

ELMWOOD PARK TAX ASSESSOR
182 MARKET STREET
ELMWOOD PARK, NJ 07407

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

District: Elmwood Park
Bergen County Board of Taxation, 2 Bergen County Plaza, 1st Fl, Hackensack NJ 07601

NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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

DATE MAILED: 03/12/26

* REVALUATION DISTRICT *

BLOCK: 902 LOT: 2 QUAL:

PROPERTY LOCATION: 38 MARKET & RIVER RD CLASS: 4B

LAND: 19,142,000 BUILDING: 89,971,100 **2026 ASSESSMENT TOTAL:** 109,113,100

NET TAXES BILLED FOR 2025 WERE: \$ 1,671,492.03 2025 ASSESSMENT TOTAL: 52,201,500

XCHANGE MARKET ST LLC POLOGIS TAX
1800 WAZEE ST, SUITE 500
DENVER CO 80202

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BLOCK: 610 LOT: 1.01 QUAL:

PROPERTY LOCATION: 25 MARKET STREET CLASS: 4B

LAND: 17,931,500 BUILDING: 42,012,900 **2026 ASSESSMENT TOTAL: 59,944,400**

NET TAXES BILLED FOR 2025 WERE: \$ 810,935.32 2025 ASSESSMENT TOTAL: 25,325,900

CHIPT NEWARK ELMWOOD PARK LLC
3819 MAPLE AVE
DALLAS, TX 75219

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* REVALUATION DISTRICT *

BLOCK: 1201 LOT: 2.02 QUAL:

PROPERTY LOCATION: 300 RIVERFRONT BLVD CLASS: 4C

LAND: 9,600,000 BUILDING: 25,803,900 **2026 ASSESSMENT TOTAL: 35,403,900**

NET TAXES BILLED FOR 2025 WERE: \$ 592,370.00 2025 ASSESSMENT TOTAL: 18,500,000

RIVERWALK III LLC
301 RIVERFRONT BLVD ST 4
ELMWOOD PARK, NJ 07407

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BLOCK: 1201 LOT: 2.03 QUAL:

PROPERTY LOCATION: 300 RIVERFRONT BLVD CLASS: 4C

LAND: 8,400,000 BUILDING: 20,954,200 **2026 ASSESSMENT TOTAL: 29,354,200**

NET TAXES BILLED FOR 2025 WERE: \$ 528,330.00 2025 ASSESSMENT TOTAL: 16,500,000

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BLOCK: 301 LOT: 2 QUAL:

PROPERTY LOCATION: 100 BROADWAY CLASS: 4A

LAND: 4,179,800 BUILDING: 26,911,300 **2026 ASSESSMENT TOTAL: 31,091,100**

NET TAXES BILLED FOR 2025 WERE: \$ 463,844.92 2025 ASSESSMENT TOTAL: 14,486,100

RD ELMWD ASSOC RYAN PTS DEPT 800
PO BOX 1550
COKEYSVILLE, MD 21030

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BLOCK: 1201 LOT: 2.04 QUAL:

PROPERTY LOCATION: 300 RIVERFRONT BLVD CLASS: 4C

LAND: 7,200,000 BUILDING: 19,732,500 **2026 ASSESSMENT TOTAL: 26,932,500**

NET TAXES BILLED FOR 2025 WERE: \$ 461,088.00 2025 ASSESSMENT TOTAL: 5,055,000

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BLOCK: 1201 LOT: 3.01 QUAL:

PROPERTY LOCATION: 400 RIVERFRONT BLVD CLASS: 4C

LAND: 7,875,000 BUILDING: 16,401,000 **2026 ASSESSMENT TOTAL: 24,276,000**

NET TAXES BILLED FOR 2025 WERE: \$ 448,280.00 2025 ASSESSMENT TOTAL: 14,000,000

RIVERFRONT RESIDENTIAL 1, L.L.C.
301 RIVERFRONT BLVD, ST 4
ELMWOOD PARK, NJ 07407

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BLOCK: 1019 LOT: 18.02 QUAL:
PROPERTY LOCATION: 595 RIVER DRIVE CLASS: 4A
LAND: 4,553,200 BUILDING: 6,179,500 **2026 ASSESSMENT TOTAL: 10,732,700**

NET TAXES BILLED FOR 2025 WERE: \$ 312,195.00 2025 ASSESSMENT TOTAL: 9,750,000

LKD-3, LLC
2727 LBJ FREEWAY, ST 206
DALLAS, TX 75234

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BLOCK: 1201 LOT: 2.05 QUAL:

PROPERTY LOCATION: 300 RIVERFRONT BLVD CLASS: 4C

LAND: 4,050,000 BUILDING: 8,345,300 **2026 ASSESSMENT TOTAL: 12,395,300**

NET TAXES BILLED FOR 2025 WERE: \$ 310,594.00 2025 ASSESSMENT TOTAL: 2,100,000

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BLOCK: 1201 LOT: 4.01 QUAL:

PROPERTY LOCATION: 301 RIVERFRONT BLVD CLASS: 4C

LAND: 4,050,000 BUILDING: 10,185,700 **2026 ASSESSMENT TOTAL: 14,235,700**

NET TAXES BILLED FOR 2025 WERE: \$ 296,796.58 2025 ASSESSMENT TOTAL: 9,269,100

RIVERFRONT RES 2
301 RIVERFRONT BLVD, ST 4
ELMWOOD PARK, NJ 07407

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BLOCK: 203 LOT: 1 QUAL:

PROPERTY LOCATION: GLENWOOD & DONOR & ELMWOOD CLASS: 4C

LAND: 11,040,000 BUILDING: 7,922,100 **2026 ASSESSMENT TOTAL:** 18,962,100

NET TAXES BILLED FOR 2025 WERE: \$ 291,634.96 2025 ASSESSMENT TOTAL: 9,107,900

E COAST ELMWOOD VILL LLC/MORGAN PRO
112 S. FRENCH STREET
WILMINGTON, DE 19801

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BLOCK: 201 LOT: 3 QUAL:

PROPERTY LOCATION: 58 BROADWAY CLASS: 4A

LAND: 1,809,800 BUILDING: 10,985,500 **2026 ASSESSMENT TOTAL: 12,795,300**

NET TAXES BILLED FOR 2025 WERE: \$ 281,577.48 2025 ASSESSMENT TOTAL: 8,793,800

RD ELMWD ASSOC RYAN PTS DEPT 80000
PO BOX 1550
COCKEYSVILLE, MD 21030

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BLOCK: 1104 LOT: 17 QUAL:

PROPERTY LOCATION: 397 E 54TH STREET (REAR) CLASS: 4B

LAND: 9,822,100 BUILDING: 30,399,300 **2026 ASSESSMENT TOTAL: 40,221,400**

NET TAXES BILLED FOR 2025 WERE: \$ 281,023.53 2025 ASSESSMENT TOTAL: 8,776,500

SG NATIONAL LLC
1185 SIXTH AVE, 10TH FL
NEW YORK, NY 10036-2604

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BLOCK: 1202 LOT: 22 QUAL:

PROPERTY LOCATION: 669 RIVER DRIVE CLASS: 4A

LAND: 4,207,900 BUILDING: 6,078,400 **2026 ASSESSMENT TOTAL: 10,286,300**

NET TAXES BILLED FOR 2025 WERE: \$ 280,175.00 2025 ASSESSMENT TOTAL: 8,750,000

ACCORDIA RIVER DRIVE LLC DE
100 PASSAIC AVE STE 100
FAIRFIELD, NJ 07004

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BLOCK: 1201 LOT: 5.01 QUAL:

PROPERTY LOCATION: 200 RIVERFRONT BLVD CLASS: 4A

LAND: 2,512,000 BUILDING: 7,717,500 **2026 ASSESSMENT TOTAL: 10,229,500**

NET TAXES BILLED FOR 2025 WERE: \$ 272,170.00 2025 ASSESSMENT TOTAL: 8,500,000

200 RIVERFRONTBOULEVARD HP LLC
259 CEDAR LANE
TEANECK, NJ 07666

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BLOCK: 1019 LOT: 18.01 QUAL:

PROPERTY LOCATION: 619 RIVER DRIVE CLASS: 4A

LAND: 4,716,500 BUILDING: 8,459,400 **2026 ASSESSMENT TOTAL: 12,643,000**

* TOTAL INCLUDES A SPECIAL EXEMPTION OF -532900

NET TAXES BILLED FOR 2025 WERE: \$ 256,160.00 2025 ASSESSMENT TOTAL: 8,000,000

STAGHORN REALTY LLC
200 SHEFFIELD ST
MONTAINSIDE, NJ 07092

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BLOCK: 202 LOT: 1 QUAL:

PROPERTY LOCATION: 96-188 DONOR AVENUE CLASS: 4C

LAND: 9,600,000 BUILDING: 9,362,100 **2026 ASSESSMENT TOTAL: 18,962,100**

NET TAXES BILLED FOR 2025 WERE: \$ 253,226.97 2025 ASSESSMENT TOTAL: 7,908,400

E COAST ELMWOOD VILL LLC/MORGAN PRO
112 S. FRENCH STREET
WILMINGTON, DE 19801

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BLOCK: 1705 LOT: 1 QUAL:

PROPERTY LOCATION: 251 ROUTE 46 (WEST) CLASS: 4A

LAND: 2,664,000 BUILDING: 10,404,800 **2026 ASSESSMENT TOTAL: 13,068,800**

NET TAXES BILLED FOR 2025 WERE: \$ 205,920.62 2025 ASSESSMENT TOTAL: 6,431,000

F W WEBB CO MA CORP ETAL
160 MIDDLESEX TPKE
BEDFORD, MA 01730

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BLOCK: 902 LOT: 4 QUAL:

PROPERTY LOCATION: 41 SLATER DRIVE CLASS: 4B

LAND: 9,725,000 BUILDING: 24,607,900 **2026 ASSESSMENT TOTAL: 34,332,900**

NET TAXES BILLED FOR 2025 WERE: \$ 197,060.69 2025 ASSESSMENT TOTAL: 6,154,300

TA-HAMPSHIRE FAIRFALLS JV LLC
ONE FEDERAL ST 17TH FL
BOSTON, MA 02110

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BLOCK: 608 LOT: 1 QUAL:

PROPERTY LOCATION: 456-544 RIVER DRIVE CLASS: 4B

LAND: 6,484,500 BUILDING: 11,736,700 **2026 ASSESSMENT TOTAL: 18,221,200**

NET TAXES BILLED FOR 2025 WERE: \$ 191,569.26 2025 ASSESSMENT TOTAL: 5,982,800

MARCAL MFTG LLC NEXBANK SSB
1 MARKET STREET
ELMWOOD PARK, NJ 07407-1401

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BLOCK: 1411 LOT: 4 QUAL:

PROPERTY LOCATION: 487 EDWARD ROSS DRIVE CLASS: 4A

LAND: 8,330,000 BUILDING: 11,187,900 **2026 ASSESSMENT TOTAL:** 19,517,900

NET TAXES BILLED FOR 2025 WERE: \$ 189,833.77 2025 ASSESSMENT TOTAL: 5,928,600

487 EDWARD ROSS DRIVE LLC
P.O. BOX 2187
SOUTH HACKENSACK, NJ 07606

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BLOCK: 1411 LOT: 2 QUAL:

PROPERTY LOCATION: 475 MARKET STREET CLASS: 4B

LAND: 1,165,000 BUILDING: 7,135,800 **2026 ASSESSMENT TOTAL: 8,300,800**

NET TAXES BILLED FOR 2025 WERE: \$ 180,913.00 2025 ASSESSMENT TOTAL: 5,650,000

475 MARKET ST CARL RIZZO, ESQ
P.O. BOX 2187
SOUTH HACKENSACK NJ 07606

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* REVALUATION DISTRICT *

BLOCK: 302 LOT: 1 QUAL:

PROPERTY LOCATION: 180 BROADWAY CLASS: 4A

LAND: 4,839,800 BUILDING: 6,664,600 **2026 ASSESSMENT TOTAL: 11,504,400**

NET TAXES BILLED FOR 2025 WERE: \$ 175,053.34 2025 ASSESSMENT TOTAL: 5,467,000

ONE EIGHTY BROADWAY, LLC
999 RIVERVIEW DR/POB 699
TOTOWA, NJ 07511

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BLOCK: 202 LOT: 2 QUAL:

PROPERTY LOCATION: 44-120 MOLA BOULEVARD CLASS: 4C

LAND: 5,640,000 BUILDING: 13,322,100 **2026 ASSESSMENT TOTAL: 18,962,100**

NET TAXES BILLED FOR 2025 WERE: \$ 146,132.88 2025 ASSESSMENT TOTAL: 4,563,800

E COAST ELMWOOD VILL LLC/MORGAN PRO
112 S. FRENCH STREET
WILMINGTON, DE 19801

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BLOCK: 1406 LOT: 7 QUAL:

PROPERTY LOCATION: 1 PAUL KOHNER PLACE CLASS: 4B

LAND: 7,893,500 BUILDING: 14,148,100 **2026 ASSESSMENT TOTAL: 22,041,600**

NET TAXES BILLED FOR 2025 WERE: \$ 143,827.44 2025 ASSESSMENT TOTAL: 4,491,800

TAMARISK KOHNER PLACE LLC
4350 LA JOLLA VILLAGE DR
SAN DIEGO, CA 92122

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BLOCK: 201 LOT: 1 QUAL:

PROPERTY LOCATION: RIVER DRIVE & BWAY CLASS: 4C

LAND: 3,240,000 BUILDING: 4,716,500 **2026 ASSESSMENT TOTAL: 7,956,500**

NET TAXES BILLED FOR 2025 WERE: \$ 143,090.00 2025 ASSESSMENT TOTAL: 4,500,000

PARKVIEW CO-OP C/O TRI-CITY REALTY
P.O. BOX 145
TOTOWA, NJ 07511

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BLOCK: 301 LOT: 1 QUAL:

PROPERTY LOCATION: 25-79 MOLA BOULEVARD CLASS: 4C

LAND: 5,400,000 BUILDING: 13,562,100 **2026 ASSESSMENT TOTAL: 18,962,100**

NET TAXES BILLED FOR 2025 WERE: \$ 141,630.86 2025 ASSESSMENT TOTAL: 4,423,200

E COAST ELMWOOD VILL LLC/MORGAN PRO
112 S. FRENCH STREET
WILMINGTON, DE 19801-0003

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* REVALUATION DISTRICT *

BLOCK: 610 LOT: 1.02 QUAL:

PROPERTY LOCATION: 1 MARKET STREET CLASS: 4B

LAND: 4,042,500 BUILDING: 9,850,300 **2026 ASSESSMENT TOTAL: 13,892,800**

NET TAXES BILLED FOR 2025 WERE: \$ 137,218.51 2025 ASSESSMENT TOTAL: 4,285,400

MARCAL MANUFACTURING, LLC
1 MARKET STREET
ELMWOOD PARK, NJ 07407

ELMWOOD PARK TAX ASSESSOR
182 MARKET STREET
ELMWOOD PARK, NJ 07407

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

District: Elmwood Park
Bergen County Board of Taxation, 2 Bergen County Plaza, 1st Fl, Hackensack NJ 07601

NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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

DATE MAILED: 03/12/26

* REVALUATION DISTRICT *

BLOCK: 120 LOT: 1 QUAL:

PROPERTY LOCATION: 1 BROADWAY CLASS: 4A

LAND: 1,206,000 BUILDING: 4,281,000 **2026 ASSESSMENT TOTAL: 5,487,000**

NET TAXES BILLED FOR 2025 WERE: \$ 135,150.02 2025 ASSESSMENT TOTAL: 4,220,800

ONE ELMWOOD PARK, LLC
855 LEXINGTON AVE 3RD FL
NEW YORK NY 10021-6640

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182 MARKET STREET
ELMWOOD PARK, NJ 07407

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* REVALUATION DISTRICT *

BLOCK: 1407 LOT: 2 QUAL:

PROPERTY LOCATION: 5 BOUMAR PLACE CLASS: 4B

LAND: 677,500 BUILDING: 1,098,500 **2026 ASSESSMENT TOTAL: 1,776,000**

NET TAXES BILLED FOR 2025 WERE: \$ 131,352.44 2025 ASSESSMENT TOTAL: 4,102,200

SENSIBLE FOODS LLC
250 PEHLE AVE, SUITE 1002
SADDLE BROOK, NJ 07663

ELMWOOD PARK TAX ASSESSOR
182 MARKET STREET
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* REVALUATION DISTRICT *

BLOCK: 201 LOT: 5 QUAL:

PROPERTY LOCATION: 75-135 ELMWOOD TERRACE CLASS: 4C

LAND: 4,680,000 BUILDING: 14,282,100 **2026 ASSESSMENT TOTAL: 18,962,100**

NET TAXES BILLED FOR 2025 WERE: \$ 126,040.33 2025 ASSESSMENT TOTAL: 3,936,300

E COAST ELMWOOD VILL LLC/MORGAN PRO
112 S. FRENCH STREET
WILMINGTON, DE 19801

ELMWOOD PARK TAX ASSESSOR
182 MARKET STREET
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* REVALUATION DISTRICT *

BLOCK: 307 LOT: 1 QUAL:

PROPERTY LOCATION: 16TH & IOZZIA & 14TH AVES CLASS: 4C

LAND: 4,440,000 BUILDING: 5,222,500 **2026 ASSESSMENT TOTAL: 9,662,500**

NET TAXES BILLED FOR 2025 WERE: \$ 125,047.71 2025 ASSESSMENT TOTAL: 3,905,300

ELMWOOD TERRACE INC
155 RIVERSIDE DR
NEW YORK NY 10024-2207

ELMWOOD PARK TAX ASSESSOR
182 MARKET STREET
ELMWOOD PARK, NJ 07407

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* REVALUATION DISTRICT *

BLOCK: 1411 LOT: 3 QUAL:

PROPERTY LOCATION: 481 EDWARD ROSS DRIVE CLASS: 4B

LAND: 2,050,000 BUILDING: 10,786,500 **2026 ASSESSMENT TOTAL: 12,836,500**

NET TAXES BILLED FOR 2025 WERE: \$ 124,480.95 2025 ASSESSMENT TOTAL: 3,887,600

481 EDWARD ROSS DRIVE ASSOC LLC
P.O. BOX 2187
SOUTH HACKENSACK, NJ 07606

ELMWOOD PARK TAX ASSESSOR
182 MARKET STREET
ELMWOOD PARK, NJ 07407

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* REVALUATION DISTRICT *

BLOCK: 1407 LOT: 1 QUAL:

PROPERTY LOCATION: 465 MOLA BOULEVARD CLASS: 4B

LAND: 8,375,000 BUILDING: 18,509,200 **2026 ASSESSMENT TOTAL: 26,884,200**

NET TAXES BILLED FOR 2025 WERE: \$ 122,617.39 2025 ASSESSMENT TOTAL: 3,829,400

BAM MOLA LLC
401 EDGEWATER PL #265
WAKEFIELD, MA 01880

ELMWOOD PARK TAX ASSESSOR
182 MARKET STREET
ELMWOOD PARK, NJ 07407

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* REVALUATION DISTRICT *

BLOCK: 301 LOT: 3 QUAL:

PROPERTY LOCATION: 42-82 IOZIA TERRACE CLASS: 4C

LAND: 4,440,000 BUILDING: 5,222,500 **2026 ASSESSMENT TOTAL: 9,662,500**

NET TAXES BILLED FOR 2025 WERE: \$ 121,659.99 2025 ASSESSMENT TOTAL: 3,799,500

ELMWOOD TERRACE INC
155 RIVERSIDE DR
NEW YORK NY 10024-2207

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182 MARKET STREET
ELMWOOD PARK, NJ 07407

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* REVALUATION DISTRICT *

BLOCK: 1720 LOT: 1 QUAL:

PROPERTY LOCATION: 72-180 KIPP AVENUE CLASS: 4B

LAND: 3,576,000 BUILDING: 12,084,700 **2026 ASSESSMENT TOTAL: 15,660,700**

NET TAXES BILLED FOR 2025 WERE: \$ 115,970.04 2025 ASSESSMENT TOTAL: 3,621,800

CENTRAL BERGEN PROPERTIES
141 LANZA AVE
GARFIELD NJ 07026-3530

ELMWOOD PARK TAX ASSESSOR
182 MARKET STREET
ELMWOOD PARK, NJ 07407

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* REVALUATION DISTRICT *

BLOCK: 1407 LOT: 15 QUAL:

PROPERTY LOCATION: 475 MOLA BOULEVARD CLASS: 4A

LAND: 2,702,000 BUILDING: 5,920,600 **2026 ASSESSMENT TOTAL: 8,622,600**

NET TAXES BILLED FOR 2025 WERE: \$ 114,000.81 2025 ASSESSMENT TOTAL: 3,560,300

475B ELMWOOD PARK LLC
104 CHESTNUT STREET #300
RIDGEWOOD, NJ 07450

ELMWOOD PARK TAX ASSESSOR
182 MARKET STREET
ELMWOOD PARK, NJ 07407

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* REVALUATION DISTRICT *

BLOCK: 902 LOT: 10 QUAL:

PROPERTY LOCATION: SLATER DRIVE CLASS: 4A

LAND: 10,029,500 BUILDING: 731,200 **2026 ASSESSMENT TOTAL: 10,760,700**

NET TAXES BILLED FOR 2025 WERE: \$ 105,666.00 2025 ASSESSMENT TOTAL: 3,300,000

EXCHANGE MARKET STREET LLC
1800 WAZEE ST, SUITE 500
DENVER, CO 80202

ELMWOOD PARK TAX ASSESSOR
182 MARKET STREET
ELMWOOD PARK, NJ 07407

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BLOCK: 1711 LOT: 1 QUAL:

PROPERTY LOCATION: 200 ROUTE 46 (EAST) CLASS: 4A

LAND: 2,171,300 BUILDING: 2,678,700 **2026 ASSESSMENT TOTAL: 4,850,000**

NET TAXES BILLED FOR 2025 WERE: \$ 103,206.86 2025 ASSESSMENT TOTAL: 3,223,200

ELMWOOD PARK FFC LLC
28 VALLEY RD #1
MONTCLAIR, NJ 07042

ELMWOOD PARK TAX ASSESSOR
182 MARKET STREET
ELMWOOD PARK, NJ 07407

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BLOCK: 1104 LOT: 15 QUAL:

PROPERTY LOCATION: 98 A MAIN AVE REAR CLASS: 4B

LAND: 3,098,000 BUILDING: 12,632,500 **2026 ASSESSMENT TOTAL: 15,730,500**

NET TAXES BILLED FOR 2025 WERE: \$ 100,261.02 2025 ASSESSMENT TOTAL: 3,131,200

GRANT PROPTY III LLC
125 MAIN ST
ELMWOOD PARK, NJ 07407

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182 MARKET STREET
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BLOCK: 1411 LOT: 8 QUAL:

PROPERTY LOCATION: 491 EDWARD ROSS DRIVE CLASS: 4A

LAND: 2,615,000 BUILDING: 7,616,100 **2026 ASSESSMENT TOTAL: 10,231,100**

NET TAXES BILLED FOR 2025 WERE: \$ 100,052.89 2025 ASSESSMENT TOTAL: 3,124,700

481 EDWARD ROSS DRIVE ASSOC LLC
P.O. BOX 2187
SOUTH HACKENSACK, NJ 07606

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ELMWOOD PARK, NJ 07407

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* REVALUATION DISTRICT *

BLOCK: 1406 LOT: 12 QUAL:

PROPERTY LOCATION: 449 MARKET STREET CLASS: 4A

LAND: 1,935,000 BUILDING: 7,310,800 **2026 ASSESSMENT TOTAL: 9,245,800**

NET TAXES BILLED FOR 2025 WERE: \$ 93,498.40 2025 ASSESSMENT TOTAL: 2,920,000

429 MARKET ST ASSOC C/O VAP INT'L
27 HORSENECK RD 3RD FL
FAIRFIELD, NJ 07004-2743

ELMWOOD PARK TAX ASSESSOR
182 MARKET STREET
ELMWOOD PARK, NJ 07407

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* REVALUATION DISTRICT *

BLOCK: 201 LOT: 2 QUAL:

PROPERTY LOCATION: 30 BROADWAY CLASS: 4A

LAND: 1,974,800 BUILDING: 3,482,300 **2026 ASSESSMENT TOTAL: 5,457,100**

NET TAXES BILLED FOR 2025 WERE: \$ 89,707.23 2025 ASSESSMENT TOTAL: 2,801,600

THIRTY BROADWAY LLC
999 RIVERVIEW DR BOX 699
TOTOWA, NJ 07511

ELMWOOD PARK TAX ASSESSOR
182 MARKET STREET
ELMWOOD PARK, NJ 07407

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* REVALUATION DISTRICT *

BLOCK: 316 LOT: 8 QUAL:

PROPERTY LOCATION: 95-115 MOLA BLVD & 16 CLASS: 4C

LAND: 3,360,000 BUILDING: 15,602,100 **2026 ASSESSMENT TOTAL: 18,962,100**

NET TAXES BILLED FOR 2025 WERE: \$ 88,589.73 2025 ASSESSMENT TOTAL: 2,766,700

E COAST ELMWOOD VILL LLC/MORGAN PRO
112 S. FRENCH STREET
WILMINGTON, DE 19801

ELMWOOD PARK TAX ASSESSOR
182 MARKET STREET
ELMWOOD PARK, NJ 07407

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* REVALUATION DISTRICT *

BLOCK: 302 LOT: 2 QUAL:

PROPERTY LOCATION: 1-17 TO 1-67 14TH AVENUE CLASS: 4C

LAND: 4,440,000 BUILDING: 5,222,500 **2026 ASSESSMENT TOTAL: 9,662,500**

NET TAXES BILLED FOR 2025 WERE: \$ 87,238.49 2025 ASSESSMENT TOTAL: 2,724,500

ELMWOOD TERRACE INC
155 RIVERSIDE DR
NEW YORK NY 10024-2207

ELMWOOD PARK TAX ASSESSOR
182 MARKET STREET
ELMWOOD PARK, NJ 07407

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* REVALUATION DISTRICT *

BLOCK: 1410 LOT: 4 QUAL:

PROPERTY LOCATION: 430 MARKET STREET CLASS: 4A

LAND: 982,500 BUILDING: 4,683,900 **2026 ASSESSMENT TOTAL: 5,666,400**

NET TAXES BILLED FOR 2025 WERE: \$ 84,763.34 2025 ASSESSMENT TOTAL: 2,647,200

PUCCIO IV,LLC
PO BOX 276
NORWOOD NJ

07648

ELMWOOD PARK TAX ASSESSOR
182 MARKET STREET
ELMWOOD PARK, NJ 07407

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* REVALUATION DISTRICT *

BLOCK: 1104 LOT: 16 QUAL:

PROPERTY LOCATION: 96 REAR MAIN AVENUE CLASS: 4B

LAND: 2,332,400 BUILDING: 8,246,000 **2026 ASSESSMENT TOTAL: 10,578,400**

NET TAXES BILLED FOR 2025 WERE: \$ 83,761.12 2025 ASSESSMENT TOTAL: 2,615,900

GRANT PROPERTIES IV LLC

125 MAIN AVE

ELMWOOD PARK, NJ 07407

ELMWOOD PARK TAX ASSESSOR
182 MARKET STREET
ELMWOOD PARK, NJ 07407

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* REVALUATION DISTRICT *

BLOCK: 1810 LOT: 6 QUAL:

PROPERTY LOCATION: 109 MIDLAND AVENUE CLASS: 4A

LAND: 2,895,000 BUILDING: 5,884,300 **2026 ASSESSMENT TOTAL: 8,779,300**

NET TAXES BILLED FOR 2025 WERE: \$ 83,252.00 2025 ASSESSMENT TOTAL: 2,600,000

DECAN REALTY
109 MIDLAND AVE
ELMWOOD PARK NJ 07407-2441

ELMWOOD PARK TAX ASSESSOR
182 MARKET STREET
ELMWOOD PARK, NJ 07407

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* REVALUATION DISTRICT *

BLOCK: 1710 LOT: 2 QUAL:

PROPERTY LOCATION: 220 ROUTE 46 (EAST) CLASS: 4A

LAND: 1,762,500 BUILDING: 879,400 **2026 ASSESSMENT TOTAL: 2,641,900**

NET TAXES BILLED FOR 2025 WERE: \$ 82,781.31 2025 ASSESSMENT TOTAL: 2,585,300

HALMORE PROPERTY LLC
236 ROUTE 46 E BOX 528
SADDLE BROOK, NJ 07663

ELMWOOD PARK TAX ASSESSOR
182 MARKET STREET
ELMWOOD PARK, NJ 07407

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BLOCK: 1406 LOT: 9 QUAL:

PROPERTY LOCATION: 5 PAUL KOHNER PLACE CLASS: 4B

LAND: 3,235,300 BUILDING: 7,672,400 **2026 ASSESSMENT TOTAL: 10,907,700**

NET TAXES BILLED FOR 2025 WERE: \$ 80,050.00 2025 ASSESSMENT TOTAL: 2,500,000

PENN COLOR INC
2801 RICHMOND ROAD
HATFIELD, PA 19440

ELMWOOD PARK TAX ASSESSOR
182 MARKET STREET
ELMWOOD PARK, NJ 07407

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BLOCK: 1405 LOT: 2 QUAL:

PROPERTY LOCATION: 19 WALLACE STREET CLASS: 4B

LAND: 3,260,000 BUILDING: 4,054,200 **2026 ASSESSMENT TOTAL: 7,314,200**

NET TAXES BILLED FOR 2025 WERE: \$ 79,166.25 2025 ASSESSMENT TOTAL: 2,472,400

19 WALLACE LLC
4 STAR POINT #204
STAMFORD, CT 06902

ELMWOOD PARK TAX ASSESSOR
182 MARKET STREET
ELMWOOD PARK, NJ 07407

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* REVALUATION DISTRICT *

BLOCK: 1706 LOT: 3 QUAL:

PROPERTY LOCATION: 231 ROUTE 46 (WEST) CLASS: 4A

LAND: 1,887,800 BUILDING: 1,322,600 **2026 ASSESSMENT TOTAL: 3,210,400**

NET TAXES BILLED FOR 2025 WERE: \$ 74,766.70 2025 ASSESSMENT TOTAL: 2,335,000

46 WENDY'S LLC
1534 ROUTE 23 NORTH
WAYNE, NJ 07470

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* REVALUATION DISTRICT *

BLOCK: 201 LOT: 6 QUAL:

PROPERTY LOCATION: 5-65 ELMWOOD TERRACE CLASS: 4C

LAND: 2,760,000 BUILDING: 4,039,700 **2026 ASSESSMENT TOTAL: 6,799,700**

NET TAXES BILLED FOR 2025 WERE: \$ 72,005.60 2025 ASSESSMENT TOTAL: 2,280,000

ELMWOOD CO-OP APT CORNER PROP MNGM
200 VALLEY ROAD SUITE 108
MT. ARLINGTON, NJ 07856

ELMWOOD PARK TAX ASSESSOR
182 MARKET STREET
ELMWOOD PARK, NJ 07407

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* REVALUATION DISTRICT *

BLOCK: 1706 LOT: 1 QUAL:

PROPERTY LOCATION: 213 ROUTE 46 (WEST) CLASS: 4A

LAND: 890,300 BUILDING: 2,969,600 **2026 ASSESSMENT TOTAL: 3,859,900**

NET TAXES BILLED FOR 2025 WERE: \$ 67,895.21 2025 ASSESSMENT TOTAL: 2,120,400

ZOHRA LLC NJ
33 COLUMBUS AVE
TOTOWA, NJ 07512

ELMWOOD PARK TAX ASSESSOR
182 MARKET STREET
ELMWOOD PARK, NJ 07407

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* REVALUATION DISTRICT *

BLOCK: 1411 LOT: 6 QUAL:

PROPERTY LOCATION: 2 MIDLAND AVENUE CLASS: 4B

LAND: 3,672,500 BUILDING: 6,252,600 **2026 ASSESSMENT TOTAL: 9,925,100**

NET TAXES BILLED FOR 2025 WERE: \$ 66,342.24 2025 ASSESSMENT TOTAL: 2,071,900

KLEIN LAND GROUP LLC
4 MIDLAND AVENUE
ELMWOOD PARK, NJ 07407

ELMWOOD PARK TAX ASSESSOR
182 MARKET STREET
ELMWOOD PARK, NJ 07407

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* REVALUATION DISTRICT *

BLOCK: 204 LOT: 10 QUAL:

PROPERTY LOCATION: 40-60 ELMWOOD TERRACE CLASS: 4C

LAND: 2,880,000 BUILDING: 2,946,000 **2026 ASSESSMENT TOTAL: 5,826,000**

NET TAXES BILLED FOR 2025 WERE: \$ 64,040.00 2025 ASSESSMENT TOTAL: 2,000,000

GLENWOOD PLAZA INC
155 RIVERSIDE DR
NEW YORK NY 10024-2207

ELMWOOD PARK TAX ASSESSOR
182 MARKET STREET
ELMWOOD PARK, NJ 07407

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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: 03/12/26

* REVALUATION DISTRICT *

BLOCK: 804 LOT: 6 QUAL:

PROPERTY LOCATION: 125 MAIN AVENUE CLASS: 4B

LAND: 953,000 BUILDING: 4,381,300 **2026 ASSESSMENT TOTAL: 5,334,300**

NET TAXES BILLED FOR 2025 WERE: \$ 63,546.89 2025 ASSESSMENT TOTAL: 1,984,600

CHAR-MIKE REALTY CO.
125 MAIN AVE
ELMWOOD PARK NJ 07407-3203

ELMWOOD PARK TAX ASSESSOR
182 MARKET STREET
ELMWOOD PARK, NJ 07407

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

District: Elmwood Park
Bergen County Board of Taxation, 2 Bergen County Plaza, 1st Fl, Hackensack NJ 07601

NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 03/12/26

* REVALUATION DISTRICT *

BLOCK: 1406 LOT: 10 QUAL:

PROPERTY LOCATION: 7 PAUL KOHNER PLACE CLASS: 4B

LAND: 2,337,500 BUILDING: 5,205,600 **2026 ASSESSMENT TOTAL: 7,543,100**

NET TAXES BILLED FOR 2025 WERE: \$ 62,685.55 2025 ASSESSMENT TOTAL: 1,957,700

PJF REALTY,LLC
7 PAUL KOHNER PL
ELMWOOD PARK, NJ 07407

ELMWOOD PARK TAX ASSESSOR
182 MARKET STREET
ELMWOOD PARK, NJ 07407

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* REVALUATION DISTRICT *

BLOCK: 1406 LOT: 8 QUAL:

PROPERTY LOCATION: 30 PAUL KOHNER PLACE CLASS: 4A

LAND: 4,162,500 BUILDING: 7,727,300 **2026 ASSESSMENT TOTAL: 11,889,800**

NET TAXES BILLED FOR 2025 WERE: \$ 62,224.47 2025 ASSESSMENT TOTAL: 1,943,300

PENN COLOR INC
2755 BERGEY ROAD
HATFIELD, PA 19440

ELMWOOD PARK TAX ASSESSOR
182 MARKET STREET
ELMWOOD PARK, NJ 07407

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* REVALUATION DISTRICT *

BLOCK: 804 LOT: 11 QUAL:

PROPERTY LOCATION: 75 MAIN AVENUE CLASS: 4A

LAND: 1,546,500 BUILDING: 4,489,500 **2026 ASSESSMENT TOTAL: 6,036,000**

NET TAXES BILLED FOR 2025 WERE: \$ 60,681.10 2025 ASSESSMENT TOTAL: 1,895,100

E PARK REALTY LLC
2 MAIN ST
BRADLEY BEACH, NJ 07720

ELMWOOD PARK TAX ASSESSOR
182 MARKET STREET
ELMWOOD PARK, NJ 07407

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* REVALUATION DISTRICT *

BLOCK: 201 LOT: 4 QUAL:

PROPERTY LOCATION: 80 BROADWAY CLASS: 4A

LAND: 1,794,800 BUILDING: 794,600 **2026 ASSESSMENT TOTAL: 2,589,400**

NET TAXES BILLED FOR 2025 WERE: \$ 59,800.55 2025 ASSESSMENT TOTAL: 1,867,600

RD ELMWD ASSOC RYAN PTS DEPT 800
PO BOX 1550
COCKEYSVILLE, MD 21030

ELMWOOD PARK TAX ASSESSOR
182 MARKET STREET
ELMWOOD PARK, NJ 07407

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* REVALUATION DISTRICT *

BLOCK: 1508 LOT: 20.01 QUAL:

PROPERTY LOCATION: 593 MARKET STREET CLASS: 4A

LAND: 1,361,300 BUILDING: 3,733,800 **2026 ASSESSMENT TOTAL: 5,095,100**

NET TAXES BILLED FOR 2025 WERE: \$ 59,237.00 2025 ASSESSMENT TOTAL: 1,850,000

ELMWOOD PARK CAPITAL LLC
104 WILMIT ROAD
DEERFIELD, IL 60015

ELMWOOD PARK TAX ASSESSOR
182 MARKET STREET
ELMWOOD PARK, NJ 07407

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* REVALUATION DISTRICT *

BLOCK: 1401 LOT: 2 QUAL:

PROPERTY LOCATION: 180 VAN RIPER AVENUE CLASS: 4B

LAND: 2,030,000 BUILDING: 7,536,800 **2026 ASSESSMENT TOTAL: 9,566,800**

NET TAXES BILLED FOR 2025 WERE: \$ 57,636.00 2025 ASSESSMENT TOTAL: 1,800,000

T&T ELMWOOD INVESTMENT LLC
25 INDEPENDENCE BLVD
WARREN, NJ 07059

ELMWOOD PARK TAX ASSESSOR
182 MARKET STREET
ELMWOOD PARK, NJ 07407

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* REVALUATION DISTRICT *

BLOCK: 902 LOT: 3 QUAL:

PROPERTY LOCATION: SLATER DRIVE CLASS: 4B

LAND: 3,125,000 BUILDING: 74,700 **2026 ASSESSMENT TOTAL: 3,199,700**

NET TAXES BILLED FOR 2025 WERE: \$ 55,897.31 2025 ASSESSMENT TOTAL: 1,745,700

TA-HAMPSHIRE FAIRFALS JV LLC
ONE FEDERAL ST 17TH FL
BOSTON, MA 02110

ELMWOOD PARK TAX ASSESSOR
182 MARKET STREET
ELMWOOD PARK, NJ 07407

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* REVALUATION DISTRICT *

BLOCK: 1508 LOT: 12 QUAL:

PROPERTY LOCATION: 4 MIDLAND AVENUE CLASS: 4A

LAND: 1,301,500 BUILDING: 2,700,200 **2026 ASSESSMENT TOTAL: 4,001,700**

NET TAXES BILLED FOR 2025 WERE: \$ 55,497.06 2025 ASSESSMENT TOTAL: 1,733,200

KLEIN, HOWARD
4 MIDLAND AVE
ELMWOOD PARK NJ 07407-3115

ELMWOOD PARK TAX ASSESSOR
182 MARKET STREET
ELMWOOD PARK, NJ 07407

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* REVALUATION DISTRICT *

BLOCK: 1002 LOT: 25 QUAL:

PROPERTY LOCATION: LINDEN AVE & WEST STREET CLASS: 4C

LAND: 1,920,000 BUILDING: 2,559,500 **2026 ASSESSMENT TOTAL: 4,479,500**

NET TAXES BILLED FOR 2025 WERE: \$ 54,709.37 2025 ASSESSMENT TOTAL: 1,708,600

JGSR REALTY LLC
435 HUDSON ST
HACKENSACK, NJ 07601

ELMWOOD PARK TAX ASSESSOR
182 MARKET STREET
ELMWOOD PARK, NJ 07407

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* REVALUATION DISTRICT *

BLOCK: 1510 LOT: 2 QUAL:

PROPERTY LOCATION: 37 MIDLAND AVENUE CLASS: 4B

LAND: 1,292,000 BUILDING: 4,342,900 **2026 ASSESSMENT TOTAL: 5,634,900**

NET TAXES BILLED FOR 2025 WERE: \$ 53,918.48 2025 ASSESSMENT TOTAL: 1,683,900

GJS PROPERTIES, LLC
37 MIDLAND AVE
ELMWOOD PARK NJ 07407-2611

ELMWOOD PARK TAX ASSESSOR
182 MARKET STREET
ELMWOOD PARK, NJ 07407

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BLOCK: 1701 LOT: 4 QUAL:

PROPERTY LOCATION: 85 BANK STREET CLASS: 4A

LAND: 912,000 BUILDING: 3,722,800 **2026 ASSESSMENT TOTAL: 4,634,800**

NET TAXES BILLED FOR 2025 WERE: \$ 53,489.41 2025 ASSESSMENT TOTAL: 1,670,500

AMERCO REAL ESTATE CO
2727 N CENTRAL AVE
PHOENIX, AZ 85004

ELMWOOD PARK TAX ASSESSOR
182 MARKET STREET
ELMWOOD PARK, NJ 07407

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* REVALUATION DISTRICT *

BLOCK: 1407 LOT: 13 QUAL:

PROPERTY LOCATION: 495 MOLA BOULEVARD CLASS: 4B

LAND: 2,093,800 BUILDING: 4,831,200 **2026 ASSESSMENT TOTAL: 6,925,000**

NET TAXES BILLED FOR 2025 WERE: \$ 53,159.60 2025 ASSESSMENT TOTAL: 1,660,200

495 BOULEVARD ASSOC., LLC
495 MOLA BLVD SUITE 2
ELMWOOD PARK NJ 07407

ELMWOOD PARK TAX ASSESSOR
182 MARKET STREET
ELMWOOD PARK, NJ 07407

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* REVALUATION DISTRICT *

BLOCK: 804 LOT: 7 QUAL:

PROPERTY LOCATION: 103 MAIN AVENUE CLASS: 4A

LAND: 824,500 BUILDING: 2,386,800 **2026 ASSESSMENT TOTAL: 3,211,300**

NET TAXES BILLED FOR 2025 WERE: \$ 52,900.24 2025 ASSESSMENT TOTAL: 1,652,100

GRANATELL BROTHERS, L.L.C.
125 MAIN AVE
ELMWOOD PARK, NJ 07407-3222

ELMWOOD PARK TAX ASSESSOR
182 MARKET STREET
ELMWOOD PARK, NJ 07407

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* REVALUATION DISTRICT *

BLOCK: 1210 LOT: 1 QUAL:

PROPERTY LOCATION: 44-60 ROUTE 46 (EAST) CLASS: 4A

LAND: 1,011,000 BUILDING: 2,950,000 **2026 ASSESSMENT TOTAL: 3,961,000**

NET TAXES BILLED FOR 2025 WERE: \$ 51,901.22 2025 ASSESSMENT TOTAL: 1,620,900

SEVEN HOTELS, LLC
50 ROUTE 46 EAST
ELMWOOD PARK, NJ 07407-1236

ELMWOOD PARK TAX ASSESSOR
182 MARKET STREET
ELMWOOD PARK, NJ 07407

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* REVALUATION DISTRICT *

BLOCK: 1407 LOT: 5 QUAL:

PROPERTY LOCATION: 3 BOUMAR PLACE CLASS: 4B

LAND: 780,000 BUILDING: 3,576,800 **2026 ASSESSMENT TOTAL: 4,356,800**

NET TAXES BILLED FOR 2025 WERE: \$ 50,527.56 2025 ASSESSMENT TOTAL: 1,578,000

ITALIAN CERAMIC TILE CORPORATION
410 MARKET STREET
ELMWOOD PARK, NJ 07407

ELMWOOD PARK TAX ASSESSOR
182 MARKET STREET
ELMWOOD PARK, NJ 07407

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* REVALUATION DISTRICT *

BLOCK: 316 LOT: 9 QUAL:

PROPERTY LOCATION: 16TH & 90-126 IOZZIA CLASS: 4C

LAND: 4,440,000 BUILDING: 5,222,500 **2026 ASSESSMENT TOTAL: 9,662,500**

NET TAXES BILLED FOR 2025 WERE: \$ 50,293.81 2025 ASSESSMENT TOTAL: 1,570,700

ELMWOOD TERRACE INC
155 RIVERSIDE DR
NEW YORK NY 10024-2207

ELMWOOD PARK TAX ASSESSOR
182 MARKET STREET
ELMWOOD PARK, NJ 07407

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* REVALUATION DISTRICT *

BLOCK: 1709 LOT: 1 QUAL:

PROPERTY LOCATION: 240 ROUTE 46 (EAST) CLASS: 4A

LAND: 939,000 BUILDING: 1,453,300 **2026 ASSESSMENT TOTAL: 2,392,300**

NET TAXES BILLED FOR 2025 WERE: \$ 48,350.20 2025 ASSESSMENT TOTAL: 1,510,000

FORTY-SIX ASSOCIATES, INC
4 SILENT NEST WAY
FRANKLIN LAKES NJ 07417

ELMWOOD PARK TAX ASSESSOR
182 MARKET STREET
ELMWOOD PARK, NJ 07407

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* REVALUATION DISTRICT *

BLOCK: 902 LOT: 6 QUAL:

PROPERTY LOCATION: 680 RIVER DRIVE CLASS: 4A

LAND: 1,185,000 BUILDING: 1,140,600 **2026 ASSESSMENT TOTAL: 2,325,600**

NET TAXES BILLED FOR 2025 WERE: \$ 46,909.30 2025 ASSESSMENT TOTAL: 1,465,000

NOMAR ASSOC, LLC
31 MONEY POINT ROAD
MYSTIC, CT 06355

ELMWOOD PARK TAX ASSESSOR
182 MARKET STREET
ELMWOOD PARK, NJ 07407

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* REVALUATION DISTRICT *

BLOCK: 1701 LOT: 10 QUAL:

PROPERTY LOCATION: 100 ROUTE 46 (EAST) CLASS: 4A

LAND: 1,036,500 BUILDING: 795,600 **2026 ASSESSMENT TOTAL: 1,832,100**

NET TAXES BILLED FOR 2025 WERE: \$ 46,108.80 2025 ASSESSMENT TOTAL: 1,440,000

NADBRI, LLC
136 ROUTE 46 EAST
LODI NJ 07644

ELMWOOD PARK TAX ASSESSOR
182 MARKET STREET
ELMWOOD PARK, NJ 07407

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* REVALUATION DISTRICT *

BLOCK: 804 LOT: 9 QUAL:

PROPERTY LOCATION: 85 MAIN AVENUE CLASS: 4B

LAND: 794,500 BUILDING: 2,401,400 **2026 ASSESSMENT TOTAL: 3,195,900**

NET TAXES BILLED FOR 2025 WERE: \$ 46,063.97 2025 ASSESSMENT TOTAL: 1,438,600

EV RHA GROUP LLC
328 CASPER RD
ENGLEWOOD CLIFFS, NJ 07632

ELMWOOD PARK TAX ASSESSOR
182 MARKET STREET
ELMWOOD PARK, NJ 07407

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* REVALUATION DISTRICT *

BLOCK: 1003 LOT: 16 QUAL:

PROPERTY LOCATION: 97 LINDEN AVENUE CLASS: 4A

LAND: 762,500 BUILDING: 895,100 **2026 ASSESSMENT TOTAL:** 1,657,600

NET TAXES BILLED FOR 2025 WERE: \$ 46,031.95 2025 ASSESSMENT TOTAL: 1,437,600

97 LINDEN AVENUE LLC
81 PROSPECT AVENUE
BAYONNE, NJ 07002

ELMWOOD PARK TAX ASSESSOR
182 MARKET STREET
ELMWOOD PARK, NJ 07407

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* REVALUATION DISTRICT *

BLOCK: 1016 LOT: 1 QUAL:

PROPERTY LOCATION: 179 MARKET STREET CLASS: 4A

LAND: 1,294,300 BUILDING: 35,100 **2026 ASSESSMENT TOTAL: 1,329,400**

NET TAXES BILLED FOR 2025 WERE: \$ 44,828.00 2025 ASSESSMENT TOTAL: 1,400,000

179 MARKET STREET LLC
257 PERDUE COURT
PARAMUS, NJ 07652

ELMWOOD PARK TAX ASSESSOR
182 MARKET STREET
ELMWOOD PARK, NJ 07407

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* REVALUATION DISTRICT *

BLOCK: 804 LOT: 5 QUAL:

PROPERTY LOCATION: 74 LELIARTS LA CLASS: 4B

LAND: 1,154,000 BUILDING: 3,775,400 **2026 ASSESSMENT TOTAL:** 4,929,400

NET TAXES BILLED FOR 2025 WERE: \$ 44,828.00 2025 ASSESSMENT TOTAL: 1,400,000

MRL LAPLACE, LLC
258 RIDGE ROAD
CHESTER, NY 10918

ELMWOOD PARK TAX ASSESSOR
182 MARKET STREET
ELMWOOD PARK, NJ 07407

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* REVALUATION DISTRICT *

BLOCK: 1402 LOT: 1 QUAL:

PROPERTY LOCATION: 11 WALLACE STREET CLASS: 4B

LAND: 664,500 BUILDING: 3,189,000 **2026 ASSESSMENT TOTAL: 3,853,500**

NET TAXES BILLED FOR 2025 WERE: \$ 43,723.31 2025 ASSESSMENT TOTAL: 1,365,500

KENMARK HOLDINGS LLC
PO BOX 1082
MEDFORD, NJ 08055

ELMWOOD PARK TAX ASSESSOR
182 MARKET STREET
ELMWOOD PARK, NJ 07407

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* REVALUATION DISTRICT *

BLOCK: 1106 LOT: 12.01 QUAL:

PROPERTY LOCATION: 20 BUSHES LANE CLASS: 4B

LAND: 1,118,700 BUILDING: 1,695,600 **2026 ASSESSMENT TOTAL: 2,814,300**

NET TAXES BILLED FOR 2025 WERE: \$ 43,419.12 2025 ASSESSMENT TOTAL: 1,356,000

20 BUSHES PROP LLC
20 BUSHES LANE
ELMWOOD PARK, NJ 07407

ELMWOOD PARK TAX ASSESSOR
182 MARKET STREET
ELMWOOD PARK, NJ 07407

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* REVALUATION DISTRICT *

BLOCK: 1411 LOT: 1 QUAL:

PROPERTY LOCATION: 463 MARKET STREET CLASS: 4A

LAND: 1,019,500 BUILDING: 880,000 **2026 ASSESSMENT TOTAL: 1,899,500**

NET TAXES BILLED FOR 2025 WERE: \$ 43,227.00 2025 ASSESSMENT TOTAL: 1,350,000

AZIZ REALTY LLC
74 CATHAY ROAD
CLIFTON, NJ 07013

ELMWOOD PARK TAX ASSESSOR
182 MARKET STREET
ELMWOOD PARK, NJ 07407

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* REVALUATION DISTRICT *

BLOCK: 1105 LOT: 6 QUAL:

PROPERTY LOCATION: 57 BUSHES LANE CLASS: 4B

LAND: 909,300 BUILDING: 1,872,300 **2026 ASSESSMENT TOTAL: 2,781,600**

NET TAXES BILLED FOR 2025 WERE: \$ 42,637.83 2025 ASSESSMENT TOTAL: 1,331,600

BUSHES LANE REALTY CORP NJ
120 E 131ST
NEW YORK, NY 10037

ELMWOOD PARK TAX ASSESSOR
182 MARKET STREET
ELMWOOD PARK, NJ 07407

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* REVALUATION DISTRICT *

BLOCK: 1511 LOT: 5 QUAL:

PROPERTY LOCATION: 600 MARKET STREET CLASS: 4A

LAND: 727,500 BUILDING: 1,311,700 **2026 ASSESSMENT TOTAL: 2,039,200**

NET TAXES BILLED FOR 2025 WERE: \$ 42,586.60 2025 ASSESSMENT TOTAL: 1,330,000

COMMERCE BANK/NORTH
380 WELLINGTON ST #10B
LONDON, ON CANADA N6A 4S4 00000

ELMWOOD PARK TAX ASSESSOR
182 MARKET STREET
ELMWOOD PARK, NJ 07407

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

District: Elmwood Park
Bergen County Board of Taxation, 2 Bergen County Plaza, 1st Fl, Hackensack NJ 07601

NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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

DATE MAILED: 03/12/26

* REVALUATION DISTRICT *

BLOCK: 1405 LOT: 1 QUAL:

PROPERTY LOCATION: 21 WALLACE STREET CLASS: 4B

LAND: 1,925,000 BUILDING: 3,459,900 **2026 ASSESSMENT TOTAL: 5,384,900**

NET TAXES BILLED FOR 2025 WERE: \$ 41,981.42 2025 ASSESSMENT TOTAL: 1,311,100

21 WALLACE EWP LLC
21 WALLACE STREET
ELMWOOD PARK, NJ 07407

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182 MARKET STREET
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* REVALUATION DISTRICT *

BLOCK: 1701 LOT: 2 QUAL:

PROPERTY LOCATION: 88 ROUTE 46 (EAST) CLASS: 4A

LAND: 1,261,900 BUILDING: 138,100 **2026 ASSESSMENT TOTAL: 1,400,000**

NET TAXES BILLED FOR 2025 WERE: \$ 41,933.39 2025 ASSESSMENT TOTAL: 1,309,600

GASGO PETROLEUM INC
163-50 24TH AVENUE
WHITESTONE, NY 11357

ELMWOOD PARK TAX ASSESSOR
182 MARKET STREET
ELMWOOD PARK, NJ 07407

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* REVALUATION DISTRICT *

BLOCK: 1410 LOT: 5 QUAL:

PROPERTY LOCATION: 440 MARKET STREET CLASS: 4A

LAND: 579,800 BUILDING: 729,700 **2026 ASSESSMENT TOTAL:** 1,309,500

NET TAXES BILLED FOR 2025 WERE: \$ 40,668.60 2025 ASSESSMENT TOTAL: 1,270,100

HASBROUCK PROPERTY MANAGEMENT LLC
64 NO ST
ELMWOOD PARK,NJ 07407

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182 MARKET STREET
ELMWOOD PARK, NJ 07407

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* REVALUATION DISTRICT *

BLOCK: 1711 LOT: 2 QUAL:

PROPERTY LOCATION: 204 ROUTE 46 (EAST) CLASS: 4A

LAND: 752,300 BUILDING: 2,309,700 **2026 ASSESSMENT TOTAL: 3,062,000**

NET TAXES BILLED FOR 2025 WERE: \$ 40,367.61 2025 ASSESSMENT TOTAL: 1,260,700

NAVRATAN, L.L.C.
1300 TONNELE AVE
NORTH BERGEN, NJ 07047

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182 MARKET STREET
ELMWOOD PARK, NJ 07407

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* REVALUATION DISTRICT *

BLOCK: 1717 LOT: 3 QUAL:

PROPERTY LOCATION: 30 STEFANIC AVENUE CLASS: 4A

LAND: 762,800 BUILDING: 5,477,200 **2026 ASSESSMENT TOTAL: 6,240,000**

NET TAXES BILLED FOR 2025 WERE: \$ 38,424.00 2025 ASSESSMENT TOTAL: 1,200,000

EIGHT DAYS A WEEK, LLC
160 MIDDLESEX TURNPIKE
BEDFORD, MA 01730

ELMWOOD PARK TAX ASSESSOR
182 MARKET STREET
ELMWOOD PARK, NJ 07407

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* REVALUATION DISTRICT *

BLOCK: 1407 LOT: 11 QUAL:

PROPERTY LOCATION: 511 MOLA BOULEVARD CLASS: 4A

LAND: 1,019,900 BUILDING: 626,200 **2026 ASSESSMENT TOTAL:** 1,646,100

NET TAXES BILLED FOR 2025 WERE: \$ 38,424.00 2025 ASSESSMENT TOTAL: 1,200,000

PSP PROPERTIES LLC
588 RIFLE CAMP RD
WOODLAND PARK, NJ 07424

ELMWOOD PARK TAX ASSESSOR
182 MARKET STREET
ELMWOOD PARK, NJ 07407

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* REVALUATION DISTRICT *

BLOCK: 1508 LOT: 17 QUAL:

PROPERTY LOCATION: 16 MIDLAND AVENUE CLASS: 4A

LAND: 1,184,300 BUILDING: 1,330,600 **2026 ASSESSMENT TOTAL: 2,514,900**

NET TAXES BILLED FOR 2025 WERE: \$ 37,309.70 2025 ASSESSMENT TOTAL: 1,165,200

16 MIDLAND REALTY CO LLC
241 MOLNAR DR STE 201
ELMWOOD PARK, NJ 07407

ELMWOOD PARK TAX ASSESSOR
182 MARKET STREET
ELMWOOD PARK, NJ 07407

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* REVALUATION DISTRICT *

BLOCK: 1701 LOT: 3 QUAL:

PROPERTY LOCATION: 51 BANK STREET CLASS: 4A

LAND: 787,500 BUILDING: 2,150,900 **2026 ASSESSMENT TOTAL: 2,938,400**

NET TAXES BILLED FOR 2025 WERE: \$ 36,823.00 2025 ASSESSMENT TOTAL: 1,150,000

AMERCO REAL ESTATE COMPANY
2727 N CENTRAL AVENUE
PHOENIX, AZ 85004

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182 MARKET STREET
ELMWOOD PARK, NJ 07407

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BLOCK: 1711 LOT: 3 QUAL:

PROPERTY LOCATION: 206 ROUTE 46 (EAST) CLASS: 4A

LAND: 964,500 BUILDING: 279,900 **2026 ASSESSMENT TOTAL: 1,244,400**

NET TAXES BILLED FOR 2025 WERE: \$ 36,438.76 2025 ASSESSMENT TOTAL: 1,138,000

GARDEN STATE REALTY&INVESTEMENTS
164 GETTY AVENUE
CLIFTON, NJ 07011

ELMWOOD PARK TAX ASSESSOR
182 MARKET STREET
ELMWOOD PARK, NJ 07407

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BLOCK: 1510 LOT: 1 QUAL:

PROPERTY LOCATION: 622 MARKET STREET CLASS: 4A

LAND: 1,030,500 BUILDING: 503,600 **2026 ASSESSMENT TOTAL: 1,534,100**

NET TAXES BILLED FOR 2025 WERE: \$ 36,349.10 2025 ASSESSMENT TOTAL: 1,135,200

622 MARKET REALTY LLC
658 SUMMIT STREET
ENGLEWOOD CLIFFS, NJ 07632

ELMWOOD PARK TAX ASSESSOR
182 MARKET STREET
ELMWOOD PARK, NJ 07407

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* REVALUATION DISTRICT *

BLOCK: 1707 LOT: 2 QUAL:

PROPERTY LOCATION: 205 ROUTE 46 (WEST) CLASS: 4A

LAND: 598,500 BUILDING: 571,100 **2026 ASSESSMENT TOTAL:** 1,169,600

NET TAXES BILLED FOR 2025 WERE: \$ 35,699.10 2025 ASSESSMENT TOTAL: 1,114,900

535 REALTY CO. INC.C/O MANDELBAUM &
354 EISENHOWER PKW,ST1900
LIVINGSTON, NJ 07039

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ELMWOOD PARK, NJ 07407

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BLOCK: 1708 LOT: 1 QUAL:

PROPERTY LOCATION: 260 ROUTE 46 (EAST) CLASS: 4A

LAND: 559,500 BUILDING: 1,262,500 **2026 ASSESSMENT TOTAL: 1,822,000**

NET TAXES BILLED FOR 2025 WERE: \$ 35,222.00 2025 ASSESSMENT TOTAL: 1,100,000

BRANCA, M., N., & M., ZELLER LAW LLC
227 BEECHWOOD RD
RIDGEWOOD NJ 07450

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* REVALUATION DISTRICT *

BLOCK: 1509 LOT: 2 QUAL:

PROPERTY LOCATION: 21 MIDLAND AVENUE CLASS: 4A

LAND: 575,300 BUILDING: 507,400 **2026 ASSESSMENT TOTAL:** 1,082,700

NET TAXES BILLED FOR 2025 WERE: \$ 35,189.98 2025 ASSESSMENT TOTAL: 1,099,000

BALDEV PATEL PROPERTY #230 LLC
658 PASCACK RD
PARAMUS, NJ 07652

ELMWOOD PARK TAX ASSESSOR
182 MARKET STREET
ELMWOOD PARK, NJ 07407

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* REVALUATION DISTRICT *

BLOCK: 1024 LOT: 1 QUAL:

PROPERTY LOCATION: 274 MARKET STREET CLASS: 4A

LAND: 838,200 BUILDING: 677,700 **2026 ASSESSMENT TOTAL:** 1,515,900

NET TAXES BILLED FOR 2025 WERE: \$ 35,189.98 2025 ASSESSMENT TOTAL: 1,099,000

CONTE JR, STEPHEN
274 MARKET STREET
ELMWOOD PARK, NJ 07407

ELMWOOD PARK TAX ASSESSOR
182 MARKET STREET
ELMWOOD PARK, NJ 07407

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* REVALUATION DISTRICT *

BLOCK: 1805 LOT: 4 QUAL:

PROPERTY LOCATION: 296 ROUTE 46 (EAST) CLASS: 4A

LAND: 939,000 BUILDING: 413,800 **2026 ASSESSMENT TOTAL: 1,352,800**

NET TAXES BILLED FOR 2025 WERE: \$ 35,061.90 2025 ASSESSMENT TOTAL: 1,095,000

MESTOUSIS HOLDINGS LLC
296 ROUTE 46 EAST
ELMWOOD PARK, NJ 07407