

MUNICIPAL BUILDING
1976 MORRIS AVENUE
UNION, NJ 07083

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

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

NOTICE OF PROPERTY TAX ASSESSMENT FOR 2025

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

DATE MAILED: 02/04/25

BLOCK: 3303 LOT: 10 QUAL:
PROPERTY LOCATION: 2401 ROUTE 22, WEST CLASS: 4A
LAND: 2,550,400 BUILDING: 6,381,800 **2025 ASSESSMENT TOTAL: 8,932,200**

NET TAXES BILLED FOR 2024 WERE: \$ 1,996,436.03 2024 ASSESSMENT TOTAL: 8,880,800

TM MCMINN TRUST S ROBBINS ETAL
1150 W CHESTNUT ST
UNION, NJ 07083

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BLOCK: 3409 LOT: 10.01 QUAL:
PROPERTY LOCATION: 900-930 SPRINGFIELD RD CLASS: 4A
LAND: 4,352,800 BUILDING: 4,248,600 **2025 ASSESSMENT TOTAL:** 8,601,400

NET TAXES BILLED FOR 2024 WERE: \$ 1,922,498.91 2024 ASSESSMENT TOTAL: 8,601,400

UNION 22 PLAZA, LLC
820 MORRIS TPKE
SHORT HILLS, NJ 07078

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BLOCK: 1704 LOT: 9.01 QUAL:
PROPERTY LOCATION: 1721 MORRIS AVE CLASS: 4A
LAND: 1,953,000 BUILDING: 3,173,000 **2025 ASSESSMENT TOTAL: 5,126,000**

NET TAXES BILLED FOR 2024 WERE: \$ 1,145,712.26 2024 ASSESSMENT TOTAL: 5,126,000

UNION UE, LLC
210 ROUTE 4 EAST
PARAMUS, NJ 07652

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BLOCK: 2005 LOT: 1 QUAL:
PROPERTY LOCATION: 750 UNION AVE CLASS: 4B
LAND: 1,578,000 BUILDING: 3,399,400 **2025 ASSESSMENT TOTAL:** 4,977,400

NET TAXES BILLED FOR 2024 WERE: \$ 1,112,498.67 2024 ASSESSMENT TOTAL: 4,977,400

I&G DIRECT REAL ESTATE 45 BDP,LLC
1 GATEHALL DRIVE STE#201
PARSIPANNY, NJ 07054

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BLOCK: 4607 LOT: 1 QUAL:
PROPERTY LOCATION: 2445 SPRINGFIELD AVE CLASS: 4A
LAND: 1,408,400 BUILDING: 2,432,900 **2025 ASSESSMENT TOTAL: 3,841,300**

NET TAXES BILLED FOR 2024 WERE: \$ 858,568.96 2024 ASSESSMENT TOTAL: 3,841,300

VNO 2445 SPRINGFIELD AVE ECOVA,INC
PO BOX 2440
SPOKANE, WA 99210

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BLOCK: 3504 LOT: 2 QUAL:
PROPERTY LOCATION: 650 LIBERTY AVE CLASS: 4B
LAND: 1,048,900 BUILDING: 2,676,100 **2025 ASSESSMENT TOTAL: 3,725,000**

NET TAXES BILLED FOR 2024 WERE: \$ 832,574.75 2024 ASSESSMENT TOTAL: 3,725,000

EDISON UNNJ001, LLC
125 S WACKER DR, STE 1220
CHICAGO, IL 60606

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BLOCK: 802 LOT: 9 QUAL:
PROPERTY LOCATION: 1000 GALLOPING HILL RD CLASS: 4A
LAND: 653,400 BUILDING: 2,863,500 **2025 ASSESSMENT TOTAL: 3,516,900**

NET TAXES BILLED FOR 2024 WERE: \$ 786,062.32 2024 ASSESSMENT TOTAL: 3,516,900

UNION MEDICAL PARK, LLC
50 PACKANACK LAKE ROAD
WAYNE, NJ 07470

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BLOCK: 606 LOT: 1 QUAL:
PROPERTY LOCATION: 1776 PATRIOT WAY CLASS: 4C
LAND: 895,000 BUILDING: 2,090,000 **2025 ASSESSMENT TOTAL: 2,985,000**

NET TAXES BILLED FOR 2024 WERE: \$ 667,177.35 2024 ASSESSMENT TOTAL: 2,985,000

DRA FIDELCO CLERMONT, LLC
350 MAIN RD, SUITE 201
MONTVILLE, NJ 07045

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BLOCK: 2001 LOT: 2 QUAL:
PROPERTY LOCATION: MANOR DR CLASS: 4C
LAND: 1,006,500 BUILDING: 1,870,000 **2025 ASSESSMENT TOTAL: 2,876,500**

NET TAXES BILLED FOR 2024 WERE: \$ 642,926.52 2024 ASSESSMENT TOTAL: 2,876,500

UNION MILL RUN, LLC FIELDSTONE
1719 ROUTE 10,E - STE 220
PARSIPPANY, NJ 07054

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BLOCK: 3503 LOT: 1.02 QUAL:
PROPERTY LOCATION: 1200 RIDGE DRIVE CLASS: 4C
LAND: 1,232,000 BUILDING: 1,521,500 **2025 ASSESSMENT TOTAL: 2,753,500**

NET TAXES BILLED FOR 2024 WERE: \$ 615,434.79 2024 ASSESSMENT TOTAL: 2,753,500

AUTUMN RIDGE AT UNION, LLC
16 MICROLAB RD - STE A
LIVINGSTON, NJ 07039

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BLOCK: 4002 LOT: 6.02 QUAL: C0002
PROPERTY LOCATION: 1235 WEST CHESTNUT ST CLASS: 4A
LAND: 887,000 BUILDING: 1,619,200 **2025 ASSESSMENT TOTAL: 2,506,200**

NET TAXES BILLED FOR 2024 WERE: \$ 560,160.76 2024 ASSESSMENT TOTAL: 2,506,200

GREENLEAF AT UNION OWNERS LLC
546 5TH AVE, 15TH FLOOR
NEW YORK, NY 10036

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BLOCK: 4914 LOT: 10.04 QUAL: C0004
PROPERTY LOCATION: 2265 SPRINGFIELD AVE CLASS: 4A
LAND: 1,787,000 BUILDING: 717,200 **2025 ASSESSMENT TOTAL: 2,504,200**

NET TAXES BILLED FOR 2024 WERE: \$ 559,713.74 2024 ASSESSMENT TOTAL: 2,504,200

TARGET CORP PROPERTY TAX
POB 9456
MINNEAPOLIS, MN 55440-9456

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BLOCK: 3402 LOT: 36.01 QUAL:
PROPERTY LOCATION: 1090 SPRINGFIELD RD CLASS: 4B
LAND: 487,800 BUILDING: 1,997,000 **2025 ASSESSMENT TOTAL: 2,484,800**

NET TAXES BILLED FOR 2024 WERE: \$ 555,377.65 2024 ASSESSMENT TOTAL: 2,484,800

NANDAN COMPANY, LLC
1090 SPRINGFIELD RD
UNION, NJ 07083

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BLOCK: 4801 LOT: 1.01 QUAL:
PROPERTY LOCATION: 2933 VAUXHALL RD CLASS: 4A
LAND: 774,000 BUILDING: 1,647,000 **2025 ASSESSMENT TOTAL: 2,421,000**

NET TAXES BILLED FOR 2024 WERE: \$ 541,117.71 2024 ASSESSMENT TOTAL: 2,421,000

MILLBURN MALL HOLDINGS LLC
1985 CEDAR BRIDGE AVE#1
LAKEWOOD, NJ 08701

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BLOCK: 3409 LOT: 3.02 QUAL:
PROPERTY LOCATION: 2690 ROUTE 22,EAST CLASS: 4A
LAND: 1,607,800 BUILDING: 641,500 **2025 ASSESSMENT TOTAL: 2,249,300**

NET TAXES BILLED FOR 2024 WERE: \$ 502,741.04 2024 ASSESSMENT TOTAL: 2,249,300

DAYTON HUDSON CORP TARGET PROP TAX
POB 9456
MINNEAPOLIS, MN 55440-9456

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BLOCK: 2001 LOT: 1 QUAL:
PROPERTY LOCATION: WALKER AVE CLASS: 4C
LAND: 768,600 BUILDING: 1,428,000 **2025 ASSESSMENT TOTAL: 2,196,600**

NET TAXES BILLED FOR 2024 WERE: \$ 490,962.07 2024 ASSESSMENT TOTAL: 2,196,600

UNION MILL RUN, LLC FIELDSTONE
1719 ROUTE 10,E - STE 220
PARSIPPANY, NJ 07054

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BLOCK: 3402 LOT: 8 QUAL:
PROPERTY LOCATION: 2655 ROUTE 22, WEST CLASS: 4B
LAND: 1,164,700 BUILDING: 887,600 **2025 ASSESSMENT TOTAL: 2,052,300**

NET TAXES BILLED FOR 2024 WERE: \$ 458,709.57 2024 ASSESSMENT TOTAL: 2,052,300

BASF METALS LLC ATTN: TAX DEPT
25 MIDDLESEX/ESSEX TPKE
ISELIN, NJ 08830

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BLOCK: 3409 LOT: 3.01 QUAL:
PROPERTY LOCATION: 2700 ROUTE 22,EAST CLASS: 4A
LAND: 1,610,400 BUILDING: 432,600 **2025 ASSESSMENT TOTAL: 2,043,000**

NET TAXES BILLED FOR 2024 WERE: \$ 456,630.93 2024 ASSESSMENT TOTAL: 2,043,000

DT ROUTE 22 RETAIL, LLC
3300 ENTERPRISE PKWY
BEACHWOOD, OH 44122

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BLOCK: 101 LOT: 4.0102 QUAL: C0102
PROPERTY LOCATION: 1095 MORRIS AVE CLASS: 4A
LAND: 988,500 BUILDING: 1,012,200 **2025 ASSESSMENT TOTAL: 2,000,700**

NET TAXES BILLED FOR 2024 WERE: \$ 447,176.46 2024 ASSESSMENT TOTAL: 2,000,700

LH UNION, LLC LAMAR COMPANIES
695 ROUTE 46 SUITE# 210
FAIRFIELD, NJ 07004

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BLOCK: 2003 LOT: 1 QUAL:
PROPERTY LOCATION: MANOR DR & VILLAGE RD CLASS: 4C
LAND: 677,100 BUILDING: 1,258,000 **2025 ASSESSMENT TOTAL: 1,935,100**

NET TAXES BILLED FOR 2024 WERE: \$ 432,514.20 2024 ASSESSMENT TOTAL: 1,935,100

UNION MILL RUN, LLC FIELDSTONE
1719 ROUTE 10,E - STE 220
PARSIPPANY, NJ 07054

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BLOCK: 405 LOT: 57.01 QUAL:
PROPERTY LOCATION: 1221 MAGIE AVE CLASS: 4C
LAND: 625,200 BUILDING: 1,249,800 **2025 ASSESSMENT TOTAL: 1,875,000**

NET TAXES BILLED FOR 2024 WERE: \$ 419,081.25 2024 ASSESSMENT TOTAL: 1,875,000

UNION BH - WOODS BH - CROSSING CH
P.O.BOX 1000
LAKEWOOD, NJ 08701

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BLOCK: 4914 LOT: 10.02 QUAL: C0002
PROPERTY LOCATION: 2245 SPRINGFIELD AVE CLASS: 4A
LAND: 780,000 BUILDING: 1,082,000 **2025 ASSESSMENT TOTAL: 1,862,000**

NET TAXES BILLED FOR 2024 WERE: \$ 416,175.62 2024 ASSESSMENT TOTAL: 1,862,000

KIMCO UNION CRESCENT II
500 N BROADWAY, STE 201
JERICO, NY 11753

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BLOCK: 4914 LOT: 1 QUAL:
PROPERTY LOCATION: 2385 SPRINGFIELD AVE CLASS: 4A
LAND: 311,700 BUILDING: 1,499,800 **2025 ASSESSMENT TOTAL: 1,811,500**

NET TAXES BILLED FOR 2024 WERE: \$ 404,888.37 2024 ASSESSMENT TOTAL: 1,811,500

UNION NURSING HOME LUMENT CAPITAL
2001 ROSS AVENUE 19TH FL
DALLAS, TEXAS 75201

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BLOCK: 4008 LOT: 7.01 QUAL:
PROPERTY LOCATION: 2035 ROUTE 22, WEST CLASS: 4A
LAND: 269,300 BUILDING: 1,530,700 **2025 ASSESSMENT TOTAL: 1,800,000**

NET TAXES BILLED FOR 2024 WERE: \$ 402,318.00 2024 ASSESSMENT TOTAL: 1,800,000

EXTRA SPACE PROPERTIES 101 LLC
PO BOX 71870
SALT LAKE CITY, UT 84171

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BLOCK: 2407 LOT: 39 QUAL:
PROPERTY LOCATION: 1730 MORRIS AVE CLASS: 4A
LAND: 1,430,400 BUILDING: 347,400 **2025 ASSESSMENT TOTAL: 1,777,800**

NET TAXES BILLED FOR 2024 WERE: \$ 397,356.08 2024 ASSESSMENT TOTAL: 1,777,800

SUBURBAN GOLF CLUB
1730 MORRIS AVE
UNION, NJ 07083

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BLOCK: 2303 LOT: 1 QUAL:
PROPERTY LOCATION: 1201 STUYVESANT AVE CLASS: 4A
LAND: 389,500 BUILDING: 1,293,800 **2025 ASSESSMENT TOTAL: 1,683,300**

NET TAXES BILLED FOR 2024 WERE: \$ 394,818.01 2024 ASSESSMENT TOTAL: 1,683,300

1211 STUYVESANT AVENUE, LLC C/O AFS
1149 HARRISBURG PIKE
CARLISLE, PA 17013

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BLOCK: 3303 LOT: 13.01 QUAL:
PROPERTY LOCATION: 2375 ROUTE 22, WEST CLASS: 4A
LAND: 902,000 BUILDING: 846,800 **2025 ASSESSMENT TOTAL: 1,748,800**

NET TAXES BILLED FOR 2024 WERE: \$ 390,874.29 2024 ASSESSMENT TOTAL: 1,748,800

LIDL US OPERATIONS, LLC
3500 SOUTH CLARK ST
ARLINGTON, VA 22202

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BLOCK: 4002 LOT: 7 QUAL:
PROPERTY LOCATION: 1055 HUDSON ST CLASS: 4A
LAND: 1,081,500 BUILDING: 630,100 **2025 ASSESSMENT TOTAL: 1,711,600**

NET TAXES BILLED FOR 2024 WERE: \$ 382,559.72 2024 ASSESSMENT TOTAL: 1,711,600

690 WAINWRIGHT ST COSTCO PROP TAX
999 LAKE DR
ISSAQUAH, WA 98027

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BLOCK: 3402 LOT: 9.01 QUAL:
PROPERTY LOCATION: 2585 ROUTE 22, WEST CLASS: 4A
LAND: 717,700 BUILDING: 965,300 **2025 ASSESSMENT TOTAL:** 1,683,000

NET TAXES BILLED FOR 2024 WERE: \$ 376,167.33 2024 ASSESSMENT TOTAL: 1,683,000

R & S REALTIES, LLC
910 ROUTE 1
EDISON, NJ 08817

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DATE MAILED: 02/04/25

BLOCK: 302 LOT: 6.01 QUAL:
PROPERTY LOCATION: 1000 FLORAL AVE CLASS: 4B
LAND: 606,800 BUILDING: 1,026,900 **2025 ASSESSMENT TOTAL: 1,633,700**

NET TAXES BILLED FOR 2024 WERE: \$ 365,148.29 2024 ASSESSMENT TOTAL: 1,633,700

THE CRESCENT GROUP, LLC
1000 FLORAL AVE
UNION, NJ 07083

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DATE MAILED: 02/04/25

BLOCK: 3503 LOT: 1.01 QUAL:
PROPERTY LOCATION: 700 LIBERTY AVE CLASS: 4A
LAND: 612,900 BUILDING: 994,400 **2025 ASSESSMENT TOTAL:** 1,607,300

NET TAXES BILLED FOR 2024 WERE: \$ 359,247.62 2024 ASSESSMENT TOTAL: 1,607,300

EDISON UNNJ001, LLC
125 S WACKER DR, STE 1220
CHICAGO, IL 60606

MUNICIPAL BUILDING
1976 MORRIS AVENUE
UNION, NJ 07083

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

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

NOTICE OF PROPERTY TAX ASSESSMENT FOR 2025

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

DATE MAILED: 02/04/25

BLOCK: 905 LOT: 13 QUAL:
PROPERTY LOCATION: 234 CHESTNUT ST CLASS: 4A
LAND: 440,000 BUILDING: 1,139,200 **2025 ASSESSMENT TOTAL: 1,579,200**

NET TAXES BILLED FOR 2024 WERE: \$ 352,966.99 2024 ASSESSMENT TOTAL: 1,579,200

CORNELL HALL REALTY,LLC
100 MCCLELLAN ST
NORWOOD, NJ 07648

MUNICIPAL BUILDING
1976 MORRIS AVENUE
UNION, NJ 07083

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2025

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

DATE MAILED: 02/04/25

BLOCK: 901 LOT: 64.01 QUAL:
PROPERTY LOCATION: 1350 GALLOPING HILL RD CLASS: 4A
LAND: 757,300 BUILDING: 759,700 **2025 ASSESSMENT TOTAL:** 1,517,000

NET TAXES BILLED FOR 2024 WERE: \$ 339,064.67 2024 ASSESSMENT TOTAL: 1,517,000

ALSHAK UNION, LLC LEVIN MGMNT
PO BOX 326
PLAINFIELD, NJ 07061-0326

MUNICIPAL BUILDING
1976 MORRIS AVENUE
UNION, NJ 07083

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

NOTICE OF PROPERTY TAX ASSESSMENT FOR 2025

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

DATE MAILED: 02/04/25

BLOCK: 3914 LOT: 20 QUAL:
PROPERTY LOCATION: 800 RAHWAY AVE CLASS: 4A
LAND: 584,500 BUILDING: 927,100 **2025 ASSESSMENT TOTAL:** 1,511,600

NET TAXES BILLED FOR 2024 WERE: \$ 337,857.72 2024 ASSESSMENT TOTAL: 1,511,600

SUBURBAN CABLEVISION COMCAST
ONE COMCAST CTR-TAX DEPT
PHILADELPHIA, PA 19103

MUNICIPAL BUILDING
1976 MORRIS AVENUE
UNION, NJ 07083

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2025

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DATE MAILED: 02/04/25

BLOCK: 512 LOT: 2.01 QUAL:
PROPERTY LOCATION: 700 GREEN LA CLASS: 4A
LAND: 293,900 BUILDING: 1,208,100 **2025 ASSESSMENT TOTAL: 1,502,000**

NET TAXES BILLED FOR 2024 WERE: \$ 335,712.02 2024 ASSESSMENT TOTAL: 1,502,000

EXTRA SPACE OF UNION,LLC PARADIGM
PO BOX 71870
SALT LAKE CITY, UT 84171

MUNICIPAL BUILDING
1976 MORRIS AVENUE
UNION, NJ 07083

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2025

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

DATE MAILED: 02/04/25

BLOCK: 4303 LOT: 37 QUAL:
PROPERTY LOCATION: 2333 MORRIS AVE CLASS: 4A
LAND: 527,900 BUILDING: 972,100 **2025 ASSESSMENT TOTAL:** 1,500,000

NET TAXES BILLED FOR 2024 WERE: \$ 335,265.00 2024 ASSESSMENT TOTAL: 1,500,000

IDEAL PROFESSIONAL PARK LLC
636 MORRIS TURNPIKE
SHORT HILLS, NJ 07078

MUNICIPAL BUILDING
1976 MORRIS AVENUE
UNION, NJ 07083

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2025

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DATE MAILED: 02/04/25

BLOCK: 606 LOT: 4 QUAL:
PROPERTY LOCATION: 520 GREEN LA CLASS: 4A
LAND: 863,800 BUILDING: 608,700 **2025 ASSESSMENT TOTAL: 1,472,500**

NET TAXES BILLED FOR 2024 WERE: \$ 329,118.48 2024 ASSESSMENT TOTAL: 1,472,500

ETG ACQUISITION CORP
1 SOUTH JERSEY PLAZA
FOLSOM, NJ 08037

MUNICIPAL BUILDING
1976 MORRIS AVENUE
UNION, NJ 07083

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2025

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

DATE MAILED: 02/04/25

BLOCK: 5609 LOT: 35.01 QUAL:
PROPERTY LOCATION: 2345 VAUXHALL RD CLASS: 4B
LAND: 724,100 BUILDING: 698,400 **2025 ASSESSMENT TOTAL:** 1,422,500

NET TAXES BILLED FOR 2024 WERE: \$ 317,942.98 2024 ASSESSMENT TOTAL: 1,422,500

ACE NJ ENTERPRISES, LLC
PO BOX 483
ELIZABETH, NJ 07207

MUNICIPAL BUILDING
1976 MORRIS AVENUE
UNION, NJ 07083

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2025

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

DATE MAILED: 02/04/25

BLOCK: 3211 LOT: 7 QUAL:
PROPERTY LOCATION: 2285 ROUTE 22, WEST CLASS: 4A
LAND: 401,100 BUILDING: 1,011,600 **2025 ASSESSMENT TOTAL: 1,412,700**

NET TAXES BILLED FOR 2024 WERE: \$ 315,752.58 2024 ASSESSMENT TOTAL: 1,412,700

DCH INVESTMENTS INC
150 N BARLETT ST 2ND FL
MEDFORD, OR 97501

MUNICIPAL BUILDING
1976 MORRIS AVENUE
UNION, NJ 07083

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DATE MAILED: 02/04/25

BLOCK: 606 LOT: 2 QUAL:
PROPERTY LOCATION: 450 CLERMONT TERR CLASS: 1
LAND: 1,393,000 BUILDING: 0 **2025 ASSESSMENT TOTAL: 1,393,000**

NET TAXES BILLED FOR 2024 WERE: \$ 311,349.43 2024 ASSESSMENT TOTAL: 1,393,000

CLERMONT FIDELCO URBAN RENEWAL LLC
350 MAIN ROAD, SUITE 201
MONTVILLE, NJ 07045

MUNICIPAL BUILDING
1976 MORRIS AVENUE
UNION, NJ 07083

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DATE MAILED: 02/04/25

BLOCK: 3306 LOT: 7 QUAL:
PROPERTY LOCATION: 2438 ROUTE 22,EAST CLASS: 4A
LAND: 615,900 BUILDING: 734,100 **2025 ASSESSMENT TOTAL:** 1,350,000

NET TAXES BILLED FOR 2024 WERE: \$ 301,738.50 2024 ASSESSMENT TOTAL: 1,350,000

BMT HOLDINGS-UNION, LLC
6 ADAMS RD
SADDLE RIVER, NJ 07458

MUNICIPAL BUILDING
1976 MORRIS AVENUE
UNION, NJ 07083

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DATE MAILED: 02/04/25

BLOCK: 5609 LOT: 30 QUAL:
PROPERTY LOCATION: 2393 VAUXHALL RD-REAR CLASS: 4B
LAND: 378,800 BUILDING: 896,200 **2025 ASSESSMENT TOTAL: 1,275,000**

NET TAXES BILLED FOR 2024 WERE: \$ 284,975.25 2024 ASSESSMENT TOTAL: 1,275,000

JAYDOR BLEEKER REALTY SUB I, LLC
700 KAPKOWSKI ROAD
ELIZABETH, NJ 07201

MUNICIPAL BUILDING
1976 MORRIS AVENUE
UNION, NJ 07083

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DATE MAILED: 02/04/25

BLOCK: 1023 LOT: 10 QUAL:
PROPERTY LOCATION: 342 CHESTNUT ST CLASS: 4A
LAND: 339,700 BUILDING: 900,600 **2025 ASSESSMENT TOTAL: 1,240,300**

NET TAXES BILLED FOR 2024 WERE: \$ 277,219.45 2024 ASSESSMENT TOTAL: 1,240,300

5 POINTS, LLC PARAGANO COMMERCIAL
636 MORRIS TKPE, SUITE 2C
SHORT HILLS, NJ 07078

MUNICIPAL BUILDING
1976 MORRIS AVENUE
UNION, NJ 07083

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DATE MAILED: 02/04/25

BLOCK: 3701 LOT: 4 QUAL:
PROPERTY LOCATION: 1135 SPRINGFIELD RD CLASS: 4B
LAND: 340,400 BUILDING: 959,600 **2025 ASSESSMENT TOTAL:** 1,220,900
* TOTAL INCLUDES A SPECIAL EXEMPTION OF -79100
NET TAXES BILLED FOR 2024 WERE: \$ 272,883.36 2024 ASSESSMENT TOTAL: 1,220,900

JMDH REAL ESTATE OF UNION, LLC
1710 WHITESTONE EXPY
WHITESTONE, NY 11357-3054

MUNICIPAL BUILDING
1976 MORRIS AVENUE
UNION, NJ 07083

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2025

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DATE MAILED: 02/04/25

BLOCK: 4607 LOT: 2 QUAL:
PROPERTY LOCATION: 2395 SPRINGFIELD AVE CLASS: 4A
LAND: 230,800 BUILDING: 969,200 **2025 ASSESSMENT TOTAL:** 1,200,000

NET TAXES BILLED FOR 2024 WERE: \$ 268,212.00 2024 ASSESSMENT TOTAL: 1,200,000

WEILL,J TRUSTEE ET AL RD MGMT CORP
810 7TH AVE-10TH FLR
NEW YORK, NY 10019

MUNICIPAL BUILDING
1976 MORRIS AVENUE
UNION, NJ 07083

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2025

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DATE MAILED: 02/04/25

BLOCK: 3409 LOT: 21.02 QUAL:
PROPERTY LOCATION: 948-950 SPRINGFIELD RD CLASS: 4A
LAND: 545,500 BUILDING: 615,300 **2025 ASSESSMENT TOTAL:** 1,160,800

NET TAXES BILLED FOR 2024 WERE: \$ 259,450.41 2024 ASSESSMENT TOTAL: 1,160,800

GJ 22JV LLC
820 MORRIS TPKE-SUITE 301
SHORT HILLS, NJ 07078

MUNICIPAL BUILDING
1976 MORRIS AVENUE
UNION, NJ 07083

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DATE MAILED: 02/04/25

BLOCK: 1704 LOT: 62.04 QUAL:
PROPERTY LOCATION: 1710 ROUTE 22, EAST CLASS: 4A
LAND: 487,700 BUILDING: 665,400 **2025 ASSESSMENT TOTAL:** 1,153,100

NET TAXES BILLED FOR 2024 WERE: \$ 257,729.38 2024 ASSESSMENT TOTAL: 1,153,100

CS UNION NJ LLC
134 WEST 29TH ST, 4TH FL
NEW YORK, NY 10001

MUNICIPAL BUILDING
1976 MORRIS AVENUE
UNION, NJ 07083

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DATE MAILED: 02/04/25

BLOCK: 3205 LOT: 5 QUAL:
PROPERTY LOCATION: 2264 ROUTE 22,CENTER CLASS: 4A
LAND: 314,400 BUILDING: 829,600 **2025 ASSESSMENT TOTAL:** 1,144,000

NET TAXES BILLED FOR 2024 WERE: \$ 255,695.44 2024 ASSESSMENT TOTAL: 1,144,000

AJ RICHARD & SONS, INC
150 PRICE PKWY
FARMINGDALE, NY 11735

MUNICIPAL BUILDING
1976 MORRIS AVENUE
UNION, NJ 07083

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2025

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

DATE MAILED: 02/04/25

BLOCK: PU LOT: 2 QUAL:
PROPERTY LOCATION: VARIOUS CLASS: 6A
LAND: 10,289,909 BUILDING: 978 **2025 ASSESSMENT TOTAL:** 1,006,353

NET TAXES BILLED FOR 2024 WERE: \$ 237,582.64 2024 ASSESSMENT TOTAL: 1,062,962

VERIZON-NEW JERSEY C/O DUFF & PHELP
PO BOX 2749
ADDISON, TX 75001

MUNICIPAL BUILDING
1976 MORRIS AVENUE
UNION, NJ 07083

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2025

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DATE MAILED: 02/04/25

BLOCK: 2004 LOT: 1 QUAL:
PROPERTY LOCATION: MANOR DR & VILLAGE RD CLASS: 4C
LAND: 366,000 BUILDING: 680,000 **2025 ASSESSMENT TOTAL:** 1,046,000

NET TAXES BILLED FOR 2024 WERE: \$ 233,791.46 2024 ASSESSMENT TOTAL: 1,046,000

UNION MILL RUN, LLC FIELDSTONE
1719 ROUTE 10,E - STE 220
PARSIPPANY, NJ 07054

MUNICIPAL BUILDING
1976 MORRIS AVENUE
UNION, NJ 07083

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2025

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DATE MAILED: 02/04/25

BLOCK: 2002 LOT: 1 QUAL:
PROPERTY LOCATION: WALKER AVE CLASS: 4C
LAND: 366,000 BUILDING: 680,000 **2025 ASSESSMENT TOTAL: 1,046,000**

NET TAXES BILLED FOR 2024 WERE: \$ 233,791.46 2024 ASSESSMENT TOTAL: 1,046,000

UNION MILL RUN, LLC FIELDSTONE
1719 ROUTE 10,E - STE 220
PARSIPPANY, NJ 07054

MUNICIPAL BUILDING
1976 MORRIS AVENUE
UNION, NJ 07083

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2025

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

DATE MAILED: 02/04/25

BLOCK: 2302 LOT: 5.01 QUAL:
PROPERTY LOCATION: 1225-1255 STUYVESANT AVE CLASS: 4A
LAND: 245,100 BUILDING: 714,400 **2025 ASSESSMENT TOTAL:** 959,500

NET TAXES BILLED FOR 2024 WERE: \$ 225,050.73 2024 ASSESSMENT TOTAL: 959,500

1255 STUYVESANT AVE SREMG LLC
574 FERRY STREET
NEWARK, NJ 07105

MUNICIPAL BUILDING
1976 MORRIS AVENUE
UNION, NJ 07083

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2025

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

DATE MAILED: 02/04/25

BLOCK: 5009 LOT: 1 QUAL:
PROPERTY LOCATION: 2400 VAUXHALL RD CLASS: 1
LAND: 1,000,000 BUILDING: 0 **2025 ASSESSMENT TOTAL: 1,000,000**

NET TAXES BILLED FOR 2024 WERE: \$ 223,510.00 2024 ASSESSMENT TOTAL: 1,000,000

UNION URBAN RENEWAL CONSERVICE
4040 WILSON BLVD STE 1000
ARLINGTON, VA 22203

MUNICIPAL BUILDING
1976 MORRIS AVENUE
UNION, NJ 07083

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2025

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DATE MAILED: 02/04/25

BLOCK: 605 LOT: 1 QUAL:
PROPERTY LOCATION: 777 LEHIGH AVE CLASS: 4B
LAND: 403,900 BUILDING: 596,100 **2025 ASSESSMENT TOTAL:** 1,000,000

NET TAXES BILLED FOR 2024 WERE: \$ 223,510.00 2024 ASSESSMENT TOTAL: 1,000,000

SUMMIT METRO 7006 LLC
100 PULASKI ST
BAYONNE, NJ 07002

MUNICIPAL BUILDING
1976 MORRIS AVENUE
UNION, NJ 07083

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DATE MAILED: 02/04/25

BLOCK: 5001 LOT: 17 QUAL:
PROPERTY LOCATION: 2 STAHUBER AVE CLASS: 4A
LAND: 434,100 BUILDING: 555,500 **2025 ASSESSMENT TOTAL: 989,600**

NET TAXES BILLED FOR 2024 WERE: \$ 221,185.50 2024 ASSESSMENT TOTAL: 989,600

TWO STAHUBER AVENUE DGA SECURITY
2 STAHUBER AVE
UNION, NJ 07083

MUNICIPAL BUILDING
1976 MORRIS AVENUE
UNION, NJ 07083

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DATE MAILED: 02/04/25

BLOCK: 4002 LOT: 8.01 QUAL:
PROPERTY LOCATION: 1055 HUDSON ST CLASS: 4A
LAND: 625,000 BUILDING: 364,100 **2025 ASSESSMENT TOTAL:** 989,100

NET TAXES BILLED FOR 2024 WERE: \$ 221,073.74 2024 ASSESSMENT TOTAL: 989,100

1185 W CHESTNUT ST COSTCO PROP TAX
999 LAKE DR
ISSAQUAH, WA 98027

MUNICIPAL BUILDING
1976 MORRIS AVENUE
UNION, NJ 07083

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DATE MAILED: 02/04/25

BLOCK: 4002 LOT: 6.01 QUAL: C0001
PROPERTY LOCATION: 1235H WEST CHESTNUT ST CLASS: 4A
LAND: 328,000 BUILDING: 659,400 **2025 ASSESSMENT TOTAL: 987,400**

NET TAXES BILLED FOR 2024 WERE: \$ 220,693.77 2024 ASSESSMENT TOTAL: 987,400

GREENLEAF AT UNION OWNERS LLC
546 5TH AVE, 15TH FLOOR
NEW YORK, NEW YORK 10036

MUNICIPAL BUILDING
1976 MORRIS AVENUE
UNION, NJ 07083

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

DATE MAILED: 02/04/25

BLOCK: 5609 LOT: 4.02 QUAL:
PROPERTY LOCATION: 2401 VAUXHALL RD CLASS: 4A
LAND: 205,400 BUILDING: 775,600 **2025 ASSESSMENT TOTAL:** 981,000

NET TAXES BILLED FOR 2024 WERE: \$ 219,263.31 2024 ASSESSMENT TOTAL: 981,000

PSI ATLANTIC UNION NJ LLC
530 OAK CT DR #155
MEMPHIS, TN 38117

MUNICIPAL BUILDING
1976 MORRIS AVENUE
UNION, NJ 07083

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DATE MAILED: 02/04/25

BLOCK: 606 LOT: 8 QUAL:
PROPERTY LOCATION: 600 GREEN LA CLASS: 4B
LAND: 320,000 BUILDING: 650,800 **2025 ASSESSMENT TOTAL: 970,800**

NET TAXES BILLED FOR 2024 WERE: \$ 216,983.51 2024 ASSESSMENT TOTAL: 970,800

600 GREEN UNION, LLC
104 CHESTNUT ST SUITE 300
RIDGEWOOD, NJ 07450

MUNICIPAL BUILDING
1976 MORRIS AVENUE
UNION, NJ 07083

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DATE MAILED: 02/04/25

BLOCK: 3402 LOT: 37 QUAL:
PROPERTY LOCATION: 1110 SPRINGFIELD RD CLASS: 4B
LAND: 400,000 BUILDING: 555,000 **2025 ASSESSMENT TOTAL:** 955,000

NET TAXES BILLED FOR 2024 WERE: \$ 213,452.05 2024 ASSESSMENT TOTAL: 955,000

1110S UNION,LLC C/O STRO COMPANY
104 CHESTNUT ST, STE 300
RIDGEWOOD, NJ 07450

MUNICIPAL BUILDING
1976 MORRIS AVENUE
UNION, NJ 07083

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DATE MAILED: 02/04/25

BLOCK: 4215 LOT: 14 QUAL:
PROPERTY LOCATION: 2107 MORRIS AVE CLASS: 4C
LAND: 387,200 BUILDING: 562,800 **2025 ASSESSMENT TOTAL:** 950,000

NET TAXES BILLED FOR 2024 WERE: \$ 212,334.50 2024 ASSESSMENT TOTAL: 950,000

NORMANDY VILLAGE NJ LP
PO BOX 4697
LOGAN, UT 84323

MUNICIPAL BUILDING
1976 MORRIS AVENUE
UNION, NJ 07083

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2025

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

DATE MAILED: 02/04/25

BLOCK: 504 LOT: 4.02 QUAL:
PROPERTY LOCATION: 855 LEHIGH AVE CLASS: 4A
LAND: 143,800 BUILDING: 795,500 **2025 ASSESSMENT TOTAL: 939,300**

NET TAXES BILLED FOR 2024 WERE: \$ 209,942.94 2024 ASSESSMENT TOTAL: 939,300

10 CHERRY ST ASSOC M&M CONSTRUCTI
33 COMMERCE DR
CRANFORD, NJ 07016

MUNICIPAL BUILDING
1976 MORRIS AVENUE
UNION, NJ 07083

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

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

NOTICE OF PROPERTY TAX ASSESSMENT FOR 2025

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

DATE MAILED: 02/04/25

BLOCK: 3402 LOT: 6 QUAL:
PROPERTY LOCATION: 2675 ROUTE 22, WEST CLASS: 4A
LAND: 340,400 BUILDING: 592,000 **2025 ASSESSMENT TOTAL:** 932,400

NET TAXES BILLED FOR 2024 WERE: \$ 208,400.72 2024 ASSESSMENT TOTAL: 932,400

2675 RT 22 PROPERTY ASSOCS, LLC
2675 ROUTE 22, WEST
UNION, NJ 07083

MUNICIPAL BUILDING
1976 MORRIS AVENUE
UNION, NJ 07083

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

NOTICE OF PROPERTY TAX ASSESSMENT FOR 2025

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

DATE MAILED: 02/04/25

BLOCK: 3402 LOT: 2.01 QUAL:
PROPERTY LOCATION: 2705 ROUTE 22, WEST CLASS: 4A
LAND: 825,000 BUILDING: 100,000 **2025 ASSESSMENT TOTAL: 925,000**

NET TAXES BILLED FOR 2024 WERE: \$ 206,746.75 2024 ASSESSMENT TOTAL: 925,000

BAPU CORP C/O HARSHAD PATEL
2735 ROUTE 22, WEST
UNION, NJ 07083

MUNICIPAL BUILDING
1976 MORRIS AVENUE
UNION, NJ 07083

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

NOTICE OF PROPERTY TAX ASSESSMENT FOR 2025

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

DATE MAILED: 02/04/25

BLOCK: 3915 LOT: 6 QUAL:
PROPERTY LOCATION: 855 RAHWAY AVE CLASS: 4B
LAND: 414,600 BUILDING: 504,500 **2025 ASSESSMENT TOTAL: 919,100**

NET TAXES BILLED FOR 2024 WERE: \$ 205,428.04 2024 ASSESSMENT TOTAL: 919,100

KARBAS CORP
855 RAHWAY AVE
UNION, N J 07083-1894

MUNICIPAL BUILDING
1976 MORRIS AVENUE
UNION, NJ 07083

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

NOTICE OF PROPERTY TAX ASSESSMENT FOR 2025

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

DATE MAILED: 02/04/25

BLOCK: 3304 LOT: 3 QUAL:
PROPERTY LOCATION: 2317 ROUTE 22,CENTER CLASS: 4A
LAND: 207,300 BUILDING: 704,700 **2025 ASSESSMENT TOTAL:** 912,000

NET TAXES BILLED FOR 2024 WERE: \$ 203,841.12 2024 ASSESSMENT TOTAL: 912,000

2317 ROUTE 22 INVESTORS, LLC
25A HANOVER RD,SUITE 350
FLORHAM PARK, NJ 07932

MUNICIPAL BUILDING
1976 MORRIS AVENUE
UNION, NJ 07083

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

NOTICE OF PROPERTY TAX ASSESSMENT FOR 2025

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

DATE MAILED: 02/04/25

BLOCK: 4914 LOT: 10.03 QUAL: C0003
PROPERTY LOCATION: 2255 SPRINGFIELD AVE CLASS: 4A
LAND: 392,900 BUILDING: 454,000 **2025 ASSESSMENT TOTAL:** 846,900

NET TAXES BILLED FOR 2024 WERE: \$ 202,477.71 2024 ASSESSMENT TOTAL: 905,900

KIMCO UNION CRESCENT III
500 N BROADWAY, STE 201
JERICO, NY 11753

MUNICIPAL BUILDING
1976 MORRIS AVENUE
UNION, NJ 07083

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

NOTICE OF PROPERTY TAX ASSESSMENT FOR 2025

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

DATE MAILED: 02/04/25

BLOCK: 605 LOT: 15 QUAL:
PROPERTY LOCATION: 601 LEHIGH AVE CLASS: 4B
LAND: 445,800 BUILDING: 454,200 **2025 ASSESSMENT TOTAL:** 900,000

NET TAXES BILLED FOR 2024 WERE: \$ 201,159.00 2024 ASSESSMENT TOTAL: 900,000

601 LEHIGH AVE LLC
800 SOUTH POINTE DR
MIAMI, FL 33139

MUNICIPAL BUILDING
1976 MORRIS AVENUE
UNION, NJ 07083

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

NOTICE OF PROPERTY TAX ASSESSMENT FOR 2025

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

DATE MAILED: 02/04/25

BLOCK: 5505 LOT: 11 QUAL:
PROPERTY LOCATION: 2199 STANLEY TERR CLASS: 4B
LAND: 474,500 BUILDING: 412,500 **2025 ASSESSMENT TOTAL: 887,000**

NET TAXES BILLED FOR 2024 WERE: \$ 198,253.37 2024 ASSESSMENT TOTAL: 887,000

MULBERRY METAL PRODUCTS INC
2199 STANLEY TERR
UNION, NJ 07083

MUNICIPAL BUILDING
1976 MORRIS AVENUE
UNION, NJ 07083

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2025

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

DATE MAILED: 02/04/25

BLOCK: 4214 LOT: 22 QUAL:
PROPERTY LOCATION: 1026 STUYVESANT AVE CLASS: 4A
LAND: 128,200 BUILDING: 67,800 **2025 ASSESSMENT TOTAL:** 196,000

NET TAXES BILLED FOR 2024 WERE: \$ 196,318.35 2024 ASSESSMENT TOTAL: 837,000

1026 STUYVESANT AVE PMI PRIME PROP
PO BOX 268
MORRISTOWN, NJ 07963

MUNICIPAL BUILDING
1976 MORRIS AVENUE
UNION, NJ 07083

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

NOTICE OF PROPERTY TAX ASSESSMENT FOR 2025

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

DATE MAILED: 02/04/25

BLOCK: 4401 LOT: 1 QUAL:
PROPERTY LOCATION: 2657 MORRIS AVE CLASS: 4A
LAND: 283,100 BUILDING: 542,900 **2025 ASSESSMENT TOTAL: 826,000**

NET TAXES BILLED FOR 2024 WERE: \$ 184,619.26 2024 ASSESSMENT TOTAL: 826,000

LEVIN PROPERTIES LEVIN MGMT CORP
PO BOX 326
PLAINFIELD, NJ 07061-0326

MUNICIPAL BUILDING
1976 MORRIS AVENUE
UNION, NJ 07083

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

NOTICE OF PROPERTY TAX ASSESSMENT FOR 2025

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

DATE MAILED: 02/04/25

BLOCK: 3303 LOT: 8 QUAL:
PROPERTY LOCATION: 1103 SPRINGFIELD RD CLASS: 4B
LAND: 820,000 BUILDING: 5,000 **2025 ASSESSMENT TOTAL: 825,000**

NET TAXES BILLED FOR 2024 WERE: \$ 184,395.75 2024 ASSESSMENT TOTAL: 825,000

CARPENTER TECHNOLOGY CORP
PO BOX 14662-ATTN:TAXSERV
READING, PA 19612-4662

MUNICIPAL BUILDING
1976 MORRIS AVENUE
UNION, NJ 07083

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2025

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

DATE MAILED: 02/04/25

BLOCK: 3702 LOT: 6 QUAL:
PROPERTY LOCATION: 625 RAHWAY AVE CLASS: 4B
LAND: 323,200 BUILDING: 497,700 **2025 ASSESSMENT TOTAL: 820,900**

NET TAXES BILLED FOR 2024 WERE: \$ 183,479.36 2024 ASSESSMENT TOTAL: 820,900

591-636 REALTY CO, L L C
625 RAHWAY AVE
UNION, NJ 07083

MUNICIPAL BUILDING
1976 MORRIS AVENUE
UNION, NJ 07083

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2025

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

DATE MAILED: 02/04/25

BLOCK: 1409 LOT: 15.01 QUAL:
PROPERTY LOCATION: 1305-1311 MORRIS AVE CLASS: 4A
LAND: 337,600 BUILDING: 448,000 **2025 ASSESSMENT TOTAL:** 785,600

NET TAXES BILLED FOR 2024 WERE: \$ 175,589.46 2024 ASSESSMENT TOTAL: 785,600

COREMARK UNION - LANDMARK UNION
392 MAIN ST
WYCKOFF, NJ 07481

MUNICIPAL BUILDING
1976 MORRIS AVENUE
UNION, NJ 07083

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DATE MAILED: 02/04/25

BLOCK: 606 LOT: 5 QUAL:
PROPERTY LOCATION: 546 GREEN LA CLASS: 4B
LAND: 300,000 BUILDING: 483,500 **2025 ASSESSMENT TOTAL: 783,500**

NET TAXES BILLED FOR 2024 WERE: \$ 175,120.09 2024 ASSESSMENT TOTAL: 783,500

CINTAS CORP ACCTG ASST - 90C NEG
6800 CINTAS BLVD
MASON, OH 45040

MUNICIPAL BUILDING
1976 MORRIS AVENUE
UNION, NJ 07083

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DATE MAILED: 02/04/25

BLOCK: 5009 LOT: 2 QUAL:
PROPERTY LOCATION: 5 STAHUBER AVE CLASS: 4B
LAND: 361,200 BUILDING: 418,800 **2025 ASSESSMENT TOTAL: 780,000**

NET TAXES BILLED FOR 2024 WERE: \$ 174,337.80 2024 ASSESSMENT TOTAL: 780,000

EREE REALTY, LLC
5 STAHUBER AVE
UNION, NJ 07083

MUNICIPAL BUILDING
1976 MORRIS AVENUE
UNION, NJ 07083

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2025

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

DATE MAILED: 02/04/25

BLOCK: 301 LOT: 47 QUAL:
PROPERTY LOCATION: 575 GREEN LA CLASS: 4B
LAND: 165,000 BUILDING: 614,500 **2025 ASSESSMENT TOTAL: 779,500**

NET TAXES BILLED FOR 2024 WERE: \$ 174,226.05 2024 ASSESSMENT TOTAL: 779,500

FLORAL PROPERTIES INC C/O PEERLESS
1000 FLORAL AVE
UNION, NJ 07083

MUNICIPAL BUILDING
1976 MORRIS AVENUE
UNION, NJ 07083

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2025

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

DATE MAILED: 02/04/25

BLOCK: 802 LOT: 2.01 QUAL:
PROPERTY LOCATION: 1050 GALLOPING HILL RD CLASS: 4A
LAND: 178,000 BUILDING: 573,000 **2025 ASSESSMENT TOTAL:** 751,000

NET TAXES BILLED FOR 2024 WERE: \$ 167,856.01 2024 ASSESSMENT TOTAL: 751,000

RARITAN HOLDINGS, LLC
540 BORDENTOWN AVE
SOUTH AMBOY, NJ 08879

MUNICIPAL BUILDING
1976 MORRIS AVENUE
UNION, NJ 07083

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2025

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

DATE MAILED: 02/04/25

BLOCK: 5401 LOT: 1 QUAL:
PROPERTY LOCATION: 1501 STUYVESANT AVE CLASS: 4C
LAND: 275,600 BUILDING: 474,400 **2025 ASSESSMENT TOTAL:** 750,000

NET TAXES BILLED FOR 2024 WERE: \$ 167,632.50 2024 ASSESSMENT TOTAL: 750,000

WILF, H ET ALS BILLMAR REALTY CO
1521 STUYVESANT AVE
UNION, NJ 07083

MUNICIPAL BUILDING
1976 MORRIS AVENUE
UNION, NJ 07083

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2025

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

DATE MAILED: 02/04/25

BLOCK: 3210 LOT: 5 QUAL:
PROPERTY LOCATION: 1010 GELB AVE CLASS: 4A
LAND: 363,200 BUILDING: 376,100 **2025 ASSESSMENT TOTAL: 739,300**

NET TAXES BILLED FOR 2024 WERE: \$ 165,240.94 2024 ASSESSMENT TOTAL: 739,300

EPIC PROPERTIES, LLC M CIASULLI
2329 ROUTE 22, WEST
UNION, NJ 07083

MUNICIPAL BUILDING
1976 MORRIS AVENUE
UNION, NJ 07083

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2025

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

DATE MAILED: 02/04/25

BLOCK: 4303 LOT: 31 QUAL:
PROPERTY LOCATION: 1091 LOUSONS RD CLASS: 4B
LAND: 207,600 BUILDING: 512,400 **2025 ASSESSMENT TOTAL:** 720,000

NET TAXES BILLED FOR 2024 WERE: \$ 160,927.20 2024 ASSESSMENT TOTAL: 720,000

CE DE CANDY INC
1091 LOUSONS RD
UNION, NJ 07083

MUNICIPAL BUILDING
1976 MORRIS AVENUE
UNION, NJ 07083

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2025

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

DATE MAILED: 02/04/25

BLOCK: 1016 LOT: 1 QUAL:
PROPERTY LOCATION: 325 CHESTNUT ST CLASS: 4A
LAND: 338,300 BUILDING: 373,700 **2025 ASSESSMENT TOTAL:** 712,000

NET TAXES BILLED FOR 2024 WERE: \$ 159,139.12 2024 ASSESSMENT TOTAL: 712,000

THOMAS FAMILY, LLC
325 CHESTNUT ST
UNION, NJ 07083

MUNICIPAL BUILDING
1976 MORRIS AVENUE
UNION, NJ 07083

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2025

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DATE MAILED: 02/04/25

BLOCK: 1406 LOT: 27.01 QUAL:
PROPERTY LOCATION: 1181 MORRIS AVE CLASS: 4A
LAND: 200,000 BUILDING: 459,700 **2025 ASSESSMENT TOTAL: 659,700**

NET TAXES BILLED FOR 2024 WERE: \$ 147,449.55 2024 ASSESSMENT TOTAL: 659,700

CENTURION RIVER PARK LLC
PO BOX 279
UNION, NJ 07083

MUNICIPAL BUILDING
1976 MORRIS AVENUE
UNION, NJ 07083

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2025

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

DATE MAILED: 02/04/25

BLOCK: 708 LOT: 16.01 QUAL:
PROPERTY LOCATION: 555 LEHIGH AVE CLASS: 4B
LAND: 240,800 BUILDING: 412,000 **2025 ASSESSMENT TOTAL: 652,800**

NET TAXES BILLED FOR 2024 WERE: \$ 145,907.33 2024 ASSESSMENT TOTAL: 652,800

GEMS REALTY CO L LATTICINI, INC
555 LEHIGH AVE
UNION, NJ 07083

MUNICIPAL BUILDING
1976 MORRIS AVENUE
UNION, NJ 07083

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2025

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

DATE MAILED: 02/04/25

BLOCK: 1704 LOT: 62.02 QUAL:
PROPERTY LOCATION: 1750 ROUTE 22, EAST CLASS: 4A
LAND: 493,500 BUILDING: 158,600 **2025 ASSESSMENT TOTAL: 652,100**

NET TAXES BILLED FOR 2024 WERE: \$ 145,750.87 2024 ASSESSMENT TOTAL: 652,100

GROVICK PROPERTIES LLC
865 MERRICK AVE S-50N
WESTBURY, NY 11590

MUNICIPAL BUILDING
1976 MORRIS AVENUE
UNION, NJ 07083

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2025

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

DATE MAILED: 02/04/25

BLOCK: 3306 LOT: 18 QUAL:
PROPERTY LOCATION: 911 SPRINGFIELD RD CLASS: 4B
LAND: 206,000 BUILDING: 444,000 **2025 ASSESSMENT TOTAL: 650,000**

NET TAXES BILLED FOR 2024 WERE: \$ 145,281.50 2024 ASSESSMENT TOTAL: 650,000

ECHO ENTERPRISES
911 SPRINGFIELD RD
UNION, NJ 07083

MUNICIPAL BUILDING
1976 MORRIS AVENUE
UNION, NJ 07083

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DATE MAILED: 02/04/25

BLOCK: 3209 LOT: 1 QUAL:
PROPERTY LOCATION: 2333 ROUTE 22, WEST CLASS: 4B
LAND: 249,000 BUILDING: 401,000 **2025 ASSESSMENT TOTAL:** 650,000

NET TAXES BILLED FOR 2024 WERE: \$ 145,281.50 2024 ASSESSMENT TOTAL: 650,000

DOUGONO, LLC
2329 RT.22 WEST
UNION, NJ 07083

MUNICIPAL BUILDING
1976 MORRIS AVENUE
UNION, NJ 07083

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2025

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

DATE MAILED: 02/04/25

BLOCK: 5403 LOT: 38 QUAL:
PROPERTY LOCATION: WALKER AVE CLASS: 4C
LAND: 219,600 BUILDING: 408,000 **2025 ASSESSMENT TOTAL: 627,600**

NET TAXES BILLED FOR 2024 WERE: \$ 140,274.88 2024 ASSESSMENT TOTAL: 627,600

UNION MILL RUN, LLC FIELDSTONE
1719 ROUTE 10,E - STE 220
PARSIPPANY, NJ 07054

MUNICIPAL BUILDING
1976 MORRIS AVENUE
UNION, NJ 07083

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2025

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DATE MAILED: 02/04/25

BLOCK: 3915 LOT: 17.01 QUAL:
PROPERTY LOCATION: 2322 MORRIS AVE CLASS: 4A
LAND: 368,800 BUILDING: 253,800 **2025 ASSESSMENT TOTAL: 622,600**

NET TAXES BILLED FOR 2024 WERE: \$ 139,157.33 2024 ASSESSMENT TOTAL: 622,600

B & H REALTY CO
2322 MORRIS AVE
UNION, N J 07083

MUNICIPAL BUILDING
1976 MORRIS AVENUE
UNION, NJ 07083

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2025

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

DATE MAILED: 02/04/25

BLOCK: 3701 LOT: 6.01 QUAL:
PROPERTY LOCATION: 1121 SPRINGFIELD RD CLASS: 4B
LAND: 288,900 BUILDING: 331,100 **2025 ASSESSMENT TOTAL: 620,000**

NET TAXES BILLED FOR 2024 WERE: \$ 138,576.20 2024 ASSESSMENT TOTAL: 620,000

FIDELCO SPRINGFIELD ROAD LLC
225 MILLBURN AVE #202
MILLBURN, NJ 07041

MUNICIPAL BUILDING
1976 MORRIS AVENUE
UNION, NJ 07083

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2025

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

DATE MAILED: 02/04/25

BLOCK: 3401 LOT: 4 QUAL:
PROPERTY LOCATION: 3 MILLTOWN CT CLASS: 4B
LAND: 130,700 BUILDING: 489,300 **2025 ASSESSMENT TOTAL: 620,000**

NET TAXES BILLED FOR 2024 WERE: \$ 138,576.20 2024 ASSESSMENT TOTAL: 620,000

ONE GAELEN CORPORATION
3 MILLTOWN CT
UNION, NJ 07083

MUNICIPAL BUILDING
1976 MORRIS AVENUE
UNION, NJ 07083

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2025

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

DATE MAILED: 02/04/25

BLOCK: 4418 LOT: 1 QUAL:
PROPERTY LOCATION: 2455 MORRIS AVE CLASS: 4A
LAND: 193,400 BUILDING: 406,600 **2025 ASSESSMENT TOTAL: 600,000**

NET TAXES BILLED FOR 2024 WERE: \$ 134,106.00 2024 ASSESSMENT TOTAL: 600,000

UNION CENTER NATL BANK CONNECT ONE
301 SYLVAN AVENUE
ENGLEWOOD CLIFFS, NJ 07632

MUNICIPAL BUILDING
1976 MORRIS AVENUE
UNION, NJ 07083

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2025

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

DATE MAILED: 02/04/25

BLOCK: 1810 LOT: 4 QUAL:
PROPERTY LOCATION: 1600 VAUXHALL RD CLASS: 4A
LAND: 161,200 BUILDING: 438,800 **2025 ASSESSMENT TOTAL: 600,000**

NET TAXES BILLED FOR 2024 WERE: \$ 134,106.00 2024 ASSESSMENT TOTAL: 600,000

1600 ROUTE 22 LLC
1620 VAUXHALL RD
UNION, NJ 07083

MUNICIPAL BUILDING
1976 MORRIS AVENUE
UNION, NJ 07083

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

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

NOTICE OF PROPERTY TAX ASSESSMENT FOR 2025

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

DATE MAILED: 02/04/25

BLOCK: 1810 LOT: 3 QUAL:
PROPERTY LOCATION: 1620 VAUXHALL RD CLASS: 4A
LAND: 161,200 BUILDING: 438,800 **2025 ASSESSMENT TOTAL: 600,000**

NET TAXES BILLED FOR 2024 WERE: \$ 134,106.00 2024 ASSESSMENT TOTAL: 600,000

1600 ROUTE 22 LLC
14 N MADISON AVE STE 101
SPRING VALLEY, NY 10977

MUNICIPAL BUILDING
1976 MORRIS AVENUE
UNION, NJ 07083

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

NOTICE OF PROPERTY TAX ASSESSMENT FOR 2025

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

DATE MAILED: 02/04/25

BLOCK: 4114 LOT: 1 QUAL:
PROPERTY LOCATION: 2148 MORRIS AVE CLASS: 4A
LAND: 325,800 BUILDING: 273,100 **2025 ASSESSMENT TOTAL: 598,900**

NET TAXES BILLED FOR 2024 WERE: \$ 133,860.14 2024 ASSESSMENT TOTAL: 598,900

ESDALE, KENNETH
PO BOX 221
UNION, NJ 07083

MUNICIPAL BUILDING
1976 MORRIS AVENUE
UNION, NJ 07083

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

NOTICE OF PROPERTY TAX ASSESSMENT FOR 2025

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

DATE MAILED: 02/04/25

BLOCK: 3406 LOT: 5 QUAL:
PROPERTY LOCATION: 2520 ROUTE 22,CENTER CLASS: 4A
LAND: 315,300 BUILDING: 279,000 **2025 ASSESSMENT TOTAL:** 594,300

NET TAXES BILLED FOR 2024 WERE: \$ 132,831.99 2024 ASSESSMENT TOTAL: 594,300

RPRL UNION 22 LLC C/O RED LOBSTER
P.O. BOX 6467
ORLANDO, FL 32802

MUNICIPAL BUILDING
1976 MORRIS AVENUE
UNION, NJ 07083

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

NOTICE OF PROPERTY TAX ASSESSMENT FOR 2025

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

DATE MAILED: 02/04/25

BLOCK: 302 LOT: 3 QUAL:
PROPERTY LOCATION: 625 GREEN LA CLASS: 4B
LAND: 160,000 BUILDING: 424,200 **2025 ASSESSMENT TOTAL: 584,200**

NET TAXES BILLED FOR 2024 WERE: \$ 130,574.54 2024 ASSESSMENT TOTAL: 584,200

FLORAL PROPERTIES INC
1000 FLORAL AVE NORTH
UNION, NJ 07083

MUNICIPAL BUILDING
1976 MORRIS AVENUE
UNION, NJ 07083

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

NOTICE OF PROPERTY TAX ASSESSMENT FOR 2025

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

DATE MAILED: 02/04/25

BLOCK: 3206 LOT: 1.01 QUAL:
PROPERTY LOCATION: 2319 ROUTE 22,CENTER CLASS: 4A
LAND: 374,000 BUILDING: 207,700 **2025 ASSESSMENT TOTAL: 581,700**

NET TAXES BILLED FOR 2024 WERE: \$ 130,015.77 2024 ASSESSMENT TOTAL: 581,700

JEROME INVESTMENTS, LLC
169 MADISON AVE STE 2903
NEW YORK, NY 10016

MUNICIPAL BUILDING
1976 MORRIS AVENUE
UNION, NJ 07083

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

NOTICE OF PROPERTY TAX ASSESSMENT FOR 2025

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

DATE MAILED: 02/04/25

BLOCK: 3702 LOT: 8 QUAL:
PROPERTY LOCATION: 655 RAHWAY AVE CLASS: 4B
LAND: 174,200 BUILDING: 400,800 **2025 ASSESSMENT TOTAL: 575,000**

NET TAXES BILLED FOR 2024 WERE: \$ 128,518.25 2024 ASSESSMENT TOTAL: 575,000

SAMUEL ASSOCIATES, LLC
292 ROUTE 22, WEST
GREEN BROOK, NJ 08812

MUNICIPAL BUILDING
1976 MORRIS AVENUE
UNION, NJ 07083

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

NOTICE OF PROPERTY TAX ASSESSMENT FOR 2025

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

DATE MAILED: 02/04/25

BLOCK: 405 LOT: 56 QUAL:
PROPERTY LOCATION: 1319 MAGIE AVE CLASS: 4A
LAND: 182,900 BUILDING: 392,100 **2025 ASSESSMENT TOTAL: 575,000**

NET TAXES BILLED FOR 2024 WERE: \$ 128,518.25 2024 ASSESSMENT TOTAL: 575,000

RENWAL OF FLA INC ALTUS GRP US INC
PO BOX 1610
COCKEYSVILLE,MD 21030