

BORO OF EAST RUTHERFORD  
1 EVERETT PLACE  
EAST RUTHERFORD, NJ 07073

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

District: East Rutherford  
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: 03/21/26

\* REASSESSMENT DISTRICT \*

BLOCK: 93 LOT: 4 QUAL:

PROPERTY LOCATION: 100 ORCHARD ST CLASS: 4B

LAND: 15,088,500 BUILDING: 206,722,300 **2026 ASSESSMENT TOTAL: 221,810,800**

NET TAXES BILLED FOR 2025 WERE: \$ 3,568,935.77 2025 ASSESSMENT TOTAL: 221,810,800

FED RES BNK OF N.Y.-E.WILLIAMS 3FLR  
100 ORCHARD STREET  
EAST RUTHERFORD N. J. 07073

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BLOCK: 108.04 LOT: 5.01 QUAL:

PROPERTY LOCATION: 100-120 SCHINDLER COURT CLASS: 4C

LAND: 30,715,200 BUILDING: 75,941,700 **2026 ASSESSMENT TOTAL:** 106,656,900

NET TAXES BILLED FOR 2025 WERE: \$ 1,716,109.52 2025 ASSESSMENT TOTAL: 106,656,900

WATERSIDE GARDENS AT BRICK LLC  
16 MIRCOLAB ROAD SUITE A  
LIVINGSTON, NJ 07039

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BLOCK: 108.03 LOT: 1.01 QUAL:

PROPERTY LOCATION: 1 MEADOWLANDS PLAZA CLASS: 4A

LAND: 42,378,300 BUILDING: 52,621,700 **2026 ASSESSMENT TOTAL: 95,000,000**

NET TAXES BILLED FOR 2025 WERE: \$ 1,528,550.00 2025 ASSESSMENT TOTAL: 95,000,000

ONE MET CENTER LLC  
1370 JET STREAM DR #140  
HENDERSON, NV 89052

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BLOCK: 26 LOT: 1.01 QUAL:  
PROPERTY LOCATION: 10-80 OAK ST CLASS: 4C  
LAND: 9,765,000 BUILDING: 53,308,000 **2026 ASSESSMENT TOTAL: 63,073,000**

NET TAXES BILLED FOR 2025 WERE: \$ 1,014,844.57 2025 ASSESSMENT TOTAL: 63,073,000

CENTRAL AND OAK MULTIFAMILY EXC LLC  
2901 BUTTERFIELD RD  
OAK BROOK, IL 60523

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BLOCK: 72 LOT: 1 QUAL:

PROPERTY LOCATION: 201 RAILROAD AVE CLASS: 4C

LAND: 18,740,200 BUILDING: 34,759,400 **2026 ASSESSMENT TOTAL: 53,499,600**

NET TAXES BILLED FOR 2025 WERE: \$ 860,808.56 2025 ASSESSMENT TOTAL: 53,499,600

201 RAILROAD AVENUE LLC  
601 S FIGUEROA ST #3600  
LOS ANGELES, CA 90017

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BLOCK: 90 LOT: 1 QUAL:

PROPERTY LOCATION: HACKENSACK ST CLASS: 4C

LAND: 24,494,400 BUILDING: 19,036,800 **2026 ASSESSMENT TOTAL: 43,531,200**

NET TAXES BILLED FOR 2025 WERE: \$ 700,417.01 2025 ASSESSMENT TOTAL: 43,531,200

LIBERTY TERRACE AT E RUTHERFORD,LLC  
90 WOODBRIDGE CENTER DR  
WOODBRIDGE, NJ 07095

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BLOCK: 104 LOT: 1.01 QUAL:

PROPERTY LOCATION: JUG HAND.RT 17 CLASS: 4A

LAND: 20,816,300 BUILDING: 19,101,400 **2026 ASSESSMENT TOTAL: 39,917,700**

NET TAXES BILLED FOR 2025 WERE: \$ 642,275.79 2025 ASSESSMENT TOTAL: 39,917,700

HONEYWELL INTERNATIONAL INC  
101 COLUMBIA RD  
MORRISTOWN, N J 07962

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BLOCK: 102 LOT: 2 QUAL:

PROPERTY LOCATION: 300 ROUTE 17 CLASS: 4A

LAND: 12,521,000 BUILDING: 26,668,700 **2026 ASSESSMENT TOTAL: 39,189,700**

NET TAXES BILLED FOR 2025 WERE: \$ 630,562.27 2025 ASSESSMENT TOTAL: 39,189,700

BRANCASONS  
375 MURRAY HILL PKWY  
EAST RUTHERFORD, NJ 07073



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BLOCK: 108.03 LOT: 1.02 QUAL:

PROPERTY LOCATION: 2 MEADOWLANDS PLAZA CLASS: 4A

LAND: 23,058,000 BUILDING: 14,369,000 **2026 ASSESSMENT TOTAL: 37,427,000**

NET TAXES BILLED FOR 2025 WERE: \$ 602,200.43 2025 ASSESSMENT TOTAL: 37,427,000

ML PLAZA OWNER, LLC HILTON  
5425 WISCONSIN AVE #700  
CHEVY CHASE, MD 20815

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BLOCK: 106.03 LOT: 3 QUAL:

PROPERTY LOCATION: 450 MURRAY HILL PKWY CLASS: 4B

LAND: 13,833,900 BUILDING: 20,366,100 **2026 ASSESSMENT TOTAL:** 34,200,000

NET TAXES BILLED FOR 2025 WERE: \$ 550,278.00 2025 ASSESSMENT TOTAL: 34,200,000

450 MURRAY HILL CORP.  
1825 MCCARTER HIGHWAY.  
NEWARK, NJ 07101

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BLOCK: 91 LOT: 1 QUAL:

PROPERTY LOCATION: 51 ROUTE 17 CLASS: 4A

LAND: 21,861,300 BUILDING: 10,408,300 **2026 ASSESSMENT TOTAL: 32,269,600**

NET TAXES BILLED FOR 2025 WERE: \$ 519,217.86 2025 ASSESSMENT TOTAL: 32,269,600

LIBERTY COMMONS LLC  
2035 ROUTE 27, SUITE 2150  
EDISON, NJ 08817

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BLOCK: 105.02 LOT: 1 QUAL: C000B

PROPERTY LOCATION: 20 MURRAY HILL PKWY CLASS: 4A

LAND: 4,347,000 BUILDING: 26,207,100 **2026 ASSESSMENT TOTAL: 30,554,100**

NET TAXES BILLED FOR 2025 WERE: \$ 491,615.47 2025 ASSESSMENT TOTAL: 30,554,100

RICHARD BRANCA FAMILY,LP  
375 MURRAY HILL PARKWAY  
EAST RUTHERFORD, NJ 07073

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BLOCK: 105.02 LOT: 12 QUAL:

PROPERTY LOCATION: 200 M-H PKWY (ADMRL) CLASS: 4B

LAND: 8,858,600 BUILDING: 18,060,000 **2026 ASSESSMENT TOTAL: 26,918,600**

NET TAXES BILLED FOR 2025 WERE: \$ 433,120.27 2025 ASSESSMENT TOTAL: 26,918,600

200 MHP LLC C/O LIPKIS  
285 WEST END AVE.SU #17VE  
NEW YORK, NY 10023

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BLOCK: 91 LOT: 2 QUAL:

PROPERTY LOCATION: 125 ROUTE 17 CLASS: 4A

LAND: 8,164,800 BUILDING: 18,637,200 **2026 ASSESSMENT TOTAL: 26,802,000**

NET TAXES BILLED FOR 2025 WERE: \$ 431,244.18 2025 ASSESSMENT TOTAL: 26,802,000

EAST RUTHERFORD HOTEL LLC  
7540 WINDSOR DR STE 101  
ALLENTOWN, PA 18195

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BLOCK: 102 LOT: 5 QUAL:

PROPERTY LOCATION: DUBOIS STREET CLASS: 4B

LAND: 11,481,800 BUILDING: 14,226,600 **2026 ASSESSMENT TOTAL:** 25,708,400

NET TAXES BILLED FOR 2025 WERE: \$ 413,648.16 2025 ASSESSMENT TOTAL: 25,708,400

USPF UNION LP DE  
C/O 1099 18TH ST STE2900  
DEVER,CO 80202

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BLOCK: 105.01 LOT: 15 QUAL:

PROPERTY LOCATION: 13 MANOR ROAD CLASS: 4B

LAND: 13,966,700 BUILDING: 10,810,400 **2026 ASSESSMENT TOTAL: 24,777,100**

NET TAXES BILLED FOR 2025 WERE: \$ 398,663.54 2025 ASSESSMENT TOTAL: 24,777,100

FOAMEX LP, C/O SEAGRIS PROPERTY GRO  
1 TWR BR.100 FRONT ST#350  
CONSHOHOCKEN, PA. 19428



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BLOCK: 106.03 LOT: 2 QUAL:

PROPERTY LOCATION: 55 MADISON CIRCLE DR CLASS: 4B

LAND: 11,263,300 BUILDING: 13,483,100 **2026 ASSESSMENT TOTAL:** 24,746,400

NET TAXES BILLED FOR 2025 WERE: \$ 398,169.58 2025 ASSESSMENT TOTAL: 24,746,400

AMB PROPERTY CORP. PROLOGIS  
60 STATE ST., STE 2200  
BOSTON, MA. 02109

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BLOCK: 105.02 LOT: 1 QUAL: C000A

PROPERTY LOCATION: 10 MURRAY HILL PKWY CLASS: 4A

LAND: 8,170,200 BUILDING: 15,108,800 **2026 ASSESSMENT TOTAL: 23,279,000**

NET TAXES BILLED FOR 2025 WERE: \$ 374,559.11 2025 ASSESSMENT TOTAL: 23,279,000

EAST RUTHERFORD LODGING,LLC  
375 MURRAY HILL PARKWAY  
EAST RUTHERFORD, NJ 07073

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BLOCK: 23.01 LOT: 1.02 QUAL:

PROPERTY LOCATION: HERRICK ST CLASS: 4C

LAND: 8,893,200 BUILDING: 12,883,100 **2026 ASSESSMENT TOTAL: 21,776,300**

NET TAXES BILLED FOR 2025 WERE: \$ 350,380.67 2025 ASSESSMENT TOTAL: 21,776,300

RACIOPPI, RON & FRANK & WILF, HARRY ET AL  
200 SPRINGFIELD AVENUE  
SPRINGFIELD, N.J. 07081

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BLOCK: 105.02 LOT: 13 QUAL:

PROPERTY LOCATION: 125 EAST UNION AVE CLASS: 4B

LAND: 5,254,200 BUILDING: 15,758,000 **2026 ASSESSMENT TOTAL:** 21,012,200

NET TAXES BILLED FOR 2025 WERE: \$ 338,086.30 2025 ASSESSMENT TOTAL: 21,012,200

IPT EAST UNION IC LLC PROLOGIS  
60 STATE ST., STE 2200  
BOSTON, NJ 02109

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BLOCK: 106.01 LOT: 2 QUAL:

PROPERTY LOCATION: 66-96 EAST UNION AVE CLASS: 4B

LAND: 11,566,800 BUILDING: 9,134,700 **2026 ASSESSMENT TOTAL: 20,701,500**

NET TAXES BILLED FOR 2025 WERE: \$ 333,087.14 2025 ASSESSMENT TOTAL: 20,701,500

DUKE REALTY LP., C/O PROLOGIS, L.P.  
60 STATE ST., STE 2200  
BOSTON, MA. 02109

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BLOCK: 105.01 LOT: 19 QUAL:

PROPERTY LOCATION: 25 EAST UNION AVENUE CLASS: 4B

LAND: 8,323,000 BUILDING: 11,937,200 **2026 ASSESSMENT TOTAL: 20,260,200**

NET TAXES BILLED FOR 2025 WERE: \$ 325,986.62 2025 ASSESSMENT TOTAL: 20,260,200

I & G DIRECT REAL ESTATE 5 JLL  
1 MEADOWLANDS DRIVE #804  
EAST RUTHERFORD, NJ 07073

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BLOCK: 105.01 LOT: 7 QUAL:

PROPERTY LOCATION: 850 PATERSON PLANK RD CLASS: 4A

LAND: 10,050,500 BUILDING: 9,979,500 **2026 ASSESSMENT TOTAL: 20,030,000**

NET TAXES BILLED FOR 2025 WERE: \$ 322,282.70 2025 ASSESSMENT TOTAL: 20,030,000

LVP EAST RUTHERFORD LLC  
1985 CEDAR BR AVE STE 1  
LAKEWOOD, NJ 08701

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BLOCK: 106.01 LOT: 15 QUAL:

PROPERTY LOCATION: 433 MURRAY HILL PKWY CLASS: 4B

LAND: 6,920,100 BUILDING: 12,917,100 **2026 ASSESSMENT TOTAL: 19,837,200**

NET TAXES BILLED FOR 2025 WERE: \$ 319,180.55 2025 ASSESSMENT TOTAL: 19,837,200

GIC MURRAY HILL LLC C/O GOODMAN NA  
3333 MICHELSON DR. 1050  
IRVINE, CA 92612



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BLOCK: 23.01 LOT: 1.03 QUAL:

PROPERTY LOCATION: HERRICK ST CLASS: 4C

LAND: 8,514,700 BUILDING: 10,786,800 **2026 ASSESSMENT TOTAL: 19,301,500**

NET TAXES BILLED FOR 2025 WERE: \$ 310,561.14 2025 ASSESSMENT TOTAL: 19,301,500

RACIOPPI, RON & FRANK & WILF, HARRY ET AL  
200 SPRINGFIELD AVENUE  
SPRINGFIELD, N.J. 07081

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BLOCK: 6 LOT: 12 QUAL:

PROPERTY LOCATION: MADISON ST CLASS: 4B

LAND: 5,273,300 BUILDING: 13,928,900 **2026 ASSESSMENT TOTAL: 19,202,200**

NET TAXES BILLED FOR 2025 WERE: \$ 308,963.40 2025 ASSESSMENT TOTAL: 19,202,200

KELWAYS ASSOCIATES  
1 MADISON ST.  
EAST RUTHERFORD, NJ 07073

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BLOCK: 105.01 LOT: 2 QUAL:

PROPERTY LOCATION: 990 PATERSON PLANK RD CLASS: 4B

LAND: 3,932,000 BUILDING: 14,423,900 **2026 ASSESSMENT TOTAL: 18,355,900**

NET TAXES BILLED FOR 2025 WERE: \$ 295,346.43 2025 ASSESSMENT TOTAL: 18,355,900

TORK PROPERTIES LLC  
990 PATERSON PLANK RD  
EAST RUTHERFORD, NJ 07073

BORO OF EAST RUTHERFORD  
1 EVERETT PLACE  
EAST RUTHERFORD, NJ 07073

**THIS IS NOT A BILL.**  
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District: East Rutherford  
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: 03/21/26

\* REASSESSMENT DISTRICT \*

BLOCK: 106.01 LOT: 3 QUAL:

PROPERTY LOCATION: 299 MURRAY HILL PKWY CLASS: 4B

LAND: 6,319,200 BUILDING: 11,766,400 **2026 ASSESSMENT TOTAL: 18,085,600**

NET TAXES BILLED FOR 2025 WERE: \$ 290,997.30 2025 ASSESSMENT TOTAL: 18,085,600

ATLANTIC OLIVER III 299 MURRAY HILL  
195 NORTH STREET SUIT 100  
TETERBORO, NJ 07608

BORO OF EAST RUTHERFORD  
1 EVERETT PLACE  
EAST RUTHERFORD, NJ 07073

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\* REASSESSMENT DISTRICT \*

BLOCK: 23.01 LOT: 1.01 QUAL:

PROPERTY LOCATION: HERRICK ST CLASS: 4C

LAND: 6,811,800 BUILDING: 9,784,300 **2026 ASSESSMENT TOTAL:** 16,596,100

NET TAXES BILLED FOR 2025 WERE: \$ 267,031.25 2025 ASSESSMENT TOTAL: 16,596,100

RACIOPPI, RON & FRANK & WILF, HARRY ET AL  
200 SPRINGFIELD AVENUE  
SPRINGFIELD, N.J. 07081

BORO OF EAST RUTHERFORD  
1 EVERETT PLACE  
EAST RUTHERFORD, NJ 07073

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\* REASSESSMENT DISTRICT \*

BLOCK: 73 LOT: 1 QUAL:

PROPERTY LOCATION: 351 VAN WINKLE ST CLASS: 4C

LAND: 9,253,400 BUILDING: 7,274,700 **2026 ASSESSMENT TOTAL:** 16,528,100

NET TAXES BILLED FOR 2025 WERE: \$ 265,937.13 2025 ASSESSMENT TOTAL: 16,528,100

IX STATION SQUARE APARTMENTS LLC  
316 EISENHOWER PKWY  
LIVINGSTON, NJ 07039

BORO OF EAST RUTHERFORD  
1 EVERETT PLACE  
EAST RUTHERFORD, NJ 07073

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\* REASSESSMENT DISTRICT \*

BLOCK: 105.02 LOT: 11 QUAL:

PROPERTY LOCATION: 180 EAST MANOR ROAD CLASS: 4B

LAND: 7,161,200 BUILDING: 9,268,200 **2026 ASSESSMENT TOTAL:** 16,429,400

NET TAXES BILLED FOR 2025 WERE: \$ 264,349.05 2025 ASSESSMENT TOTAL: 16,429,400

TERRENO 180 MANOR LLC  
101 MONTGOMERY ST #200  
SAN FRANCISCO, CA 94104

BORO OF EAST RUTHERFORD  
1 EVERETT PLACE  
EAST RUTHERFORD, NJ 07073

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\* REASSESSMENT DISTRICT \*

BLOCK: 104 LOT: 1.02 QUAL:

PROPERTY LOCATION: ROUTE 17 & WILLAMS ST CLASS: 4A

LAND: 8,476,000 BUILDING: 7,707,400 **2026 ASSESSMENT TOTAL:** 16,183,400

NET TAXES BILLED FOR 2025 WERE: \$ 260,390.91 2025 ASSESSMENT TOTAL: 16,183,400

HONEYWELL INTERNATIONAL INC  
101 COLUMBIA RD  
MORRISTOWN, NJ 07962



BORO OF EAST RUTHERFORD  
1 EVERETT PLACE  
EAST RUTHERFORD, NJ 07073

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BLOCK: 106.01 LOT: 1 QUAL:

PROPERTY LOCATION: 2 EAST UNION AVE CLASS: 4B

LAND: 8,024,500 BUILDING: 8,147,700 **2026 ASSESSMENT TOTAL:** 16,172,200

NET TAXES BILLED FOR 2025 WERE: \$ 260,210.70 2025 ASSESSMENT TOTAL: 16,172,200

BIRCHWOOD DVLPMNT LLC  
2 EAST UNION AVENUE  
EAST RUTHERFORD, NJ 07073

BORO OF EAST RUTHERFORD  
1 EVERETT PLACE  
EAST RUTHERFORD, NJ 07073

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BLOCK: 106.01 LOT: 13 QUAL:

PROPERTY LOCATION: 405 MURRAYHILL PKWY CLASS: 4B

LAND: 5,764,100 BUILDING: 10,394,000 **2026 ASSESSMENT TOTAL:** 16,158,100

NET TAXES BILLED FOR 2025 WERE: \$ 259,983.83 2025 ASSESSMENT TOTAL: 16,158,100

BRANCA PROPERTIES INC.  
375 MURRAY HILL PARKWAY  
EAST RUTHERFORD,N.J. 07073

BORO OF EAST RUTHERFORD  
1 EVERETT PLACE  
EAST RUTHERFORD, NJ 07073

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BLOCK: 88 LOT: 1 QUAL:

PROPERTY LOCATION: PATERSON AVE CLASS: 4A

LAND: 6,573,000 BUILDING: 9,421,700 **2026 ASSESSMENT TOTAL: 15,994,700**

NET TAXES BILLED FOR 2025 WERE: \$ 257,354.72 2025 ASSESSMENT TOTAL: 15,994,700

HPVIII 33 ROUTE 17 LLC NJ C/O RYAN  
1000 CONTINENTAL DR SU550  
KING OF PRUSSIA, PA 19060

BORO OF EAST RUTHERFORD  
1 EVERETT PLACE  
EAST RUTHERFORD, NJ 07073

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BLOCK: 105.01 LOT: 16 QUAL:

PROPERTY LOCATION: 219 MURRAY HILL PKWY CLASS: 4B

LAND: 8,220,900 BUILDING: 7,625,900 **2026 ASSESSMENT TOTAL: 15,846,800**

NET TAXES BILLED FOR 2025 WERE: \$ 254,975.01 2025 ASSESSMENT TOTAL: 15,846,800

AMB PROPERTY CORP. PROLOGIS  
60 STATE ST., STE. 2200  
BOSTON, MA. 07073

BORO OF EAST RUTHERFORD  
1 EVERETT PLACE  
EAST RUTHERFORD, NJ 07073

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BLOCK: 106.01 LOT: 4 QUAL:

PROPERTY LOCATION: 33 WHELAN RD CLASS: 4B

LAND: 7,268,000 BUILDING: 8,117,500 **2026 ASSESSMENT TOTAL: 15,385,500**

NET TAXES BILLED FOR 2025 WERE: \$ 247,552.70 2025 ASSESSMENT TOTAL: 15,385,500

10-26 S.WILLIAM ST ASSOC C/O BRAUN  
160 BROADWAY  
NEW YORK,N.Y. 10038

BORO OF EAST RUTHERFORD  
1 EVERETT PLACE  
EAST RUTHERFORD, NJ 07073

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BLOCK: 106.01 LOT: 5 QUAL:

PROPERTY LOCATION: 46 WHELAN RD CLASS: 4B

LAND: 4,762,800 BUILDING: 10,475,000 **2026 ASSESSMENT TOTAL: 15,237,800**

NET TAXES BILLED FOR 2025 WERE: \$ 245,176.20 2025 ASSESSMENT TOTAL: 15,237,800

TERRENO WHELAN LLC  
101 MONTGOMERY STREET#200  
SAN FRANCISCO, CA 94104

BORO OF EAST RUTHERFORD  
1 EVERETT PLACE  
EAST RUTHERFORD, NJ 07073

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BLOCK: 8 LOT: 10 QUAL:

PROPERTY LOCATION: MADISON ST CLASS: 4B

LAND: 3,055,500 BUILDING: 11,919,700 **2026 ASSESSMENT TOTAL: 14,975,200**

NET TAXES BILLED FOR 2025 WERE: \$ 240,950.97 2025 ASSESSMENT TOTAL: 14,975,200

K & J ASSOCIATES LLC  
1 MADISON ST/POB 418  
EAST RUTHERFORD, NJ 07073

BORO OF EAST RUTHERFORD  
1 EVERETT PLACE  
EAST RUTHERFORD, NJ 07073

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BLOCK: 73 LOT: 7 QUAL:

PROPERTY LOCATION: 228 PARK AVE CLASS: 4B

LAND: 2,700,000 BUILDING: 12,018,600 **2026 ASSESSMENT TOTAL: 14,718,600**

NET TAXES BILLED FOR 2025 WERE: \$ 236,822.28 2025 ASSESSMENT TOTAL: 3,240,000

228 M PARK LLC  
228 PARK AVENUE  
EAST RUTHERFORD, NJ 07073



BORO OF EAST RUTHERFORD  
1 EVERETT PLACE  
EAST RUTHERFORD, NJ 07073

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BLOCK: 105.01 LOT: 18 QUAL:

PROPERTY LOCATION: 75 EAST UNION AVE CLASS: 4B

LAND: 7,054,000 BUILDING: 6,884,600 **2026 ASSESSMENT TOTAL: 13,938,600**

NET TAXES BILLED FOR 2025 WERE: \$ 224,272.07 2025 ASSESSMENT TOTAL: 13,938,600

75 EAST UNION AVE ASSOCIATES  
495 MOLA BLVD SUITE 2  
ELMWOOD PARK,NJ 07407

BORO OF EAST RUTHERFORD  
1 EVERETT PLACE  
EAST RUTHERFORD, NJ 07073

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\* REASSESSMENT DISTRICT \*

BLOCK: 104 LOT: 6 QUAL:

PROPERTY LOCATION: 15 EAST UNION AVE CLASS: 4B

LAND: 6,022,100 BUILDING: 7,703,200 **2026 ASSESSMENT TOTAL: 13,725,300**

NET TAXES BILLED FOR 2025 WERE: \$ 220,840.08 2025 ASSESSMENT TOTAL: 13,725,300

UNION AVENUE ASSOCIATES / R FUERY  
85 AVENUE K  
NEWARK, NJ 07105

BORO OF EAST RUTHERFORD  
1 EVERETT PLACE  
EAST RUTHERFORD, NJ 07073

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BLOCK: 105.01 LOT: 20 QUAL:

PROPERTY LOCATION: 21 EAST UNION AVE CLASS: 4B

LAND: 4,567,500 BUILDING: 8,678,400 **2026 ASSESSMENT TOTAL: 13,245,900**

NET TAXES BILLED FOR 2025 WERE: \$ 213,126.53 2025 ASSESSMENT TOTAL: 13,245,900

LIT MEADOWLANDS LLC  
1 KIMBERLY RD SUITE 105  
EAST BRUNSWICK, NJ 08816

BORO OF EAST RUTHERFORD  
1 EVERETT PLACE  
EAST RUTHERFORD, NJ 07073

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BLOCK: 102 LOT: 1 QUAL:

PROPERTY LOCATION: 280 ROUTE 17 CLASS: 4B

LAND: 7,882,900 BUILDING: 4,458,000 **2026 ASSESSMENT TOTAL: 12,340,900**

NET TAXES BILLED FOR 2025 WERE: \$ 198,565.08 2025 ASSESSMENT TOTAL: 12,340,900

EAST RUTHERFORD PROPERTIES LLC  
269 ESSEX ST  
HACKENSACK, NJ 07601

BORO OF EAST RUTHERFORD  
1 EVERETT PLACE  
EAST RUTHERFORD, NJ 07073

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BLOCK: 29 LOT: 3 QUAL:

PROPERTY LOCATION: 401 CENTRAL AVE CLASS: 4A

LAND: 3,403,100 BUILDING: 8,916,800 **2026 ASSESSMENT TOTAL: 12,319,900**

NET TAXES BILLED FOR 2025 WERE: \$ 198,227.19 2025 ASSESSMENT TOTAL: 12,319,900

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

BORO OF EAST RUTHERFORD  
1 EVERETT PLACE  
EAST RUTHERFORD, NJ 07073

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BLOCK: 106.03 LOT: 1 QUAL:  
PROPERTY LOCATION: MURRAY HILL PKWY CLASS: 4B  
LAND: 4,915,900 BUILDING: 6,638,300 **2026 ASSESSMENT TOTAL:** 11,554,200

NET TAXES BILLED FOR 2025 WERE: \$ 185,907.08 2025 ASSESSMENT TOTAL: 11,554,200

TRANS WORLD REALTY L.L.C.  
360 MURRAY HILL PARKWAY  
EAST RUTHERFORD, NJ 07073

BORO OF EAST RUTHERFORD  
1 EVERETT PLACE  
EAST RUTHERFORD, NJ 07073

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BLOCK: 28 LOT: 1 QUAL:

PROPERTY LOCATION: 480 PATERSON AVE CLASS: 4C

LAND: 1,037,500 BUILDING: 10,046,700 **2026 ASSESSMENT TOTAL: 11,084,200**

NET TAXES BILLED FOR 2025 WERE: \$ 178,344.78 2025 ASSESSMENT TOTAL: 11,084,200

JC REALTY-480 PATERSON AVENUE LLC  
263 MOLINAR DR  
ELMWOOD PARK, NJ 07407

BORO OF EAST RUTHERFORD  
1 EVERETT PLACE  
EAST RUTHERFORD, NJ 07073

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BLOCK: 105.02 LOT: 14 QUAL:  
PROPERTY LOCATION: 163 EAST UNION AVE CLASS: 4B  
LAND: 6,074,300 BUILDING: 4,844,500 **2026 ASSESSMENT TOTAL:** 10,918,800

NET TAXES BILLED FOR 2025 WERE: \$ 175,683.49 2025 ASSESSMENT TOTAL: 10,918,800

FRIEDRICH & WEILL CO-TRUSTEES  
374 MILLBURN AVE 4TH FL  
MILLBURN, NJ 07041



BORO OF EAST RUTHERFORD  
1 EVERETT PLACE  
EAST RUTHERFORD, NJ 07073

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BLOCK: 24.03 LOT: 33 QUAL:

PROPERTY LOCATION: PATERSON AVE & WILLOW CLASS: 4A

LAND: 7,719,800 BUILDING: 2,903,000 **2026 ASSESSMENT TOTAL: 10,622,800**

NET TAXES BILLED FOR 2025 WERE: \$ 170,920.85 2025 ASSESSMENT TOTAL: 10,622,800

LOUIS N REISS & SON L.L.C. NJ  
641 SHUNPIKE ROAD  
CHATHAM, NJ 07928

BORO OF EAST RUTHERFORD  
1 EVERETT PLACE  
EAST RUTHERFORD, NJ 07073

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\* REASSESSMENT DISTRICT \*

BLOCK: 25 LOT: 2 QUAL:  
PROPERTY LOCATION: OAK ST CLASS: 4B  
LAND: 3,105,000 BUILDING: 7,404,100 **2026 ASSESSMENT TOTAL:** 10,509,100

NET TAXES BILLED FOR 2025 WERE: \$ 169,091.42 2025 ASSESSMENT TOTAL: 10,509,100

60-80-100 WILLOW ST ASSOC LLC  
460 GETTY AVE  
CLIFTON, NJ 07011

BORO OF EAST RUTHERFORD  
1 EVERETT PLACE  
EAST RUTHERFORD, NJ 07073

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BLOCK: 105.01 LOT: 10 QUAL: C000E  
PROPERTY LOCATION: 99 MURRAY HILL PKWY #E CLASS: 4B  
LAND: 4,148,100 BUILDING: 6,351,900 **2026 ASSESSMENT TOTAL: 10,500,000**

NET TAXES BILLED FOR 2025 WERE: \$ 168,945.00 2025 ASSESSMENT TOTAL: 10,500,000

99 MHP INC NAI HANSON  
195 NORTH STREET,STE #100  
TETERBORO,NJ 07608

BORO OF EAST RUTHERFORD  
1 EVERETT PLACE  
EAST RUTHERFORD, NJ 07073

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BLOCK: 108.03 LOT: 3 QUAL:

PROPERTY LOCATION: 300 ROUTE 3 CLASS: 4A

LAND: 7,205,800 BUILDING: 3,115,200 **2026 ASSESSMENT TOTAL: 10,321,000**

NET TAXES BILLED FOR 2025 WERE: \$ 166,064.89 2025 ASSESSMENT TOTAL: 10,321,000

BRE/HV PROP,EXTENDED STAY HOTEL  
P.O. BOX 49550  
CHARLOTTE, NC 28277

BORO OF EAST RUTHERFORD  
1 EVERETT PLACE  
EAST RUTHERFORD, NJ 07073

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\* REASSESSMENT DISTRICT \*

BLOCK: 106.03 LOT: 4 QUAL:

PROPERTY LOCATION: 390 MURRAY HILL PKWY CLASS: 4B

LAND: 6,222,300 BUILDING: 3,777,700 **2026 ASSESSMENT TOTAL:** 10,000,000

NET TAXES BILLED FOR 2025 WERE: \$ 160,900.00 2025 ASSESSMENT TOTAL: 10,000,000

BRANCA, NICHOLAS  
375 MURRAY HILL PKWY  
EAST RUTHERFORD, NJ 07073

BORO OF EAST RUTHERFORD  
1 EVERETT PLACE  
EAST RUTHERFORD, NJ 07073

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District: East Rutherford  
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: 03/21/26

\* REASSESSMENT DISTRICT \*

BLOCK: 34 LOT: 1 QUAL:

PROPERTY LOCATION: 85 HERMAN STREET CLASS: 4B

LAND: 2,289,100 BUILDING: 7,672,400 **2026 ASSESSMENT TOTAL: 9,961,500**

NET TAXES BILLED FOR 2025 WERE: \$ 160,280.54 2025 ASSESSMENT TOTAL: 9,961,500

EW SB NJ EAST RUTHERFORD 390 LLC  
1099 18TH ST #2900  
DENVER, CO 80202

BORO OF EAST RUTHERFORD  
1 EVERETT PLACE  
EAST RUTHERFORD, NJ 07073

**THIS IS NOT A BILL.  
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\* REASSESSMENT DISTRICT \*

BLOCK: 8 LOT: 1 QUAL:

PROPERTY LOCATION: 2 CARLTON AVENUE CLASS: 4B

LAND: 4,790,100 BUILDING: 5,104,100 **2026 ASSESSMENT TOTAL: 9,894,200**

NET TAXES BILLED FOR 2025 WERE: \$ 159,197.68 2025 ASSESSMENT TOTAL: 9,894,200

2 CARLTON LLC.C/O DEVL I REAL ESTATE  
800 AVE.@PORT IMPERIAL #3  
WEEHAWKEN, NJ 07086

BORO OF EAST RUTHERFORD  
1 EVERETT PLACE  
EAST RUTHERFORD, NJ 07073

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\* REASSESSMENT DISTRICT \*

BLOCK: 106.02 LOT: 4 QUAL:

PROPERTY LOCATION: 300-330 MURRAY HILL PKWY CLASS: 4B

LAND: 5,308,400 BUILDING: 4,362,900 **2026 ASSESSMENT TOTAL: 9,671,300**

NET TAXES BILLED FOR 2025 WERE: \$ 155,611.22 2025 ASSESSMENT TOTAL: 9,671,300

AMB PROPERTY CORP. PROLOGIS  
60 STATE ST., STE 2200  
BOSTON, MA. 02109



BORO OF EAST RUTHERFORD  
1 EVERETT PLACE  
EAST RUTHERFORD, NJ 07073

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\* REASSESSMENT DISTRICT \*

BLOCK: 106.01 LOT: 8 QUAL:

PROPERTY LOCATION: 1 BRANCA ROAD HM CLASS: 4B

LAND: 3,810,200 BUILDING: 5,843,400 **2026 ASSESSMENT TOTAL: 9,653,600**

NET TAXES BILLED FOR 2025 WERE: \$ 155,326.42 2025 ASSESSMENT TOTAL: 9,653,600

BRANCA, NICHOLAS  
375 MURRAY HILL PKWY  
EAST RUTHERFORD, NJ 07073

BORO OF EAST RUTHERFORD  
1 EVERETT PLACE  
EAST RUTHERFORD, NJ 07073

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BLOCK: 31 LOT: 1 QUAL:

PROPERTY LOCATION: 1 MAPLE ST CLASS: 4B

LAND: 2,585,500 BUILDING: 6,777,300 **2026 ASSESSMENT TOTAL: 9,362,800**

NET TAXES BILLED FOR 2025 WERE: \$ 150,647.45 2025 ASSESSMENT TOTAL: 9,362,800

LUMAR C/O S. LUCCA  
440 WEST STREET 2ND FL  
FORTLEE, NJ 07024

BORO OF EAST RUTHERFORD  
1 EVERETT PLACE  
EAST RUTHERFORD, NJ 07073

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BLOCK: 105.01 LOT: 17 QUAL:

PROPERTY LOCATION: 235 MURRAYHILL PKWY CLASS: 4B

LAND: 6,607,400 BUILDING: 2,694,600 **2026 ASSESSMENT TOTAL: 9,302,000**

NET TAXES BILLED FOR 2025 WERE: \$ 149,669.18 2025 ASSESSMENT TOTAL: 9,302,000

ALJ PROPERTY LLC  
235 MURRAYHILL PARKWAY  
EAST RUTHERFORD, NJ 07029

BORO OF EAST RUTHERFORD  
1 EVERETT PLACE  
EAST RUTHERFORD, NJ 07073

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BLOCK: 106.02 LOT: 2 QUAL:

PROPERTY LOCATION: 160 EAST UNION AVE CLASS: 4B

LAND: 5,103,000 BUILDING: 4,161,300 **2026 ASSESSMENT TOTAL: 9,264,300**

NET TAXES BILLED FOR 2025 WERE: \$ 149,062.59 2025 ASSESSMENT TOTAL: 9,264,300

MACI LLC  
330 SEVENTH AVE, STE 1902  
NEW YORK, NY 10001

BORO OF EAST RUTHERFORD  
1 EVERETT PLACE  
EAST RUTHERFORD, NJ 07073

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BLOCK: 105.02 LOT: 1 QUAL: C000C  
PROPERTY LOCATION: 30 MURRAY HILL PKWYWAY CLASS: 4A  
LAND: 2,700,000 BUILDING: 6,466,900 **2026 ASSESSMENT TOTAL: 9,166,900**

NET TAXES BILLED FOR 2025 WERE: \$ 147,495.42 2025 ASSESSMENT TOTAL: 9,166,900

RICHARD BRANCA FAMILY,LP  
375 MURRAY HILL PARKWAY  
EAST RUTHERFORD, NJ 07073

BORO OF EAST RUTHERFORD  
1 EVERETT PLACE  
EAST RUTHERFORD, NJ 07073

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BLOCK: 24.03 LOT: 34 QUAL:  
PROPERTY LOCATION: WILLOW ST CLASS: 4B  
LAND: 9,000,000 BUILDING: 0 **2026 ASSESSMENT TOTAL: 9,000,000**

NET TAXES BILLED FOR 2025 WERE: \$ 144,810.00 2025 ASSESSMENT TOTAL: 9,000,000

PUBLIC SERVICE GAS & ELECTRIC  
80 PARK PLAZA-TAX DP.T-6B  
NEWARK NJ 07101

BORO OF EAST RUTHERFORD  
1 EVERETT PLACE  
EAST RUTHERFORD, NJ 07073

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BLOCK: 8 LOT: 9 QUAL:

PROPERTY LOCATION: 50 MORTON ST CLASS: 4B

LAND: 5,477,600 BUILDING: 2,220,000 **2026 ASSESSMENT TOTAL:** 7,697,600

NET TAXES BILLED FOR 2025 WERE: \$ 123,854.38 2025 ASSESSMENT TOTAL: 7,697,600

LESTER M ASSOC  
P.O. BOX 1700  
LIVINGSTON, NJ 07039

BORO OF EAST RUTHERFORD  
1 EVERETT PLACE  
EAST RUTHERFORD, NJ 07073

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BLOCK: 106.01 LOT: 7 QUAL:

PROPERTY LOCATION: 343 MURRAY HILL PKWY CLASS: 4B

LAND: 5,953,500 BUILDING: 1,546,500 **2026 ASSESSMENT TOTAL: 7,500,000**

NET TAXES BILLED FOR 2025 WERE: \$ 120,675.00 2025 ASSESSMENT TOTAL: 7,500,000

ATLANTIC OLIVER III 343 MURRAY HILL  
125 HIGH ST #220  
BOSTON, MA 02110



BORO OF EAST RUTHERFORD  
1 EVERETT PLACE  
EAST RUTHERFORD, NJ 07073

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BLOCK: 106.01 LOT: 10 QUAL:  
PROPERTY LOCATION: 25 BRANCA ROAD CLASS: 4B  
LAND: 3,402,000 BUILDING: 4,020,500 **2026 ASSESSMENT TOTAL: 7,422,500**

NET TAXES BILLED FOR 2025 WERE: \$ 119,428.03 2025 ASSESSMENT TOTAL: 7,422,500

BRANCA, JOSEPH  
2003 DUNSTAN ROAD  
HOUSTON, TX 77005

BORO OF EAST RUTHERFORD  
1 EVERETT PLACE  
EAST RUTHERFORD, NJ 07073

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BLOCK: 105.01 LOT: 4 QUAL:

PROPERTY LOCATION: 890 PATERSON PLANK RD CLASS: 4B

LAND: 1,769,900 BUILDING: 4,680,400 **2026 ASSESSMENT TOTAL:** 6,450,300

NET TAXES BILLED FOR 2025 WERE: \$ 103,785.33 2025 ASSESSMENT TOTAL: 6,450,300

RLF IV PATERSON PLANK C/O REALTERM  
201 WEST STREET  
ANNAPOLIS,MD 21401

BORO OF EAST RUTHERFORD  
1 EVERETT PLACE  
EAST RUTHERFORD, NJ 07073

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BLOCK: 92 LOT: 16 QUAL:

PROPERTY LOCATION: VAN WINKLE ST CLASS: 4B

LAND: 1,837,100 BUILDING: 4,560,600 **2026 ASSESSMENT TOTAL: 6,397,700**

NET TAXES BILLED FOR 2025 WERE: \$ 102,938.99 2025 ASSESSMENT TOTAL: 6,397,700

DHOLAKIA PROPERTIES LLC NJ  
4 AYER PL  
RUTHERFORD,NJ 07070

BORO OF EAST RUTHERFORD  
1 EVERETT PLACE  
EAST RUTHERFORD, NJ 07073

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BLOCK: 105.02 LOT: 15 QUAL:

PROPERTY LOCATION: 181-187 EAST UNION AVE CLASS: 4B

LAND: 4,131,700 BUILDING: 2,257,300 **2026 ASSESSMENT TOTAL:** 6,389,000

NET TAXES BILLED FOR 2025 WERE: \$ 102,799.01 2025 ASSESSMENT TOTAL: 6,389,000

FRIEDRICH & WEILL CO-TRUSTEES  
374 MILLBURN AVE. 4TH FL  
MILLBURN, NJ 07041

BORO OF EAST RUTHERFORD  
1 EVERETT PLACE  
EAST RUTHERFORD, NJ 07073

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\* REASSESSMENT DISTRICT \*

BLOCK: 104 LOT: 4 QUAL:

PROPERTY LOCATION: 200 ROUTE 17 CLASS: 4B

LAND: 4,001,400 BUILDING: 2,367,700 **2026 ASSESSMENT TOTAL: 6,369,100**

NET TAXES BILLED FOR 2025 WERE: \$ 102,478.82 2025 ASSESSMENT TOTAL: 6,369,100

HANDBEE REALTY L.L.C ROBERT FEURY  
15 EAST UNION AVE 3RD FL  
EAST RUHTERFORD, NJ 07073

BORO OF EAST RUTHERFORD  
1 EVERETT PLACE  
EAST RUTHERFORD, NJ 07073

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BLOCK: 52 LOT: 8 QUAL:

PROPERTY LOCATION: 315 RAILROAD AVE CLASS: 4B

LAND: 1,150,000 BUILDING: 5,119,000 **2026 ASSESSMENT TOTAL: 6,269,000**

NET TAXES BILLED FOR 2025 WERE: \$ 100,868.22 2025 ASSESSMENT TOTAL: 1,380,000

315 RAILROAD AVE LLC NJ C/O  
46 NEWMAN SPRINGS RD EAST  
RED BANK,NJ 07701

BORO OF EAST RUTHERFORD  
1 EVERETT PLACE  
EAST RUTHERFORD, NJ 07073

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BLOCK: 106.02 LOT: 3 QUAL:

PROPERTY LOCATION: 180 EAST UNION AVE CLASS: 4B

LAND: 4,964,200 BUILDING: 1,070,500 **2026 ASSESSMENT TOTAL: 6,034,700**

NET TAXES BILLED FOR 2025 WERE: \$ 97,098.32 2025 ASSESSMENT TOTAL: 6,034,700

180 UNION LLC  
1725 ROE CREST DR  
NORTH MANKATO, MN 56003

BORO OF EAST RUTHERFORD  
1 EVERETT PLACE  
EAST RUTHERFORD, NJ 07073

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BLOCK: 106.01 LOT: 14 QUAL:  
PROPERTY LOCATION: 419 MURRAYHILL PKWY CLASS: 4A  
LAND: 3,611,200 BUILDING: 2,372,900 **2026 ASSESSMENT TOTAL: 5,984,100**

NET TAXES BILLED FOR 2025 WERE: \$ 96,284.17 2025 ASSESSMENT TOTAL: 5,984,100

SAMAD REALTY  
419 MURRAY HILL PKWY  
EAST RUTHERFORD N.J. 07073



BORO OF EAST RUTHERFORD  
1 EVERETT PLACE  
EAST RUTHERFORD, NJ 07073

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BLOCK: 102 LOT: 3 QUAL:

PROPERTY LOCATION: 300 ROUTE 17 CLASS: 4A

LAND: 5,513,600 BUILDING: 329,100 **2026 ASSESSMENT TOTAL: 5,842,700**

NET TAXES BILLED FOR 2025 WERE: \$ 94,009.04 2025 ASSESSMENT TOTAL: 5,842,700

BRANCASONS  
375 MURRAY HILL PKWY  
EAST RUTHERFORD, NJ 07073

BORO OF EAST RUTHERFORD  
1 EVERETT PLACE  
EAST RUTHERFORD, NJ 07073

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BLOCK: 106.02 LOT: 1 QUAL:  
PROPERTY LOCATION: EAST UNION AVE CLASS: 4B  
LAND: 4,242,300 BUILDING: 1,598,900 **2026 ASSESSMENT TOTAL: 5,841,200**

NET TAXES BILLED FOR 2025 WERE: \$ 93,984.91 2025 ASSESSMENT TOTAL: 5,841,200

FRIEDRICH & WEILL CO-TRUSTEES  
374 MILLBURN AVE.4TH FL  
MILLBURN, NJ 07041

BORO OF EAST RUTHERFORD  
1 EVERETT PLACE  
EAST RUTHERFORD, NJ 07073

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BLOCK: 95 LOT: 2 QUAL:

PROPERTY LOCATION: 100 ORCHARD ST(SOUTH) CLASS: 4B

LAND: 5,475,000 BUILDING: 214,200 **2026 ASSESSMENT TOTAL: 5,689,200**

NET TAXES BILLED FOR 2025 WERE: \$ 91,539.23 2025 ASSESSMENT TOTAL: 5,689,200

FED RES BNK OF N.Y.-P.BURNS 3RD FLR  
100 ORCHARD ST (SOUTH)  
EAST RUTHERFORD, N.J. 07073

BORO OF EAST RUTHERFORD  
1 EVERETT PLACE  
EAST RUTHERFORD, NJ 07073

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BLOCK: 103 LOT: 2 QUAL:

PROPERTY LOCATION: STATE HWY 17 CLASS: 4A

LAND: 3,759,200 BUILDING: 1,824,300 **2026 ASSESSMENT TOTAL: 5,583,500**

NET TAXES BILLED FOR 2025 WERE: \$ 89,838.52 2025 ASSESSMENT TOTAL: 5,583,500

SIBS-17 L.L.C.  
74 PASSAIC ST HART&WIN  
RIDGEWOOD, NJ 07450

BORO OF EAST RUTHERFORD  
1 EVERETT PLACE  
EAST RUTHERFORD, NJ 07073

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BLOCK: 28 LOT: 4 QUAL:

PROPERTY LOCATION: 23 POPLAR ST CLASS: 4B

LAND: 1,186,900 BUILDING: 4,022,200 **2026 ASSESSMENT TOTAL: 5,209,100**

NET TAXES BILLED FOR 2025 WERE: \$ 83,814.42 2025 ASSESSMENT TOTAL: 5,209,100

POPLAR PARTNERS LLC  
29 POPLAR ST  
E RUTHERFORD, NJ 07073

BORO OF EAST RUTHERFORD  
1 EVERETT PLACE  
EAST RUTHERFORD, NJ 07073

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BLOCK: 69 LOT: 1 QUAL:

PROPERTY LOCATION: 159 PARK AVE CLASS: 4C

LAND: 1,944,000 BUILDING: 2,740,300 **2026 ASSESSMENT TOTAL: 4,684,300**

NET TAXES BILLED FOR 2025 WERE: \$ 75,370.39 2025 ASSESSMENT TOTAL: 4,684,300

REGA 159 PARK AVE LLC  
325 BROAD STREET  
RED BANK, NJ 07701

BORO OF EAST RUTHERFORD  
1 EVERETT PLACE  
EAST RUTHERFORD, NJ 07073

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BLOCK: 110 LOT: 1.P QUAL:

PROPERTY LOCATION: VARIOUS CLASS: 6A

LAND: 4,681,347 BUILDING: 10,000 **2026 ASSESSMENT TOTAL: 4,681,347**

NET TAXES BILLED FOR 2025 WERE: \$ 75,322.87 2025 ASSESSMENT TOTAL: 4,681,347

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

BORO OF EAST RUTHERFORD  
1 EVERETT PLACE  
EAST RUTHERFORD, NJ 07073

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\* REASSESSMENT DISTRICT \*

BLOCK: 71 LOT: 6 QUAL:  
PROPERTY LOCATION: 226 ORCHARD ST CLASS: 4B  
LAND: 1,241,800 BUILDING: 3,114,800 **2026 ASSESSMENT TOTAL: 4,356,600**

NET TAXES BILLED FOR 2025 WERE: \$ 70,097.69 2025 ASSESSMENT TOTAL: 4,356,600

SAI WW LLC  
226-228 ORCHARD ST  
EAST RUTHERFORD, NJ 07073



BORO OF EAST RUTHERFORD  
1 EVERETT PLACE  
EAST RUTHERFORD, NJ 07073

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District: East Rutherford  
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: 03/21/26

\* REASSESSMENT DISTRICT \*

BLOCK: 98 LOT: 1 QUAL:

PROPERTY LOCATION: 263 HACKENSACK STREET CLASS: 4B

LAND: 3,285,700 BUILDING: 1,000 **2026 ASSESSMENT TOTAL: 3,286,700**

NET TAXES BILLED FOR 2025 WERE: \$ 69,203.09 2025 ASSESSMENT TOTAL: 4,301,000

VANGO 263 HACKENSACK STREET LLC  
1200 AVE AT PORT IMP #507  
WEEHAWKIN, NJ 07086

BORO OF EAST RUTHERFORD  
1 EVERETT PLACE  
EAST RUTHERFORD, NJ 07073

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BLOCK: 48 LOT: 9 QUAL:

PROPERTY LOCATION: 334 MAIN ST CLASS: 4C

LAND: 2,138,400 BUILDING: 1,961,600 **2026 ASSESSMENT TOTAL: 4,100,000**

NET TAXES BILLED FOR 2025 WERE: \$ 65,969.00 2025 ASSESSMENT TOTAL: 4,100,000

IX 334 MAIN STREET LLC  
316 EISENHOWER PKWY  
LIVINGSTON, NJ 07039

BORO OF EAST RUTHERFORD  
1 EVERETT PLACE  
EAST RUTHERFORD, NJ 07073

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BLOCK: 69 LOT: 12 QUAL:

PROPERTY LOCATION: 205 ORCHARD ST CLASS: 4C

LAND: 1,944,000 BUILDING: 2,136,800 **2026 ASSESSMENT TOTAL: 4,080,800**

NET TAXES BILLED FOR 2025 WERE: \$ 65,660.07 2025 ASSESSMENT TOTAL: 4,080,800

GUGLIUZZA, JOSEPH & MARIA  
182 BALTIMORE AVENUE  
NORTH ARLINGTON, NJ 07031

BORO OF EAST RUTHERFORD  
1 EVERETT PLACE  
EAST RUTHERFORD, NJ 07073

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BLOCK: 93 LOT: 7 QUAL:

PROPERTY LOCATION: 185 ROUTE 17 CLASS: 4A

LAND: 2,575,800 BUILDING: 1,415,000 **2026 ASSESSMENT TOTAL: 3,990,800**

NET TAXES BILLED FOR 2025 WERE: \$ 64,211.97 2025 ASSESSMENT TOTAL: 3,990,800

KSERTBAS INC  
185 ROUTE 17 SOUTH  
EAST RUTHERFORD,NJ 07073

BORO OF EAST RUTHERFORD  
1 EVERETT PLACE  
EAST RUTHERFORD, NJ 07073

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BLOCK: 87 LOT: 1 QUAL:

PROPERTY LOCATION: 1 HOBOKEN RD CLASS: 4A

LAND: 1,881,800 BUILDING: 1,979,900 **2026 ASSESSMENT TOTAL: 3,861,700**

NET TAXES BILLED FOR 2025 WERE: \$ 62,134.75 2025 ASSESSMENT TOTAL: 3,861,700

TAPAS AMERICA LLC  
64 PETRY DR  
EAST HANOVER, NJ 07936

BORO OF EAST RUTHERFORD  
1 EVERETT PLACE  
EAST RUTHERFORD, NJ 07073

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BLOCK: 104 LOT: 5 QUAL:

PROPERTY LOCATION: 250 ROUTE 17 CLASS: 4A

LAND: 1,460,200 BUILDING: 2,353,900 **2026 ASSESSMENT TOTAL: 3,814,100**

NET TAXES BILLED FOR 2025 WERE: \$ 61,368.87 2025 ASSESSMENT TOTAL: 3,814,100

250 RTE 17 LLC ALLIED BUILDING  
85 AVENUE K  
NEWARK, NJ 07105

BORO OF EAST RUTHERFORD  
1 EVERETT PLACE  
EAST RUTHERFORD, NJ 07073

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BLOCK: 106.01 LOT: 6 QUAL:  
PROPERTY LOCATION: 40 WHELAN RD CLASS: 4B  
LAND: 2,500,500 BUILDING: 1,280,400 **2026 ASSESSMENT TOTAL: 3,780,900**

NET TAXES BILLED FOR 2025 WERE: \$ 60,834.68 2025 ASSESSMENT TOTAL: 3,780,900

CLB PROPERTIES INC  
C/O 375 MURRAY HILL PKWY  
EAST RUTHERFORD, NJ 07073

BORO OF EAST RUTHERFORD  
1 EVERETT PLACE  
EAST RUTHERFORD, NJ 07073

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BLOCK: 79 LOT: 19 QUAL:

PROPERTY LOCATION: 90 HACKENSACK ST CLASS: 4A

LAND: 1,589,700 BUILDING: 2,176,400 **2026 ASSESSMENT TOTAL: 3,766,100**

NET TAXES BILLED FOR 2025 WERE: \$ 60,596.55 2025 ASSESSMENT TOTAL: 3,766,100

JP MORGAN CHASE BANK NATIONAL ASSOC  
1111 POLARIS PKWY STE 1J  
COLUMBUS, OHIO 43240



BORO OF EAST RUTHERFORD  
1 EVERETT PLACE  
EAST RUTHERFORD, NJ 07073

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BLOCK: 96 LOT: 3 QUAL:  
PROPERTY LOCATION: 71 UNION AVENUE CLASS: 4A  
LAND: 1,769,000 BUILDING: 1,931,000 **2026 ASSESSMENT TOTAL: 3,700,000**

NET TAXES BILLED FOR 2025 WERE: \$ 59,533.00 2025 ASSESSMENT TOTAL: 3,700,000

SIBS-UNION LLC. HARTMAN & WINNICKI  
74 PASSAIC STREET  
RIDGEWOOD, NJ 07450

BORO OF EAST RUTHERFORD  
1 EVERETT PLACE  
EAST RUTHERFORD, NJ 07073

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BLOCK: 46 LOT: 2 QUAL:

PROPERTY LOCATION: 89 UHLAND ST CLASS: 4C

LAND: 1,516,300 BUILDING: 2,178,300 **2026 ASSESSMENT TOTAL: 3,694,600**

NET TAXES BILLED FOR 2025 WERE: \$ 59,446.11 2025 ASSESSMENT TOTAL: 3,694,600

MEADOWLAND PROPERTIES  
11 FURLER ST  
TOTOWA,N.J. 07512

BORO OF EAST RUTHERFORD  
1 EVERETT PLACE  
EAST RUTHERFORD, NJ 07073

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BLOCK: 96 LOT: 1.01 QUAL:  
PROPERTY LOCATION: 246 HACKENSACK ST CLASS: 4A  
LAND: 1,394,100 BUILDING: 855,900 **2026 ASSESSMENT TOTAL: 2,250,000**

NET TAXES BILLED FOR 2025 WERE: \$ 58,887.79 2025 ASSESSMENT TOTAL: 3,659,900

CITIZENS BANK,ATT:REAL PROPERTY TAX  
P.O. BOX 30697  
CHARLOTTE, NC 28230

BORO OF EAST RUTHERFORD  
1 EVERETT PLACE  
EAST RUTHERFORD, NJ 07073

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BLOCK: 106.01 LOT: 11 QUAL:

PROPERTY LOCATION: 355 MURRAY HILL PKWY CLASS: 4A

LAND: 1,411,800 BUILDING: 2,247,100 **2026 ASSESSMENT TOTAL: 3,658,900**

NET TAXES BILLED FOR 2025 WERE: \$ 58,871.70 2025 ASSESSMENT TOTAL: 3,658,900

CLN ASSOC LLC  
C/O 375 MURRAY HILL PKWY  
EAST RUTHERFORD, NJ 07073

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EAST RUTHERFORD, NJ 07073

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BLOCK: 77 LOT: 3 QUAL:

PROPERTY LOCATION: 150 UNION AVENUE CLASS: 4B

LAND: 1,143,100 BUILDING: 2,463,100 **2026 ASSESSMENT TOTAL: 3,606,200**

NET TAXES BILLED FOR 2025 WERE: \$ 58,023.76 2025 ASSESSMENT TOTAL: 3,606,200

KS ROCK LLC  
125 RIVER ROAD STE 102  
EDGEWATER,NJ 07020

BORO OF EAST RUTHERFORD  
1 EVERETT PLACE  
EAST RUTHERFORD, NJ 07073

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BLOCK: 69 LOT: 11 QUAL:

PROPERTY LOCATION: 213 PARK AVE CLASS: 4C

LAND: 1,749,600 BUILDING: 1,740,000 **2026 ASSESSMENT TOTAL: 3,489,600**

NET TAXES BILLED FOR 2025 WERE: \$ 56,147.66 2025 ASSESSMENT TOTAL: 3,489,600

B&J LOPEZ,LLC  
207 PARK AVE APT A-2  
EAST RUTHERFORD, NJ 07073

BORO OF EAST RUTHERFORD  
1 EVERETT PLACE  
EAST RUTHERFORD, NJ 07073

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BLOCK: 105.01 LOT: 10 QUAL: C000A  
PROPERTY LOCATION: 99 MURRAY HILL PKWY CLASS: 4B  
LAND: 811,600 BUILDING: 2,400,700 **2026 ASSESSMENT TOTAL: 3,212,300**

NET TAXES BILLED FOR 2025 WERE: \$ 51,685.91 2025 ASSESSMENT TOTAL: 3,212,300

CAS, USA, INC.  
99 MURRAY HILL PKWY.#A  
EAST RUTHERFORD, NJ 07073

BORO OF EAST RUTHERFORD  
1 EVERETT PLACE  
EAST RUTHERFORD, NJ 07073

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BLOCK: 72 LOT: 6 QUAL:

PROPERTY LOCATION: 199 RAILROAD AVE CLASS: 4A

LAND: 982,800 BUILDING: 2,220,200 **2026 ASSESSMENT TOTAL: 3,203,000**

NET TAXES BILLED FOR 2025 WERE: \$ 51,536.27 2025 ASSESSMENT TOTAL: 3,203,000

STARR REAL ESTATE LLC  
199 RAILROAD AVE  
EAST RUTHERFORD, NJ 07073



BORO OF EAST RUTHERFORD  
1 EVERETT PLACE  
EAST RUTHERFORD, NJ 07073

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BLOCK: 95 LOT: 3 QUAL:

PROPERTY LOCATION: 240 HACKENSACK ST CLASS: 4B

LAND: 1,425,800 BUILDING: 1,760,200 **2026 ASSESSMENT TOTAL: 3,186,000**

NET TAXES BILLED FOR 2025 WERE: \$ 51,262.74 2025 ASSESSMENT TOTAL: 3,186,000

KEN BUD PARTNERSHIP  
84 YOUNGS ROAD  
MAHWAH, NJ 07430

BORO OF EAST RUTHERFORD  
1 EVERETT PLACE  
EAST RUTHERFORD, NJ 07073

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BLOCK: 105.01 LOT: 10 QUAL: C000B  
PROPERTY LOCATION: 99 MURRAY HILL PKWY CLASS: 4B  
LAND: 804,700 BUILDING: 2,365,900 **2026 ASSESSMENT TOTAL: 3,170,600**

NET TAXES BILLED FOR 2025 WERE: \$ 51,014.95 2025 ASSESSMENT TOTAL: 3,170,600

99 MURRAY HILL PKWY, NAI HANSON  
195 NORTH STREET, STE #100  
TETERBORO, NJ 07608

BORO OF EAST RUTHERFORD  
1 EVERETT PLACE  
EAST RUTHERFORD, NJ 07073

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BLOCK: 25 LOT: 9 QUAL:

PROPERTY LOCATION: 520 PATERSON AVE CLASS: 4A

LAND: 1,059,100 BUILDING: 2,079,500 **2026 ASSESSMENT TOTAL: 3,138,600**

NET TAXES BILLED FOR 2025 WERE: \$ 50,500.07 2025 ASSESSMENT TOTAL: 3,138,600

GRANDRESCH 2 LLC  
520 PATERSON AVE  
EAST RUTHERFORD, NJ 07073

BORO OF EAST RUTHERFORD  
1 EVERETT PLACE  
EAST RUTHERFORD, NJ 07073

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BLOCK: 84 LOT: 9 QUAL:

PROPERTY LOCATION: 111 HACKENSACK ST CLASS: 4A

LAND: 1,297,600 BUILDING: 1,720,400 **2026 ASSESSMENT TOTAL: 3,018,000**

NET TAXES BILLED FOR 2025 WERE: \$ 48,559.62 2025 ASSESSMENT TOTAL: 3,018,000

LOGOTHETIS,J&E MARGARITIS,V MAKRIS,  
179 PATERSON AVE  
EAST RUTHERFORD N.J. 07073