC  
45 BROADWAY 25TH FL  
NEW YORK, NY 10006

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BLOCK: 803 LOT: 1 QUAL:

PROPERTY LOCATION: MOUNTAIN AVE & WABENO CLASS: 4C

LAND: 18,300,000 BUILDING: 24,089,400 **2026 ASSESSMENT TOTAL:** 42,389,400

NET TAXES BILLED FOR 2025 WERE: \$ 1,022,008.43

2025 ASSESSMENT TOTAL: 42,389,400

EAST COAST GENERALGREENE,LLC MORGAN  
112 S FRENCH ST S#105-MP  
WILMINGTON, DE 19801

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BLOCK: 1605 LOT: 1 QUAL:

PROPERTY LOCATION: 201 SHUNPIKE RD CLASS: 4A

LAND: 32,400,000 BUILDING: 5,966,600 **2026 ASSESSMENT TOTAL: 38,366,600**

NET TAXES BILLED FOR 2025 WERE: \$ 940,365.38 2025 ASSESSMENT TOTAL: 38,000,000

BALTUSROL GOLF CLUB  
201 SHUNPIKE RD  
SPRINGFIELD, N J 07081

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BLOCK: 1105 LOT: 27 QUAL:

PROPERTY LOCATION: 100 WILSON RD CLASS: 4C

LAND: 9,300,000 BUILDING: 26,155,600 **2026 ASSESSMENT TOTAL: 35,455,600**

NET TAXES BILLED FOR 2025 WERE: \$ 854,834.52 2025 ASSESSMENT TOTAL: 35,455,600

SKYLINE RIDGE DEVELOPERS, LLC  
820 MORRIS TURNPIKE  
SHORT HILLS, N J 07078

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DATE MAILED: 01/30/26

BLOCK: 3703 LOT: 1 QUAL:

PROPERTY LOCATION: 171 ROUTE 22 EAST BOUND CLASS: 4A

LAND: 11,973,000 BUILDING: 20,952,800 **2026 ASSESSMENT TOTAL:** 32,925,800

NET TAXES BILLED FOR 2025 WERE: \$ 807,340.62 2025 ASSESSMENT TOTAL: 32,925,800

170 RT 22 LLC  
170 ROUTE 22 EAST  
SPRINGFIELD, NJ 07081

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BLOCK: 103 LOT: 1 QUAL:

PROPERTY LOCATION: SHORT HILLS AVE-SECT 1 CLASS: 4C

LAND: 10,800,000 BUILDING: 17,144,000 **2026 ASSESSMENT TOTAL:** 27,944,000

NET TAXES BILLED FOR 2025 WERE: \$ 673,729.84 2025 ASSESSMENT TOTAL: 27,944,000

SH CLUB VILLAGE LLC  
45 BROADWAY 25TH FL  
NEW YORK, NY 10006



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BLOCK: 506 LOT: 7 QUAL:

PROPERTY LOCATION: BRIANT PARK DRIVE CLASS: 4C

LAND: 13,800,000 BUILDING: 13,846,200 **2026 ASSESSMENT TOTAL:** 27,646,200

NET TAXES BILLED FOR 2025 WERE: \$ 666,549.88 2025 ASSESSMENT TOTAL: 27,646,200

BRIANT PARK COMMONS, LLC  
820 MORRIS TPK  
SHORT HILLS, N J 07078

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BLOCK: 101 LOT: 1 QUAL:

PROPERTY LOCATION: 92 MILLBURN AVE CLASS: 1

LAND: 27,000,000 BUILDING: 0 **2026 ASSESSMENT TOTAL:** 27,000,000

NET TAXES BILLED FOR 2025 WERE: \$ 664,470.00 2025 ASSESSMENT TOTAL: 27,000,000

SPRINGFIELD 92 MILLBURN AVE URB REN  
820 MORRIS TURNPIKE  
SHORT HILLS, NJ 07078

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BLOCK: 406 LOT: 22 QUAL:

PROPERTY LOCATION: 200 SPRINGFIELD AVE CLASS: 4C

LAND: 14,800,000 BUILDING: 11,254,200 **2026 ASSESSMENT TOTAL:** 26,054,200

NET TAXES BILLED FOR 2025 WERE: \$ 628,166.76 2025 ASSESSMENT TOTAL: 26,054,200

THE VILLAS  
200 SPRINGFIELD AVE.  
SPRINGFIELD, N.J. 07081

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BLOCK: 303 LOT: 1 QUAL:

PROPERTY LOCATION: 102-120 VICTORY RD CLASS: 4C

LAND: 9,100,000 BUILDING: 15,900,000 **2026 ASSESSMENT TOTAL: 25,000,000**

NET TAXES BILLED FOR 2025 WERE: \$ 602,750.00 2025 ASSESSMENT TOTAL: 25,000,000

RKSPRING ET AL LLC C/O SLK GLOBAL  
2727 LBJ FREEWAY S#806  
DALLAS, TX 75234

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BLOCK: 3701 LOT: 6 QUAL:

PROPERTY LOCATION: 785 S SPRINGFIELD AVE CLASS: 4C

LAND: 14,900,000 BUILDING: 7,921,300 **2026 ASSESSMENT TOTAL: 22,821,300**

NET TAXES BILLED FOR 2025 WERE: \$ 550,221.54 2025 ASSESSMENT TOTAL: 22,821,300

MOUNTAIN VIEW GARDEN APARTMENTS  
820 MORRIS TPK  
SHORT HILLS, N J 07078

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BLOCK: 3903 LOT: 2 QUAL:

PROPERTY LOCATION: 391 ROUTE 22 EAST BOUND CLASS: 4A

LAND: 9,848,200 BUILDING: 12,036,600 **2026 ASSESSMENT TOTAL: 21,884,800**

NET TAXES BILLED FOR 2025 WERE: \$ 536,615.30 2025 ASSESSMENT TOTAL: 21,884,800

CELEBRITY SPRINGFIELD REALTY LLC  
130 ROUTE 10  
WHIPPANY, NJ 07981

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BLOCK: 3802 LOT: 1 QUAL:

PROPERTY LOCATION: 21 FADEM ROAD CLASS: 4B

LAND: 7,271,700 BUILDING: 9,089,600 **2026 ASSESSMENT TOTAL: 16,361,300**

NET TAXES BILLED FOR 2025 WERE: \$ 394,470.94 2025 ASSESSMENT TOTAL: 16,361,300

21 FADEM ROAD RDR INVESTMENT COMPAN  
24 FADEM ROAD #36  
SPRINGFIELD, NJ 07081

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BLOCK: 4201 LOT: 8 QUAL:

PROPERTY LOCATION: 50-52 FADEM RD CLASS: 4B

LAND: 6,727,300 BUILDING: 8,969,600 **2026 ASSESSMENT TOTAL: 15,696,900**

NET TAXES BILLED FOR 2025 WERE: \$ 378,452.26 2025 ASSESSMENT TOTAL: 15,696,900

MOUNTAINBLUE FADEM REALTY LLC  
2727 LBJ FREEWAY S806  
DALLAS, TX SLK GLOBAL 75234



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BLOCK: 3103 LOT: 32 QUAL:

PROPERTY LOCATION: 22 ROUTE 22 WEST BOUND CLASS: 4A

LAND: 7,053,000 BUILDING: 8,228,500 **2026 ASSESSMENT TOTAL:** 15,281,500

NET TAXES BILLED FOR 2025 WERE: \$ 374,702.39 2025 ASSESSMENT TOTAL: 15,281,500

METRO STORAGE SPRINGFIELDLLC  
585 N BANK LANE S#3000  
LAKE FOREST, IL 60045

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BLOCK: 3101 LOT: 11 QUAL:

PROPERTY LOCATION: 114 ROUTE 22 WEST BOUND CLASS: 4A

LAND: 4,572,700 BUILDING: 10,263,600 **2026 ASSESSMENT TOTAL: 14,836,300**

NET TAXES BILLED FOR 2025 WERE: \$ 363,786.07 2025 ASSESSMENT TOTAL: 14,836,300

MASTERSON,R,ZHEUTLIN,E & BROWN  
26 COLUMBIA TRNPIKE S#105  
FLORHAM PARK, NJ 07932

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DATE MAILED: 01/30/26

BLOCK: 402 LOT: 26 QUAL:

PROPERTY LOCATION: 50-64 MAPLE AVE CLASS: 4C

LAND: 7,500,000 BUILDING: 7,500,000 **2026 ASSESSMENT TOTAL: 15,000,000**

NET TAXES BILLED FOR 2025 WERE: \$ 361,650.00 2025 ASSESSMENT TOTAL: 15,000,000

COLUMBIA CT AT SPRINGFIELD, L L C  
50 EAST MT PLEASANT AVE  
LIVINGSTON, N J 07039

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DATE MAILED: 01/30/26

BLOCK: 3701 LOT: 1 QUAL:

PROPERTY LOCATION: 350 ROUTE 22 WEST BOUND CLASS: 4A

LAND: 5,613,700 BUILDING: 8,821,400 **2026 ASSESSMENT TOTAL:** 14,435,100

NET TAXES BILLED FOR 2025 WERE: \$ 353,948.65 2025 ASSESSMENT TOTAL: 14,435,100

22 SPRINGFIELD ASSOCIATES LLC  
600 S LIVINGSTON AVE  
LIVINGSTON, NJ 07039

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DATE MAILED: 01/30/26

BLOCK: 706 LOT: 10 QUAL:

PROPERTY LOCATION: 265 MORRIS AVE CLASS: 4A

LAND: 13,800,000 BUILDING: 10,000 **2026 ASSESSMENT TOTAL: 13,810,000**

NET TAXES BILLED FOR 2025 WERE: \$ 339,864.10 2025 ASSESSMENT TOTAL: 13,810,000

SPRINGFIELD CENTER URBANRENEWAL COR  
711 COMMERCE RD  
LINDEN, NJ 07036

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BLOCK: 4201 LOT: 5 QUAL:

PROPERTY LOCATION: 24-36 FADEM ROAD CLASS: 4B

LAND: 5,638,400 BUILDING: 6,578,200 **2026 ASSESSMENT TOTAL:** 12,216,600

NET TAXES BILLED FOR 2025 WERE: \$ 294,542.23 2025 ASSESSMENT TOTAL: 12,216,600

RDR INVESTMENT CO, L.L.C.  
24-36 FADEM RD  
SPRINGFIELD, N J 07081

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DATE MAILED: 01/30/26

BLOCK: 3901 LOT: 5 QUAL:

PROPERTY LOCATION: 304 ROUTE 22 WEST BOUND CLASS: 4A

LAND: 5,850,000 BUILDING: 5,850,000 **2026 ASSESSMENT TOTAL:** 11,700,000

NET TAXES BILLED FOR 2025 WERE: \$ 286,884.00 2025 ASSESSMENT TOTAL: 11,700,000

SPRINGFIELD HOLDINGS 2013LLC  
7540 WINDSOR DR S206  
ALLENTOWN, PA 18195

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DATE MAILED: 01/30/26

BLOCK: 4001 LOT: 2.315 QUAL:

PROPERTY LOCATION: 955 S SPRINGFIELD AVE CLASS: 4A

LAND: 4,937,200 BUILDING: 6,347,900 **2026 ASSESSMENT TOTAL:** 11,285,100

NET TAXES BILLED FOR 2025 WERE: \$ 276,710.65 2025 ASSESSMENT TOTAL: 11,285,100

PARK PLACE CO  
820 MORRIS TPK, SUITE 301  
SHORT HILLS, N J 07078



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BLOCK: 4001 LOT: 3 QUAL:

PROPERTY LOCATION: 295 ROUTE 22 EAST CLASS: 4A

LAND: 3,916,400 BUILDING: 7,273,200 **2026 ASSESSMENT TOTAL:** 11,189,600

NET TAXES BILLED FOR 2025 WERE: \$ 274,369.00 2025 ASSESSMENT TOTAL: 11,189,600

SPRINGFIELD ASSOCIATES, LLC  
120 SUNNYBRANCH RD  
P O BOX 166-FAR HILLS, NJ 07931

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BLOCK: 3901 LOT: 3 QUAL:

PROPERTY LOCATION: 901 MOUNTAIN AVE CLASS: 4A

LAND: 4,781,300 BUILDING: 6,147,300 **2026 ASSESSMENT TOTAL:** 10,928,600

NET TAXES BILLED FOR 2025 WERE: \$ 267,969.28 2025 ASSESSMENT TOTAL: 10,928,600

SPRINGFIELD DIVERSIFIED PARTNERS LL  
1250 ROUTE 28 SUITE 101  
BRANCBURG, NJ 08876

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BLOCK: 4001 LOT: 6 QUAL:

PROPERTY LOCATION: 2 LAWRENCE RD CLASS: 4B

LAND: 5,039,300 BUILDING: 5,879,100 **2026 ASSESSMENT TOTAL: 10,918,400**

NET TAXES BILLED FOR 2025 WERE: \$ 263,242.62 2025 ASSESSMENT TOTAL: 10,918,400

UNITED STATES VALVE CORP  
2 LAWRENCE RD  
SPRINGFIELD, N J 07081

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BLOCK: 4001 LOT: 7 QUAL:

PROPERTY LOCATION: 50 LAWRENCE RD CLASS: 4B

LAND: 4,633,900 BUILDING: 6,178,600 **2026 ASSESSMENT TOTAL:** 10,812,500

NET TAXES BILLED FOR 2025 WERE: \$ 260,689.38 2025 ASSESSMENT TOTAL: 10,812,500

50 LAWRENCE EFP LLC  
1265 HEWLETT PLAZA  
HEWLETT, NY 11557

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DATE MAILED: 01/30/26

BLOCK: 3701 LOT: 10 QUAL:

PROPERTY LOCATION: 240 ROUTE 22 WEST BOUND CLASS: 4A

LAND: 3,407,600 BUILDING: 6,578,400 **2026 ASSESSMENT TOTAL:** 9,986,000

NET TAXES BILLED FOR 2025 WERE: \$ 244,856.72 2025 ASSESSMENT TOTAL: 9,986,000

WAINWRIGHT REALTY CO / LRF SLATER  
600 SO LIVINGSTON AVE  
LIVINGSTON, N J 07039

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DATE MAILED: 01/30/26

BLOCK: 3903 LOT: 7 QUAL:

PROPERTY LOCATION: 960 S SPRINGFIELD AVE CLASS: 4A

LAND: 2,901,500 BUILDING: 6,770,100 **2026 ASSESSMENT TOTAL:** 9,671,600

NET TAXES BILLED FOR 2025 WERE: \$ 237,147.64 2025 ASSESSMENT TOTAL: 9,671,600

966 REALTY MANAGEMENT LLC  
97 MAIN STREET SUITE 201  
CHATHAM, NJ 07928

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DATE MAILED: 01/30/26

BLOCK: 3103 LOT: 33 QUAL:

PROPERTY LOCATION: 24 BROWN AVE CLASS: 4A

LAND: 4,455,500 BUILDING: 5,198,200 **2026 ASSESSMENT TOTAL:** 9,653,700

NET TAXES BILLED FOR 2025 WERE: \$ 236,708.73 2025 ASSESSMENT TOTAL: 9,653,700

PSE & G CORP./ TX DPT T-6B  
80 PARK PLAZA  
NEWARK, N J 07101

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DATE MAILED: 01/30/26

BLOCK: 803 LOT: 5 QUAL:

PROPERTY LOCATION: MORRIS AVE CLASS: 4A

LAND: 4,714,900 BUILDING: 4,714,900 **2026 ASSESSMENT TOTAL:** 9,429,800

NET TAXES BILLED FOR 2025 WERE: \$ 232,067.38 2025 ASSESSMENT TOTAL: 9,429,800

FLEMERS ET AL SPFLD CO/KAUFMAN ORG  
450 SEVENTH AVE PENTHOUSE  
NEW YORK, NY 10123



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BLOCK: 3101 LOT: 5 QUAL:

PROPERTY LOCATION: 146-162 ROUTE 22 WEST CLASS: 4A

LAND: 2,808,000 BUILDING: 6,577,600 **2026 ASSESSMENT TOTAL:** 9,385,600

NET TAXES BILLED FOR 2025 WERE: \$ 230,134.92 2025 ASSESSMENT TOTAL: 9,385,600

NISSAN WORLD RLTY/DENVILLE NISSAN  
701 RT 202/206  
BRIDGEWATER, NJ 08807

TAX ASSESSOR

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

District: Springfield

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: 01/30/26

BLOCK: 501 LOT: 2 QUAL:

PROPERTY LOCATION: 715 MORRIS TPK CLASS: 4A

LAND: 3,842,100 BUILDING: 4,549,800 **2026 ASSESSMENT TOTAL: 8,391,900**

NET TAXES BILLED FOR 2025 WERE: \$ 206,524.66 2025 ASSESSMENT TOTAL: 8,391,900

715 MORRIS LLC  
733 MOUNTAIN AVE  
SPRINGFIELD, NJ 07081

TAX ASSESSOR

THIS IS NOT A BILL.  
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District: Springfield

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: 01/30/26

BLOCK: 3703 LOT: 2 QUAL:

PROPERTY LOCATION: 155 ROUTE 22 EAST BOUND CLASS: 4A

LAND: 3,647,300 BUILDING: 4,689,300 **2026 ASSESSMENT TOTAL:** 8,336,600

NET TAXES BILLED FOR 2025 WERE: \$ 204,413.44 2025 ASSESSMENT TOTAL: 8,336,600

BERGEN SPFLD ASSOC C/O GABRIEL MGMT  
216 E RIDGEWOOD AVE S#3  
RIDGEWOOD, NJ 07450

TAX ASSESSOR

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District: Springfield

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: 01/30/26

BLOCK: 3801 LOT: 8 QUAL:

PROPERTY LOCATION: 25 ROUTE 22 EAST BOUND CLASS: 4A

LAND: 4,629,900 BUILDING: 3,563,700 **2026 ASSESSMENT TOTAL:** 8,193,600

NET TAXES BILLED FOR 2025 WERE: \$ 200,907.08 2025 ASSESSMENT TOTAL: 8,193,600

GEG25 LLC  
275 ROUTE 22 EAST  
SPRINGFIELD, NJ 07081

TAX ASSESSOR

THIS IS NOT A BILL.  
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APPEAL INFORMATION.

District: Springfield

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: 01/30/26

BLOCK: 3605 LOT: 10 QUAL:

PROPERTY LOCATION: 884 S SPRINGFIELD AVE CLASS: 4C

LAND: 4,100,000 BUILDING: 3,988,700 **2026 ASSESSMENT TOTAL:** 8,088,700

NET TAXES BILLED FOR 2025 WERE: \$ 195,018.56 2025 ASSESSMENT TOTAL: 8,088,700

PINEVIEW GARDENS  
820 MORRIS TPKE  
SHORT HILLS, N J 07078

TAX ASSESSOR

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

District: Springfield

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: 01/30/26

BLOCK: 505 LOT: 5 QUAL:

PROPERTY LOCATION: 545 MORRIS AVE CLASS: 4C

LAND: 4,800,000 BUILDING: 3,200,000 **2026 ASSESSMENT TOTAL: 8,000,000**

NET TAXES BILLED FOR 2025 WERE: \$ 192,880.00 2025 ASSESSMENT TOTAL: 8,000,000

BALTUSROL APTS,LLC/GOLDBERG REALTY  
33 CLINTON RD  
WEST CALDWELL, N J 07006

TAX ASSESSOR

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District: Springfield

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: 01/30/26

BLOCK: 3801 LOT: 2 QUAL:

PROPERTY LOCATION: 135 ROUTE 22 EAST BOUND CLASS: 4A

LAND: 3,713,600 BUILDING: 4,084,900 **2026 ASSESSMENT TOTAL:** 7,798,500

NET TAXES BILLED FOR 2025 WERE: \$ 191,219.23 2025 ASSESSMENT TOTAL: 7,798,500

CIC CORP  
187 MILL LANE  
MOUNTAINSIDE, NJ 07092-2806

TAX ASSESSOR

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

District: Springfield

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: 01/30/26

BLOCK: 3802 LOT: 3 QUAL:

PROPERTY LOCATION: 45 FADEM ROAD CLASS: 4B

LAND: 3,333,600 BUILDING: 4,059,200 **2026 ASSESSMENT TOTAL: 7,392,800**

NET TAXES BILLED FOR 2025 WERE: \$ 178,240.41 2025 ASSESSMENT TOTAL: 7,392,800

U S VALVE CORP / ELECTROID CO  
2 LAWRENCE ROAD  
SPRINGFIELD, N J 07081



TAX ASSESSOR

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APPEAL INFORMATION.

District: Springfield

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: 01/30/26

BLOCK: 209 LOT: 7 QUAL:

PROPERTY LOCATION: 166 MORRIS AVE CLASS: 4A

LAND: 3,519,000 BUILDING: 3,519,000 **2026 ASSESSMENT TOTAL:** 7,038,000

NET TAXES BILLED FOR 2025 WERE: \$ 173,205.18 2025 ASSESSMENT TOTAL: 7,038,000

SPRINGFIELD EQUITIES LLC  
14000 HORIZON WAY ST 100  
MOUNT LAUREL, NJ 08054

TAX ASSESSOR

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APPEAL INFORMATION.

District: Springfield

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: 01/30/26

BLOCK: 4001 LOT: 2.318 QUAL:

PROPERTY LOCATION: ROUTE 22 CLASS: 4A

LAND: 2,727,600 BUILDING: 4,286,100 **2026 ASSESSMENT TOTAL:** 7,013,700

NET TAXES BILLED FOR 2025 WERE: \$ 171,975.93 2025 ASSESSMENT TOTAL: 7,013,700

PG & B REALTY CORP  
275 ROUTE 22, EAST  
SPRINGFIELD, NJ 07081

TAX ASSESSOR

THIS IS NOT A BILL.  
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District: Springfield

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: 01/30/26

BLOCK: 811 LOT: 2 QUAL:

PROPERTY LOCATION: 125 MORRIS AVE CLASS: 4A

LAND: 4,000,000 BUILDING: 2,920,000 **2026 ASSESSMENT TOTAL: 6,920,000**

NET TAXES BILLED FOR 2025 WERE: \$ 170,301.20 2025 ASSESSMENT TOTAL: 6,920,000

MORRIS WAG ASSOC LLC C/O WALGREENS  
PO BOX 1159 STORE #13440  
DEERFIELD, IL 60015

TAX ASSESSOR

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APPEAL INFORMATION.

District: Springfield

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: 01/30/26

BLOCK: 209 LOT: 5 QUAL:

PROPERTY LOCATION: 32 BLACKS LANE CLASS: 4C

LAND: 4,000,000 BUILDING: 3,006,500 **2026 ASSESSMENT TOTAL:** 7,006,500

NET TAXES BILLED FOR 2025 WERE: \$ 168,926.72 2025 ASSESSMENT TOTAL: 7,006,500

SPRING MILL MANOR, LLC  
820 MORRIS TPKE SUITE 301  
SHORT HILLS, NJ 07078

TAX ASSESSOR

THIS IS NOT A BILL.  
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District: Springfield

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: 01/30/26

BLOCK: 3801 LOT: 5 QUAL:

PROPERTY LOCATION: 99 ROUTE 22 EAST BOUND CLASS: 4A

LAND: 3,123,400 BUILDING: 3,569,600 **2026 ASSESSMENT TOTAL:** 6,693,000

NET TAXES BILLED FOR 2025 WERE: \$ 164,112.36 2025 ASSESSMENT TOTAL: 6,693,000

SPRINGFIELD HOLDINGS LLC  
99 ROUTE 22 EAST BOUND  
SPRINGFIELD, NJ 07081

TAX ASSESSOR

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District: Springfield

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: 01/30/26

BLOCK: 502 LOT: 1 QUAL:

PROPERTY LOCATION: 685 MORRIS TPK CLASS: 4A

LAND: 3,500,000 BUILDING: 3,100,000 **2026 ASSESSMENT TOTAL: 6,600,000**

NET TAXES BILLED FOR 2025 WERE: \$ 162,426.00 2025 ASSESSMENT TOTAL: 6,600,000

2017 CLEVELAND SPRINGFIELD LLC  
151 SAWGRASS CORNER DR  
PONTE VEDRA BEACH, FL 32082

TAX ASSESSOR

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District: Springfield

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: 01/30/26

BLOCK: 4201 LOT: 3 QUAL:

PROPERTY LOCATION: 1 SILVER COURT CLASS: 4B

LAND: 3,095,400 BUILDING: 3,611,300 **2026 ASSESSMENT TOTAL:** 6,706,700

NET TAXES BILLED FOR 2025 WERE: \$ 161,698.54 2025 ASSESSMENT TOTAL: 6,706,700

SETH INVESTMENTS,LLC  
1 SILVER COURT  
SPRINGFIELD, N J 07081

TAX ASSESSOR

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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: 01/30/26

BLOCK: 209 LOT: 1.01 QUAL:

PROPERTY LOCATION: 40 CHURCH MALL CLASS: 1

LAND: 6,700,000 BUILDING: 0 **2026 ASSESSMENT TOTAL:** 6,700,000

NET TAXES BILLED FOR 2025 WERE: \$ 161,537.00 2025 ASSESSMENT TOTAL: 6,700,000

PATRIOTS WAY URBAN RENEWAL LLC  
820 MORRIS TURNPIKE  
SHORT HILLS, NJ 07078



TAX ASSESSOR

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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: 01/30/26

BLOCK: 3901 LOT: 1 QUAL:

PROPERTY LOCATION: 899 MOUNTAIN AVE. CLASS: 4A

LAND: 2,861,600 BUILDING: 3,679,200 **2026 ASSESSMENT TOTAL:** 6,540,800

NET TAXES BILLED FOR 2025 WERE: \$ 160,380.42 2025 ASSESSMENT TOTAL: 6,540,800

SPRINGFIELD PLAZA ASSOCIATES,LLC  
1250 ROUTE 28 SUITE 101  
BRANCBURG, NJ 08876

TAX ASSESSOR

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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: 01/30/26

BLOCK: 401 LOT: 3 QUAL:

PROPERTY LOCATION: 150 MORRIS AVE CLASS: 4A

LAND: 2,717,400 BUILDING: 3,493,800 **2026 ASSESSMENT TOTAL: 6,211,200**

NET TAXES BILLED FOR 2025 WERE: \$ 152,857.63 2025 ASSESSMENT TOTAL: 6,211,200

MAP INVESTMENT CO/LEE& ASSOC MGMT  
110 FIELDCREST AVE SU#5  
EDISON, NJ 08837

TAX ASSESSOR

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APPEAL INFORMATION.

District: Springfield

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: 01/30/26

BLOCK: 810 LOT: 11 QUAL:

PROPERTY LOCATION: 155 MORRIS AVE CLASS: 4A

LAND: 2,141,800 BUILDING: 3,977,600 **2026 ASSESSMENT TOTAL: 6,119,400**

NET TAXES BILLED FOR 2025 WERE: \$ 150,598.43 2025 ASSESSMENT TOTAL: 6,119,400

155 MORRIS AVENUE ASSOCIATES LLC  
447 NORTHFIELD AVE  
WEST ORANGE, NJ 07052

TAX ASSESSOR

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APPEAL INFORMATION.

District: Springfield

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: 01/30/26

BLOCK: 4001 LOT: 4 QUAL:

PROPERTY LOCATION: 275 ROUTE 22 EAST BOUND CLASS: 4A

LAND: 2,620,500 BUILDING: 3,369,100 **2026 ASSESSMENT TOTAL:** 5,989,600

NET TAXES BILLED FOR 2025 WERE: \$ 146,865.00 2025 ASSESSMENT TOTAL: 5,989,600

POP REALTY CORP  
275 ROUTE 22 EAST  
SPRINGFIELD, N J 07081

TAX ASSESSOR

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APPEAL INFORMATION.

District: Springfield

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: 01/30/26

BLOCK: 3903 LOT: 4 QUAL:

PROPERTY LOCATION: 355 ROUTE 22 EAST BOUND CLASS: 4A

LAND: 2,679,100 BUILDING: 3,274,500 **2026 ASSESSMENT TOTAL:** 5,953,600

NET TAXES BILLED FOR 2025 WERE: \$ 145,982.28 2025 ASSESSMENT TOTAL: 5,953,600

POP REALTY CORP  
275 ROUTE #22 EAST BOUND  
SPRINGFIELD, NJ 07081

TAX ASSESSOR

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District: Springfield

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: 01/30/26

BLOCK: 3703 LOT: 3 QUAL:

PROPERTY LOCATION: 10 FADEM ROAD CLASS: 4B

LAND: 2,659,300 BUILDING: 3,102,400 **2026 ASSESSMENT TOTAL: 5,761,700**

NET TAXES BILLED FOR 2025 WERE: \$ 138,914.59 2025 ASSESSMENT TOTAL: 5,761,700

HJSE REALTY LLC  
1800 WATER WORKS ROAD  
OLD BRIDGE, NJ 08857

TAX ASSESSOR

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APPEAL INFORMATION.

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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: 01/30/26

BLOCK: 503 LOT: 2 QUAL:

PROPERTY LOCATION: 673 MORRIS AVE CLASS: 4A

LAND: 2,589,200 BUILDING: 2,959,000 **2026 ASSESSMENT TOTAL: 5,548,200**

NET TAXES BILLED FOR 2025 WERE: \$ 136,541.20 2025 ASSESSMENT TOTAL: 5,548,200

LESTAR REALTY CO PARTNERSHIP OF N J  
820 MORRIS TPK, SUITE 301  
SHORT HILLS, N J 07078

TAX ASSESSOR

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District: Springfield

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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: 01/30/26

BLOCK: 501 LOT: 1 QUAL:

PROPERTY LOCATION: 727 MORRIS TPK CLASS: 4A

LAND: 2,575,600 BUILDING: 2,874,400 **2026 ASSESSMENT TOTAL: 5,450,000**

NET TAXES BILLED FOR 2025 WERE: \$ 134,124.50 2025 ASSESSMENT TOTAL: 5,450,000

727 MORRIS LLC  
733 MOUNTAIN AVE  
SPRINGFIELD, NJ 07081



TAX ASSESSOR

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APPEAL INFORMATION.

District: Springfield

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: 01/30/26

BLOCK: 4001 LOT: 5 QUAL:

PROPERTY LOCATION: 243 ROUTE 22 EAST BOUND CLASS: 4A

LAND: 1,956,600 BUILDING: 3,424,100 **2026 ASSESSMENT TOTAL:** 5,380,700

NET TAXES BILLED FOR 2025 WERE: \$ 131,934.77 2025 ASSESSMENT TOTAL: 5,380,700

PREMIUM PROPERTIES 22, LLC  
243 ROUTE 22 EAST  
SPRINGFIELD, N J 07081

TAX ASSESSOR

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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: 01/30/26

BLOCK: 3803 LOT: 5 QUAL:

PROPERTY LOCATION: 60 FADEM RD CLASS: 4B

LAND: 2,729,300 BUILDING: 2,729,300 **2026 ASSESSMENT TOTAL:** 5,458,600

NET TAXES BILLED FOR 2025 WERE: \$ 131,606.85 2025 ASSESSMENT TOTAL: 5,458,600

JASWANT ENTERPRISES LLC  
60 FADEM RD  
SPRINGFIELD, NJ 07081

TAX ASSESSOR

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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: 01/30/26

BLOCK: 3601 LOT: 3 QUAL:

PROPERTY LOCATION: 835 MOUNTAIN AVE CLASS: 4C

LAND: 2,900,000 BUILDING: 2,217,000 **2026 ASSESSMENT TOTAL: 5,117,000**

NET TAXES BILLED FOR 2025 WERE: \$ 123,370.87 2025 ASSESSMENT TOTAL: 5,117,000

REDSTONE GARDEN APARTMENT, INC  
820 MORRIS TPK-SUITE 301  
SHORT HILLS, N J 07078

TAX ASSESSOR

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PLEASE SEE REVERSE FOR  
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District: Springfield

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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: 01/30/26

BLOCK: 3101 LOT: 9.02 QUAL:

PROPERTY LOCATION: 35 STERN AVE CLASS: 4B

LAND: 2,184,000 BUILDING: 2,912,000 **2026 ASSESSMENT TOTAL:** 5,096,000

NET TAXES BILLED FOR 2025 WERE: \$ 122,864.56 2025 ASSESSMENT TOTAL: 5,096,000

LL BALFOUR LLC  
35 STERN AVE  
SPRINGFIELD, NJ 07081

TAX ASSESSOR

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District: Springfield

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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: 01/30/26

BLOCK: 606 LOT: 11 QUAL:

PROPERTY LOCATION: 501-531 MORRIS AVE CLASS: 4A

LAND: 2,630,900 BUILDING: 2,338,500 **2026 ASSESSMENT TOTAL:** 4,969,400

NET TAXES BILLED FOR 2025 WERE: \$ 122,296.93 2025 ASSESSMENT TOTAL: 4,969,400

505 MORRIS AVENUE ASSOCIATES, LLC  
505 MORRIS AVE  
SPRINGFIELD, N J 07081

TAX ASSESSOR

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District: Springfield

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: 01/30/26

BLOCK: 3803 LOT: 4 QUAL:

PROPERTY LOCATION: 66 FADEM RD CLASS: 4B

LAND: 2,338,600 BUILDING: 2,728,400 **2026 ASSESSMENT TOTAL: 5,067,000**

NET TAXES BILLED FOR 2025 WERE: \$ 122,165.37 2025 ASSESSMENT TOTAL: 5,067,000

SCHMALZ, OTTO & AMANDA  
94 ROCK ROAD WEST  
GREEN BROOK, NJ 08812

TAX ASSESSOR

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District: Springfield

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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: 01/30/26

BLOCK: 3902 LOT: 1 QUAL:

PROPERTY LOCATION: 305 ROUTE 22 EAST CLASS: 4A

LAND: 1,987,600 BUILDING: 2,981,400 **2026 ASSESSMENT TOTAL:** 4,969,000

NET TAXES BILLED FOR 2025 WERE: \$ 121,839.88 2025 ASSESSMENT TOTAL: 4,969,000

DVZ 305 ROUTE 22 LLC  
305 ROUTE 22 EAST  
SPRINGFIELD, NJ 07081

TAX ASSESSOR

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District: Springfield

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: 01/30/26

BLOCK: 902 LOT: 21 QUAL:

PROPERTY LOCATION: 81 MORRIS AVE CLASS: 4C

LAND: 3,000,000 BUILDING: 1,918,000 **2026 ASSESSMENT TOTAL: 4,918,000**

NET TAXES BILLED FOR 2025 WERE: \$ 118,572.98 2025 ASSESSMENT TOTAL: 4,918,000

81 MORRIS AVENUE, LLC / MANDELBAUM  
354 EISENHOWER PKWY S1900  
LIVINGSTON, NJ 07039



TAX ASSESSOR

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District: Springfield

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: 01/30/26

BLOCK: 3101 LOT: 8 QUAL:

PROPERTY LOCATION: 31-39 COMMERCE ST CLASS: 4A

LAND: 2,222,000 BUILDING: 2,592,400 **2026 ASSESSMENT TOTAL: 4,814,400**

NET TAXES BILLED FOR 2025 WERE: \$ 118,049.08 2025 ASSESSMENT TOTAL: 4,814,400

COLONIAL HARDWARE CORPORATION  
33 COMMERCE STREET  
SPRINGFIELD, NJ 07081

TAX ASSESSOR

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

District: Springfield

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: 01/30/26

BLOCK: 4201 LOT: 1 QUAL:

PROPERTY LOCATION: 70 DIAMOND RD CLASS: 4B

LAND: 2,395,700 BUILDING: 2,395,700 **2026 ASSESSMENT TOTAL: 4,791,400**

NET TAXES BILLED FOR 2025 WERE: \$ 115,520.65 2025 ASSESSMENT TOTAL: 4,791,400

ROBBINS, L TRUSTEE / H & R CORP  
P O BOX 406  
UNION, N J 07083

TAX ASSESSOR

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

District: Springfield

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: 01/30/26

BLOCK: 402 LOT: 17 QUAL:

PROPERTY LOCATION: 100 MORRIS AVE CLASS: 4A

LAND: 2,136,400 BUILDING: 2,441,600 **2026 ASSESSMENT TOTAL: 4,578,000**

NET TAXES BILLED FOR 2025 WERE: \$ 112,664.58 2025 ASSESSMENT TOTAL: 4,578,000

SG BENSLEM REALTY INVESTMENT LLC  
188 EAGLE ROCK AVE S#1  
ROSELAND, NJ 07068

TAX ASSESSOR

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

District: Springfield

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: 01/30/26

BLOCK: 3801 LOT: 6 QUAL:

PROPERTY LOCATION: 75 ROUTE 22 EAST BOUND CLASS: 4A

LAND: 2,660,000 BUILDING: 1,900,000 **2026 ASSESSMENT TOTAL:** 4,560,000

NET TAXES BILLED FOR 2025 WERE: \$ 111,811.20 2025 ASSESSMENT TOTAL: 4,560,000

RPG LLC  
275 ROUTE 22 EAST BOUND  
SPRINGFIELD, NJ 07081

TAX ASSESSOR

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District: Springfield

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: 01/30/26

BLOCK: 3101 LOT: 10 QUAL:

PROPERTY LOCATION: 15 STERN AVE CLASS: 4A

LAND: 1,917,500 BUILDING: 2,556,600 **2026 ASSESSMENT TOTAL:** 4,474,100

NET TAXES BILLED FOR 2025 WERE: \$ 109,704.93 2025 ASSESSMENT TOTAL: 4,474,100

BNL NJ 15 STERN AVENUE LLC  
280 PARK AVE 28TH FL WEST  
NEW YORK, NY 10017

TAX ASSESSOR

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District: Springfield

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: 01/30/26

BLOCK: 301 LOT: 1 QUAL:

PROPERTY LOCATION: 12 EDISON PLACE CLASS: 4A

LAND: 2,440,800 BUILDING: 1,898,400 **2026 ASSESSMENT TOTAL:** 4,339,200

NET TAXES BILLED FOR 2025 WERE: \$ 106,787.71 2025 ASSESSMENT TOTAL: 4,339,200

IRONWORKERS FUNDS, LLC  
12 EDISON PL  
SPRINGFIELD, N J 07081

TAX ASSESSOR

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District: Springfield

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: 01/30/26

BLOCK: 3601 LOT: 4 QUAL:

PROPERTY LOCATION: 815 MOUNTAIN AVE CLASS: 4C

LAND: 1,900,000 BUILDING: 2,375,000 **2026 ASSESSMENT TOTAL:** 4,275,000

NET TAXES BILLED FOR 2025 WERE: \$ 103,070.25 2025 ASSESSMENT TOTAL: 4,275,000

GREEN-BRIDGE CORP C/O KAMSON CORP  
270 SYLVAN AVENUE  
ENGLEWOOD CLIFFS, NJ 07632

TAX ASSESSOR

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District: Springfield

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: 01/30/26

BLOCK: 1402 LOT: 17 QUAL:

PROPERTY LOCATION: 211 MOUNTAIN AVE CLASS: 4A

LAND: 2,072,600 BUILDING: 2,072,600 **2026 ASSESSMENT TOTAL:** 4,145,200

NET TAXES BILLED FOR 2025 WERE: \$ 102,013.37 2025 ASSESSMENT TOTAL: 4,145,200

BLANCHARD SECURITIES CO LLC  
199 MOUNTAIN AVE  
SPRINGFIELD, N J 07081



TAX ASSESSOR

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District: Springfield

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: 01/30/26

BLOCK: 712 LOT: 1 QUAL:

PROPERTY LOCATION: 136 MOUNTAIN AVE CLASS: 4A

LAND: 2,586,000 BUILDING: 1,551,600 **2026 ASSESSMENT TOTAL: 4,137,600**

NET TAXES BILLED FOR 2025 WERE: \$ 101,826.34 2025 ASSESSMENT TOTAL: 4,137,600

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

TAX ASSESSOR

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District: Springfield

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: 01/30/26

BLOCK: 3903 LOT: 15 QUAL:

PROPERTY LOCATION: 5 CORNELL PKY CLASS: 4B

LAND: 2,291,500 BUILDING: 1,909,600 **2026 ASSESSMENT TOTAL:** 4,201,100

NET TAXES BILLED FOR 2025 WERE: \$ 101,288.52 2025 ASSESSMENT TOTAL: 4,201,100

LABRETT CAPITAL,LLC,C/O ESTATE D.C.  
1 CORNELL PARKWAY  
SPRINGFIELD, N J 07081

TAX ASSESSOR

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District: Springfield

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: 01/30/26

BLOCK: 903 LOT: 16 QUAL:

PROPERTY LOCATION: 45-51 MORRIS AVE CLASS: 4C

LAND: 2,000,000 BUILDING: 2,200,000 **2026 ASSESSMENT TOTAL:** 4,200,000

NET TAXES BILLED FOR 2025 WERE: \$ 101,262.00 2025 ASSESSMENT TOTAL: 4,200,000

45 MORRIS AVE LLC  
525 MILLTOWN RD S402  
N BRUNSWICK, NJ 08902

TAX ASSESSOR

THIS IS NOT A BILL.  
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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: 01/30/26

BLOCK: 3903 LOT: 5 QUAL:

PROPERTY LOCATION: 345 ROUTE 22 EAST BOUND CLASS: 4A

LAND: 1,630,100 BUILDING: 2,445,200 **2026 ASSESSMENT TOTAL:** 4,075,300

NET TAXES BILLED FOR 2025 WERE: \$ 99,926.35 2025 ASSESSMENT TOTAL: 4,075,300

POP REALTY CORPORATION  
275 RT 22 EAST  
SPRINGFIELD, NJ 07081

TAX ASSESSOR

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APPEAL INFORMATION.

District: Springfield

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: 01/30/26

BLOCK: 4101 LOT: 2 QUAL:

PROPERTY LOCATION: 74-78 DIAMOND RD CLASS: 4B

LAND: 2,057,800 BUILDING: 2,057,700 **2026 ASSESSMENT TOTAL: 4,115,500**

NET TAXES BILLED FOR 2025 WERE: \$ 99,224.71 2025 ASSESSMENT TOTAL: 4,115,500

ROBBINS, LESTER TRUSTEE  
P O BOX 406  
UNION, N J 07083

TAX ASSESSOR

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District: Springfield

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: 01/30/26

BLOCK: 3801 LOT: 1 QUAL:

PROPERTY LOCATION: 9 FADEM ROAD CLASS: 4B

LAND: 2,297,000 BUILDING: 1,722,700 **2026 ASSESSMENT TOTAL:** 4,019,700

NET TAXES BILLED FOR 2025 WERE: \$ 96,914.97 2025 ASSESSMENT TOTAL: 4,019,700

IUPAT DC 21 HOLDING CORPORATION  
9 FADEM RD  
SPRINGFIELD, NJ 07081

TAX ASSESSOR

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District: Springfield

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: 01/30/26

BLOCK: 3601 LOT: 2 QUAL:

PROPERTY LOCATION: 841 MOUNTAIN AVE CLASS: 4A

LAND: 2,188,400 BUILDING: 1,702,200 **2026 ASSESSMENT TOTAL:** 3,890,600

NET TAXES BILLED FOR 2025 WERE: \$ 95,747.67 2025 ASSESSMENT TOTAL: 3,890,600

MOUNTAIN AVE 841 LLC  
PO BOX 297  
SPRINGFIELD, NJ 07081

TAX ASSESSOR

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District: Springfield

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026**

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DATE MAILED: 01/30/26

BLOCK: 4001 LOT: 2.314 QUAL:

PROPERTY LOCATION: ROUTE 22 CLASS: 4A

LAND: 1,490,200 BUILDING: 2,341,600 **2026 ASSESSMENT TOTAL: 3,831,800**

NET TAXES BILLED FOR 2025 WERE: \$ 93,955.74 2025 ASSESSMENT TOTAL: 3,831,800

PARK PLACE CO  
820 MORRIS TPK, SUITE 301  
SHORT HILLS, N J 07078



TAX ASSESSOR

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District: Springfield

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: 01/30/26

BLOCK: 301 LOT: 3.01 QUAL:

PROPERTY LOCATION: 65 SPRINFIELD AVE CLASS: 4A

LAND: 2,146,500 BUILDING: 1,669,500 **2026 ASSESSMENT TOTAL: 3,816,000**

NET TAXES BILLED FOR 2025 WERE: \$ 93,911.76 2025 ASSESSMENT TOTAL: 3,816,000

OPERATING ENGINEERS LOCAL 825  
65 SPINGFIELD AVE 2ND FLR  
SPRINGFIELD,NJ 07081

TAX ASSESSOR

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District: Springfield

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: 01/30/26

BLOCK: 107 LOT: 1 QUAL:

PROPERTY LOCATION: 490 MORRIS AVE CLASS: 4A

LAND: 2,275,000 BUILDING: 1,516,700 **2026 ASSESSMENT TOTAL: 3,791,700**

NET TAXES BILLED FOR 2025 WERE: \$ 93,313.74 2025 ASSESSMENT TOTAL: 3,791,700

IMCO SQUARE LLC  
424 JOHNSTON DR  
WATCHUNG, NJ 07069

TAX ASSESSOR

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District: Springfield

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: 01/30/26

BLOCK: 3802 LOT: 4 QUAL:

PROPERTY LOCATION: 55 FADEM RD CLASS: 4B

LAND: 2,204,200 BUILDING: 1,653,100 **2026 ASSESSMENT TOTAL: 3,857,300**

NET TAXES BILLED FOR 2025 WERE: \$ 92,999.50 2025 ASSESSMENT TOTAL: 3,857,300

P.P.L. INTERNATIONAL, INC  
55 FADEM RD  
SPRINGFIELD, N J 07081

TAX ASSESSOR

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District: Springfield

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: 01/30/26

BLOCK: 801 LOT: 1 QUAL:

PROPERTY LOCATION: 199 MOUNTAIN AVE CLASS: 4A

LAND: 2,088,000 BUILDING: 1,624,000 **2026 ASSESSMENT TOTAL: 3,712,000**

NET TAXES BILLED FOR 2025 WERE: \$ 91,352.32 2025 ASSESSMENT TOTAL: 3,712,000

BLANCHARD SECURITIES CO, LLC  
199 MOUNTAIN AVE  
SPRINGFIELD, N J 07081

TAX ASSESSOR

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District: Springfield

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: 01/30/26

BLOCK: 3702 LOT: 5 QUAL:

PROPERTY LOCATION: 160 ROUTE 22 CTR ISLAND CLASS: 4A

LAND: 1,844,800 BUILDING: 1,844,800 **2026 ASSESSMENT TOTAL:** 3,689,600

NET TAXES BILLED FOR 2025 WERE: \$ 90,469.00 2025 ASSESSMENT TOTAL: 3,689,600

SANDLER REALTY INV, L.P./GUITAR CTR  
P O BOX 5111-RL EST DEPT  
THOUSAND OAKS, CA 91359

TAX ASSESSOR

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District: Springfield

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: 01/30/26

BLOCK: 3701 LOT: 9 QUAL:

PROPERTY LOCATION: 222 ROUTE 22 WEST BOUND CLASS: 4A

LAND: 2,288,000 BUILDING: 1,372,800 **2026 ASSESSMENT TOTAL:** 3,660,800

NET TAXES BILLED FOR 2025 WERE: \$ 89,762.82 2025 ASSESSMENT TOTAL: 3,660,800

WACHOVIA BANK C/O THOMSON REUTERS  
PO BOX 2609  
CARLSBAD, CA 92018-2609

TAX ASSESSOR

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District: Springfield

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: 01/30/26

BLOCK: 3702 LOT: 3 QUAL:

PROPERTY LOCATION: 200 ROUTE 22 CTR ISLAND CLASS: 4A

LAND: 1,819,400 BUILDING: 1,819,500 **2026 ASSESSMENT TOTAL:** 3,638,900

NET TAXES BILLED FOR 2025 WERE: \$ 89,225.83 2025 ASSESSMENT TOTAL: 3,638,900

EAVARDO REALTY,LLC  
114 CLINTON AVE  
NEW MILFORD, NJ 07646

TAX ASSESSOR

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District: Springfield

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: 01/30/26

BLOCK: 3801 LOT: 7 QUAL:

PROPERTY LOCATION: 71 ROUTE 22 EAST BOUND CLASS: 4A

LAND: 1,818,000 BUILDING: 1,818,000 **2026 ASSESSMENT TOTAL:** 3,636,000

NET TAXES BILLED FOR 2025 WERE: \$ 89,154.72 2025 ASSESSMENT TOTAL: 3,636,000

EAGLE ROCK IND ASSOC/GAGLIOTTI  
275 RT 22 EAST  
SPRINGFIELD, NJ 07081



TAX ASSESSOR

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District: Springfield

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: 01/30/26

BLOCK: 3102 LOT: 13 QUAL:

PROPERTY LOCATION: 20 STERN AVE CLASS: 4B

LAND: 2,022,400 BUILDING: 1,516,800 **2026 ASSESSMENT TOTAL: 3,539,200**

NET TAXES BILLED FOR 2025 WERE: \$ 85,330.11 2025 ASSESSMENT TOTAL: 3,539,200

BROWN REALTY SEVEN, L L C  
26 COLUMBIA TRNPKE S#105  
FLORHAM PARK, NJ 07932

TAX ASSESSOR

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District: Springfield

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: 01/30/26

BLOCK: 903 LOT: 15 QUAL:

PROPERTY LOCATION: 55 MORRIS AVE CLASS: 4A

LAND: 1,942,900 BUILDING: 1,511,200 **2026 ASSESSMENT TOTAL: 3,454,100**

NET TAXES BILLED FOR 2025 WERE: \$ 85,005.40 2025 ASSESSMENT TOTAL: 3,454,100

MOKO SPRINGFIELD LLC C/O JMR CONSUL  
2204 MORRIS AVE SUITE204  
UNION, NJ 07083

TAX ASSESSOR

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District: Springfield

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: 01/30/26

BLOCK: 3901 LOT: 4 QUAL:

PROPERTY LOCATION: 871 MOUNTAIN AVE CLASS: 4A

LAND: 1,938,600 BUILDING: 1,507,800 **2026 ASSESSMENT TOTAL: 3,446,400**

NET TAXES BILLED FOR 2025 WERE: \$ 84,505.72 2025 ASSESSMENT TOTAL: 3,446,400

871 MOUNTAIN AVENUE LLC/KRA ASSOC  
P O BOX 266  
SPRINGFIELD, N J 07081

TAX ASSESSOR

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District: Springfield

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026**

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DATE MAILED: 01/30/26

BLOCK: 301 LOT: 7 QUAL:

PROPERTY LOCATION: 109 VICTORY RD CLASS: 4B

LAND: 2,143,700 BUILDING: 1,339,800 **2026 ASSESSMENT TOTAL: 3,483,500**

NET TAXES BILLED FOR 2025 WERE: \$ 83,987.19 2025 ASSESSMENT TOTAL: 3,483,500

NARVA,LLC C/O ALEX MOROZOV  
100 CARLYLE DR #15AN  
CLIFFSIDE PARK, NJ 07010

TAX ASSESSOR

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026**

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DATE MAILED: 01/30/26

BLOCK: 301 LOT: 2 QUAL:

PROPERTY LOCATION: 2-8 EDISON PL CLASS: 4A

LAND: 1,696,800 BUILDING: 1,696,800 **2026 ASSESSMENT TOTAL: 3,393,600**

NET TAXES BILLED FOR 2025 WERE: \$ 83,516.50 2025 ASSESSMENT TOTAL: 3,393,600

ATLANTIC FEDERAL CREDIT UNION  
37 MARKET STREET  
KENILWORTH, NJ 07033

TAX ASSESSOR

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District: Springfield

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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: 01/30/26

BLOCK: 3102 LOT: 6 QUAL:

PROPERTY LOCATION: 35 BROWN AVE CLASS: 4B

LAND: 1,971,200 BUILDING: 1,478,400 **2026 ASSESSMENT TOTAL: 3,449,600**

NET TAXES BILLED FOR 2025 WERE: \$ 83,169.86 2025 ASSESSMENT TOTAL: 3,449,600

KAR REALTY LLC  
35 BROWN AVE  
SPRINGFIELD, NJ 07081

TAX ASSESSOR

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District: Springfield

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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: 01/30/26

BLOCK: 3802 LOT: 2 QUAL:

PROPERTY LOCATION: 35 FADEM ROAD CLASS: 4B

LAND: 1,343,500 BUILDING: 2,015,300 **2026 ASSESSMENT TOTAL: 3,358,800**

NET TAXES BILLED FOR 2025 WERE: \$ 80,980.67 2025 ASSESSMENT TOTAL: 3,358,800

DEV DIS ASSOC OF N.J. INC.  
40 WOODBRIDGE AVE  
SEWAREN, N.J. 07077

TAX ASSESSOR

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District: Springfield

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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: 01/30/26

BLOCK: 902 LOT: 20 QUAL:

PROPERTY LOCATION: 91-99 MORRIS AVE CLASS: 4A

LAND: 1,945,300 BUILDING: 1,296,800 **2026 ASSESSMENT TOTAL: 3,242,100**

NET TAXES BILLED FOR 2025 WERE: \$ 79,788.08 2025 ASSESSMENT TOTAL: 3,242,100

KEHILAS UNION INC  
385 CHESTNUT STREET  
UNION, NJ 07083



TAX ASSESSOR

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District: Springfield

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: 01/30/26

BLOCK: 803 LOT: 6 QUAL:

PROPERTY LOCATION: 193 MORRIS AVE CLASS: 4A

LAND: 2,668,400 BUILDING: 422,600 **2026 ASSESSMENT TOTAL: 3,091,000**

NET TAXES BILLED FOR 2025 WERE: \$ 76,069.51 2025 ASSESSMENT TOTAL: 3,091,000

193 MORRIS AVE, LLC  
P O BOX 29  
WOODBIDGE, N J 07095

TAX ASSESSOR

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District: Springfield

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: 01/30/26

BLOCK: 210 LOT: 1 QUAL:

PROPERTY LOCATION: 11 EDISON PLACE CLASS: 4B

LAND: 1,923,200 BUILDING: 1,202,000 **2026 ASSESSMENT TOTAL: 3,125,200**

NET TAXES BILLED FOR 2025 WERE: \$ 75,348.57 2025 ASSESSMENT TOTAL: 3,125,200

JA WAREHOUSE LLC  
11 EDISON PLACE  
SPRINGFIELD, NJ 07081

TAX ASSESSOR

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APPEAL INFORMATION.

District: Springfield

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: 01/30/26

BLOCK: 3105 LOT: 1 QUAL:

PROPERTY LOCATION: 42 ROUTE 22 CTR ISLAND CLASS: 4A

LAND: 738,400 BUILDING: 2,215,200 **2026 ASSESSMENT TOTAL: 2,953,600**

NET TAXES BILLED FOR 2025 WERE: \$ 72,422.28 2025 ASSESSMENT TOTAL: 2,953,600

FAIRVIEW RLTY ASSOC,LLC-BRIAD GRP  
33 CLINTON RD SUITE 202  
WEST CALDWELL, NJ 07006

TAX ASSESSOR

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

District: Springfield

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: 01/30/26

BLOCK: 503 LOT: 1 QUAL:

PROPERTY LOCATION: 675-679 MORRIS AVE CLASS: 4A

LAND: 1,644,800 BUILDING: 1,279,400 **2026 ASSESSMENT TOTAL:** 2,924,200

NET TAXES BILLED FOR 2025 WERE: \$ 71,964.56 2025 ASSESSMENT TOTAL: 2,924,200

LESTAR REALTY CO PARTNERSHIP OF N J  
820 MORRIS TPK, SUITE 301  
SHORT HILLS, N J 07078