

OAKLAND TAX ASSESSOR  
MUNICIPAL PLAZA  
OAKLAND, NJ 07436

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

District: Oakland

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

\* REASSESSMENT DISTRICT \*

BLOCK: 3603 LOT: 4 QUAL:

PROPERTY LOCATION: 178 BAUER DR CLASS: 4B

LAND: 2,968,000 BUILDING: 31,757,000 **2026 ASSESSMENT TOTAL: 34,725,000**

NET TAXES BILLED FOR 2025 WERE: \$ 726,453.51 2025 ASSESSMENT TOTAL: 33,247,300

AMERLUX LLC  
178 BAUER DR  
OAKLAND, NJ

07436

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BLOCK: 3203 LOT: 4 QUAL:

PROPERTY LOCATION: 111 BAUER DR CLASS: 4B

LAND: 2,081,000 BUILDING: 28,314,400 **2026 ASSESSMENT TOTAL: 30,395,400**

NET TAXES BILLED FOR 2025 WERE: \$ 635,675.50 2025 ASSESSMENT TOTAL: 29,092,700

EXETER 111 BAUER LP DL  
100 MATSONFORD RD, STE250  
RADNOR,PA 19087

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BLOCK: 3203 LOT: 1 QUAL:

PROPERTY LOCATION: 5 THORNTON RD CLASS: 4B

LAND: 2,571,200 BUILDING: 23,420,700 **2026 ASSESSMENT TOTAL: 25,991,900**

NET TAXES BILLED FOR 2025 WERE: \$ 543,756.92 2025 ASSESSMENT TOTAL: 24,885,900

FRG-X-CO-NJ2 LP  
111 RIVER ST #1010  
HOBOKEN, NJ 07030

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BLOCK: 2701 LOT: 1 QUAL:

PROPERTY LOCATION: 14 POST RD CLASS: 4A

LAND: 10,792,500 BUILDING: 14,805,100 **2026 ASSESSMENT TOTAL: 25,597,600**

NET TAXES BILLED FOR 2025 WERE: \$ 532,222.30 2025 ASSESSMENT TOTAL: 24,358,000

JAYARE ASSOCIATES L.L.C.  
14 POST RD  
OAKLAND NJ 07436

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BLOCK: 3906 LOT: 1 QUAL:

PROPERTY LOCATION: 350 RAMAPO VALLEY RD CLASS: 4A

LAND: 10,765,000 BUILDING: 11,393,900 **2026 ASSESSMENT TOTAL: 22,158,900**

NET TAXES BILLED FOR 2025 WERE: \$ 460,788.10 2025 ASSESSMENT TOTAL: 21,088,700

WASHINGTON SQUARE OWNER LLC  
800 WESTCHESTER AVE S#320  
RYE BROOK, NY 10573

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BLOCK: 3601 LOT: 36 QUAL:

PROPERTY LOCATION: 40 POTASH RD CLASS: 4B

LAND: 2,397,600 BUILDING: 14,126,800 **2026 ASSESSMENT TOTAL: 16,524,400**

NET TAXES BILLED FOR 2025 WERE: \$ 350,742.76 2025 ASSESSMENT TOTAL: 16,052,300

FRG-X-NJ2 LP  
111 RIVER ST, SUITE 1010  
HOBOKEN, NJ 07030

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BLOCK: 3201 LOT: 3 QUAL:

PROPERTY LOCATION: 12 THORNTON RD CLASS: 4B

LAND: 2,240,000 BUILDING: 13,855,500 **2026 ASSESSMENT TOTAL:** 16,095,500

NET TAXES BILLED FOR 2025 WERE: \$ 321,754.36 2025 ASSESSMENT TOTAL: 14,725,600

DG LUMBERTON-THORNTON PRPTY OWN LP  
17304 PRESTON RD #550  
DALLAS, TX 75252

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BLOCK: 3101 LOT: 5 QUAL:

PROPERTY LOCATION: 20 BREAKNECK RD CLASS: 4A

LAND: 4,519,300 BUILDING: 10,404,400 **2026 ASSESSMENT TOTAL: 14,923,700**

NET TAXES BILLED FOR 2025 WERE: \$ 315,996.89 2025 ASSESSMENT TOTAL: 14,462,100

OAKLAND CARE CTR REAL ESTATE CO LLC  
1608 RT 88 SUITE 301  
BRICK, NJ 08724

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BLOCK: 3201 LOT: 4 QUAL:

PROPERTY LOCATION: 8 THORNTON RD CLASS: 4B

LAND: 2,080,000 BUILDING: 12,278,000 **2026 ASSESSMENT TOTAL: 14,358,000**

NET TAXES BILLED FOR 2025 WERE: \$ 300,371.95 2025 ASSESSMENT TOTAL: 13,747,000

CABOT IV-NJ1W01 LLC C/O LINK LOGIST  
P.O. BOX 2980  
CHICAGO, IL 60690

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BLOCK: 4005 LOT: 3 QUAL:

PROPERTY LOCATION: 1 RARITAN RD CLASS: 4B

LAND: 2,063,300 BUILDING: 11,726,100 **2026 ASSESSMENT TOTAL: 13,789,400**

NET TAXES BILLED FOR 2025 WERE: \$ 285,439.66 2025 ASSESSMENT TOTAL: 13,063,600

1 RARITAN ROAD REALTY LLC  
1 RARITAN RD  
OAKLAND NJ 07436

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BLOCK: 3906 LOT: 2 QUAL:

PROPERTY LOCATION: 332/340 RAMAPO VALLEY RD CLASS: 4A

LAND: 2,850,000 BUILDING: 8,536,000 **2026 ASSESSMENT TOTAL:** 11,386,000

NET TAXES BILLED FOR 2025 WERE: \$ 238,108.19 2025 ASSESSMENT TOTAL: 10,897,400

ROBERT MICHAEL SHOPPING CENTER,INC  
PO BOX 600  
WARWICK NY 10990-0600

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BLOCK: 3203 LOT: 5 QUAL:

PROPERTY LOCATION: 107 BAUER DR CLASS: 4B

LAND: 1,770,400 BUILDING: 8,685,500 **2026 ASSESSMENT TOTAL: 10,455,900**

NET TAXES BILLED FOR 2025 WERE: \$ 218,738.17 2025 ASSESSMENT TOTAL: 10,010,900

DHDK MANAGEMENT CORP  
107 BAUER DR  
OAKLAND NJ 07436

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BLOCK: 3204 LOT: 4 QUAL:

PROPERTY LOCATION: 112 BAUER DR CLASS: 4B

LAND: 2,497,600 BUILDING: 7,204,500 **2026 ASSESSMENT TOTAL: 9,702,100**

NET TAXES BILLED FOR 2025 WERE: \$ 203,676.96 2025 ASSESSMENT TOTAL: 9,321,600

FERRETTI INDUSTRIES LLC  
75 INDUSTRIAL AVE  
LITTLE FERRY, NJ 07643

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BLOCK: 1802 LOT: 8 QUAL:

PROPERTY LOCATION: 345-349 RAMAPO VALLEY RD CLASS: 4A

LAND: 3,784,000 BUILDING: 5,710,500 **2026 ASSESSMENT TOTAL: 9,494,500**

NET TAXES BILLED FOR 2025 WERE: \$ 197,076.08 2025 ASSESSMENT TOTAL: 9,019,500

RAMAPO VALLEY RESOURCES,LTD.  
PO BOX 175  
OAKLAND NJ 07436

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BLOCK: 3601 LOT: 41 QUAL:

PROPERTY LOCATION: 20 VAN VOOREN DR CLASS: 4B

LAND: 3,326,200 BUILDING: 5,936,500 **2026 ASSESSMENT TOTAL: 9,262,700**

NET TAXES BILLED FOR 2025 WERE: \$ 196,315.70 2025 ASSESSMENT TOTAL: 8,984,700

PSEG SERVICES CORP-CORP.PROPTY.DEPT  
80 PARK PLAZA-6TH FLOOR  
NEWARK NJ 07102-4194

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BLOCK: 3301 LOT: 7 QUAL:

PROPERTY LOCATION: 12 WRIGHT WAY CLASS: 4B

LAND: 1,854,600 BUILDING: 7,413,700 **2026 ASSESSMENT TOTAL: 9,268,300**

NET TAXES BILLED FOR 2025 WERE: \$ 193,894.72 2025 ASSESSMENT TOTAL: 8,873,900

THE WRIGHT WAY, LLC C/O WADE ODELL  
80 GREENWOOD AVE  
MIDLAND PARK, NJ 07432

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BLOCK: 3301 LOT: 6 QUAL:

PROPERTY LOCATION: 16 WRIGHT WAY CLASS: 4B

LAND: 1,748,300 BUILDING: 7,040,900 **2026 ASSESSMENT TOTAL: 8,789,200**

NET TAXES BILLED FOR 2025 WERE: \$ 183,872.12 2025 ASSESSMENT TOTAL: 8,415,200

THE WRONG WAY, LLC C/O WADE ODELL  
80 GREENWOOD AVE  
MIDLAND PARK, NJ 07432

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BLOCK: 3202 LOT: 1 QUAL:

PROPERTY LOCATION: 15 THORNTON RD CLASS: 4B

LAND: 1,762,900 BUILDING: 6,212,200 **2026 ASSESSMENT TOTAL: 7,975,100**

NET TAXES BILLED FOR 2025 WERE: \$ 166,453.30 2025 ASSESSMENT TOTAL: 7,618,000

IE HOLDINGS C/O COLLAGEN MATRIX INC  
G.FLEMING-15 THORNTON RD  
OAKLAND NJ 07436

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BLOCK: 3301 LOT: 3 QUAL:

PROPERTY LOCATION: 23 THORNTON RD CLASS: 4B

LAND: 2,195,200 BUILDING: 5,746,100 **2026 ASSESSMENT TOTAL:** 7,941,300

NET TAXES BILLED FOR 2025 WERE: \$ 166,134.29 2025 ASSESSMENT TOTAL: 7,603,400

15 THORNTON ROAD LLC  
23 THORNTON RD  
OAKLAND NJ 07436

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BLOCK: 1706 LOT: 3.01 QUAL:

PROPERTY LOCATION: 409 RAMAPO VALLEY RD CLASS: 4A

LAND: 1,615,000 BUILDING: 5,570,000 **2026 ASSESSMENT TOTAL: 7,185,000**

NET TAXES BILLED FOR 2025 WERE: \$ 164,980.61 2025 ASSESSMENT TOTAL: 7,550,600

LINCOLN REALTY ASSOC C/O PRETIUM  
PO BOX 2155  
HADDONFIELD, NJ 08033

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BLOCK: 3601 LOT: 34 QUAL:

PROPERTY LOCATION: 153 BAUER DR CLASS: 4B

LAND: 1,923,700 BUILDING: 5,738,500 **2026 ASSESSMENT TOTAL: 7,662,200**

NET TAXES BILLED FOR 2025 WERE: \$ 160,295.97 2025 ASSESSMENT TOTAL: 7,336,200

FIVF III NJ1 LLC DE  
5MARINE VIEW PLAZA STE402  
HOBOKEN,NJ 07070

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BLOCK: 3601 LOT: 35 QUAL:

PROPERTY LOCATION: 143 BAUER DR CLASS: 4B

LAND: 1,760,000 BUILDING: 5,786,300 **2026 ASSESSMENT TOTAL: 7,546,300**

NET TAXES BILLED FOR 2025 WERE: \$ 157,870.62 2025 ASSESSMENT TOTAL: 7,225,200

ROYAL ASSOCIATES LLC  
143 BAUER DRIVE  
OAKLAND, NJ 07436

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BLOCK: 3204 LOT: 3 QUAL:

PROPERTY LOCATION: 104 BAUER DR CLASS: 4B

LAND: 1,920,000 BUILDING: 5,615,000 **2026 ASSESSMENT TOTAL: 7,535,000**

NET TAXES BILLED FOR 2025 WERE: \$ 157,634.64 2025 ASSESSMENT TOTAL: 7,214,400

NEW BREMEN INVESTMENTS INC.  
40 WASHINGTON ST  
NEW BREMEN, OH 45869

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BLOCK: 3201 LOT: 2 QUAL:

PROPERTY LOCATION: 16 THORNTON RD CLASS: 4B

LAND: 1,989,000 BUILDING: 5,462,800 **2026 ASSESSMENT TOTAL: 7,451,800**

NET TAXES BILLED FOR 2025 WERE: \$ 155,893.20 2025 ASSESSMENT TOTAL: 7,134,700

16 THORNTON NJ LLC  
6 THORNTON RD  
OAKLAND, NJ 07436

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BLOCK: 3201 LOT: 5 QUAL:

PROPERTY LOCATION: 103 BAUER DR CLASS: 4B

LAND: 1,793,600 BUILDING: 5,613,600 **2026 ASSESSMENT TOTAL: 7,407,200**

NET TAXES BILLED FOR 2025 WERE: \$ 153,754.08 2025 ASSESSMENT TOTAL: 7,036,800

UNIVERSAL 103 LLC  
77 BLOOMFIELD AVE  
PINE BROOK, NJ 07068

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BLOCK: 3603 LOT: 1 QUAL:

PROPERTY LOCATION: 128 BAUER DR CLASS: 4B

LAND: 1,903,500 BUILDING: 5,332,600 **2026 ASSESSMENT TOTAL: 7,236,100**

NET TAXES BILLED FOR 2025 WERE: \$ 151,381.17 2025 ASSESSMENT TOTAL: 6,928,200

KUSH-KUSH LP  
5 MARINE VIEW PLAZA #402  
HOBOKEN, NJ 07030

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BLOCK: 2401 LOT: 6 QUAL:

PROPERTY LOCATION: 169 RAMAPO VALLEY RD CLASS: 4A

LAND: 3,240,000 BUILDING: 3,872,800 **2026 ASSESSMENT TOTAL: 7,112,800**

NET TAXES BILLED FOR 2025 WERE: \$ 149,045.41 2025 ASSESSMENT TOTAL: 6,821,300

169 RAMAPO VALLEY ROAD LLC F.AMEN  
175 RAMAPO VALLEY RD.  
OAKLAND NJ 07436

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BLOCK: 3301 LOT: 4 QUAL:

PROPERTY LOCATION: 19 THORNTON RD CLASS: 4B

LAND: 2,080,000 BUILDING: 4,851,900 **2026 ASSESSMENT TOTAL: 6,931,900**

NET TAXES BILLED FOR 2025 WERE: \$ 145,016.27 2025 ASSESSMENT TOTAL: 6,636,900

ALDERISIO TRUST (R.CARBORA-TRUSTEE)  
856 APACHE RD  
FRANKLIN LAKES,NJ 07417

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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

\* REASSESSMENT DISTRICT \*

BLOCK: 4005 LOT: 4 QUAL:

PROPERTY LOCATION: 5 RARITAN RD CLASS: 4B

LAND: 1,474,500 BUILDING: 5,435,300 **2026 ASSESSMENT TOTAL: 6,909,800**

NET TAXES BILLED FOR 2025 WERE: \$ 143,032.29 2025 ASSESSMENT TOTAL: 6,546,100

STERN & STERN LLC  
5 RARITAN ROAD  
OAKLAND NJ 07436

OAKLAND TAX ASSESSOR  
MUNICIPAL PLAZA  
OAKLAND, NJ 07436

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\* REASSESSMENT DISTRICT \*

BLOCK: 3204 LOT: 5 QUAL:

PROPERTY LOCATION: 118 BAUER DR CLASS: 4B

LAND: 1,680,000 BUILDING: 5,119,000 **2026 ASSESSMENT TOTAL: 6,799,000**

NET TAXES BILLED FOR 2025 WERE: \$ 142,236.95 2025 ASSESSMENT TOTAL: 6,509,700

118 BAUER DRIVE LLC C/O GUGLBERGER  
300 VALLEY VIEW DR  
FRANKLIN LAKES, NJ 07417

OAKLAND TAX ASSESSOR  
MUNICIPAL PLAZA  
OAKLAND, NJ 07436

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\* REASSESSMENT DISTRICT \*

BLOCK: 2302 LOT: 8 QUAL:

PROPERTY LOCATION: 5 FIR CT CLASS: 4B

LAND: 1,075,300 BUILDING: 5,440,400 **2026 ASSESSMENT TOTAL: 6,515,700**

NET TAXES BILLED FOR 2025 WERE: \$ 134,873.50 2025 ASSESSMENT TOTAL: 6,172,700

SAUTER MANAGEMENT LLC  
239 OTTOWA LN  
FRANKLIN LAKES NJ 07417-2140

OAKLAND TAX ASSESSOR  
MUNICIPAL PLAZA  
OAKLAND, NJ 07436

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BLOCK: 2302 LOT: 20 QUAL:

PROPERTY LOCATION: 32 SPRUCE ST CLASS: 4B

LAND: 896,800 BUILDING: 5,579,700 **2026 ASSESSMENT TOTAL: 6,476,500**

NET TAXES BILLED FOR 2025 WERE: \$ 134,062.86 2025 ASSESSMENT TOTAL: 6,135,600

32 SPRUCE LLC

PO BOX 200

MONSEY, NY

10952

OAKLAND TAX ASSESSOR  
MUNICIPAL PLAZA  
OAKLAND, NJ 07436

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BLOCK: 301 LOT: 4 QUAL:

PROPERTY LOCATION: 22 MULLER RD CLASS: 4B

LAND: 1,283,000 BUILDING: 5,120,100 **2026 ASSESSMENT TOTAL: 6,403,100**

NET TAXES BILLED FOR 2025 WERE: \$ 131,676.84 2025 ASSESSMENT TOTAL: 6,026,400

JESSE K. REALTY, LLC

18 MULLER RD

OAKLAND NJ

07436

OAKLAND TAX ASSESSOR  
MUNICIPAL PLAZA  
OAKLAND, NJ 07436

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BLOCK: 2302 LOT: 6 QUAL:

PROPERTY LOCATION: 48 SPRUCE ST CLASS: 4B

LAND: 862,800 BUILDING: 5,383,300 **2026 ASSESSMENT TOTAL: 6,246,100**

NET TAXES BILLED FOR 2025 WERE: \$ 129,293.01 2025 ASSESSMENT TOTAL: 5,917,300

48 SPRUCE TARJUM JV LLC  
PO BOX 342  
ORADELL, NJ 07649

OAKLAND TAX ASSESSOR  
MUNICIPAL PLAZA  
OAKLAND, NJ 07436

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BLOCK: 3601 LOT: 38 QUAL:

PROPERTY LOCATION: 133 BAUER DR CLASS: 4B

LAND: 1,601,100 BUILDING: 4,500,000 **2026 ASSESSMENT TOTAL: 6,101,100**

NET TAXES BILLED FOR 2025 WERE: \$ 127,636.78 2025 ASSESSMENT TOTAL: 5,841,500

SZN HOLDINGS LLC  
133 BAUER DRIVE  
OAKLAND, NJ 07436

OAKLAND TAX ASSESSOR  
MUNICIPAL PLAZA  
OAKLAND, NJ 07436

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BLOCK: 203 LOT: 1 QUAL:

PROPERTY LOCATION: 302 W OAKLAND AVE CLASS: 4B

LAND: 1,907,500 BUILDING: 4,268,400 **2026 ASSESSMENT TOTAL: 6,175,900**

NET TAXES BILLED FOR 2025 WERE: \$ 127,005.31 2025 ASSESSMENT TOTAL: 5,812,600

BROWN REALTY INCORPORATED  
PO BOX 440  
OAKLAND NJ 07436

OAKLAND TAX ASSESSOR  
MUNICIPAL PLAZA  
OAKLAND, NJ 07436

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BLOCK: 3203 LOT: 3 QUAL:

PROPERTY LOCATION: 115 BAUER DR CLASS: 4B

LAND: 1,623,700 BUILDING: 4,388,500 **2026 ASSESSMENT TOTAL: 6,012,200**

NET TAXES BILLED FOR 2025 WERE: \$ 125,777.34 2025 ASSESSMENT TOTAL: 5,756,400

ALDERISIO TRUST (R.CARBORA-TRUSTEE)  
856 APACHE RD  
FRANKLIN LAKES, NJ 07417

OAKLAND TAX ASSESSOR  
MUNICIPAL PLAZA  
OAKLAND, NJ 07436

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BLOCK: 3301 LOT: 8 QUAL:

PROPERTY LOCATION: 8 WRIGHT WAY CLASS: 4A

LAND: 1,735,400 BUILDING: 4,324,900 **2026 ASSESSMENT TOTAL: 6,060,300**

NET TAXES BILLED FOR 2025 WERE: \$ 125,257.31 2025 ASSESSMENT TOTAL: 5,732,600

FR02 LLC - ATTN: M.FRASCO  
479 RTE 17 NORTH  
MAHWAH NJ 07430

OAKLAND TAX ASSESSOR  
MUNICIPAL PLAZA  
OAKLAND, NJ 07436

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BLOCK: 2302 LOT: 7 QUAL:

PROPERTY LOCATION: 3 FIR CT CLASS: 4B

LAND: 947,800 BUILDING: 5,042,900 **2026 ASSESSMENT TOTAL: 5,990,700**

NET TAXES BILLED FOR 2025 WERE: \$ 124,007.49 2025 ASSESSMENT TOTAL: 5,675,400

FIR ESTATES LLC

PO BOX 200

MONSEY, NY

10952

OAKLAND TAX ASSESSOR  
MUNICIPAL PLAZA  
OAKLAND, NJ 07436

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BLOCK: 3603 LOT: 3 QUAL:

PROPERTY LOCATION: 148 BAUER DR CLASS: 4B

LAND: 1,612,800 BUILDING: 4,209,200 **2026 ASSESSMENT TOTAL: 5,822,000**

NET TAXES BILLED FOR 2025 WERE: \$ 121,798.46 2025 ASSESSMENT TOTAL: 5,574,300

MULHERN BELTING, INC.

PO BOX 620

OAKLAND NJ

07436-0620

OAKLAND TAX ASSESSOR  
MUNICIPAL PLAZA  
OAKLAND, NJ 07436

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BLOCK: 2302 LOT: 19 QUAL:

PROPERTY LOCATION: 7 FIR CT CLASS: 4B

LAND: 871,300 BUILDING: 4,958,000 **2026 ASSESSMENT TOTAL: 5,829,300**

NET TAXES BILLED FOR 2025 WERE: \$ 120,666.63 2025 ASSESSMENT TOTAL: 5,522,500

SKYSAIL PROPERTIES LLC  
7 SKYSAIL LN  
WARWICK NY 10990

OAKLAND TAX ASSESSOR  
MUNICIPAL PLAZA  
OAKLAND, NJ 07436

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BLOCK: 4004 LOT: 3 QUAL:

PROPERTY LOCATION: 21 RARITAN RD CLASS: 4B

LAND: 931,200 BUILDING: 4,738,700 **2026 ASSESSMENT TOTAL: 5,669,900**

NET TAXES BILLED FOR 2025 WERE: \$ 119,191.75 2025 ASSESSMENT TOTAL: 5,455,000

ACCESS OAKLAND LLC  
208 GATES RD  
LITTLE FERRY, NJ 07643

OAKLAND TAX ASSESSOR  
MUNICIPAL PLAZA  
OAKLAND, NJ 07436

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BLOCK: 3204 LOT: 2 QUAL:

PROPERTY LOCATION: 100 BAUER DR CLASS: 4B

LAND: 1,982,400 BUILDING: 3,713,300 **2026 ASSESSMENT TOTAL: 5,695,700**

NET TAXES BILLED FOR 2025 WERE: \$ 119,128.39 2025 ASSESSMENT TOTAL: 5,452,100

VKW BAUER LLC  
57 BUSHES LN  
ELMWOOD PARK,NJ 07407

OAKLAND TAX ASSESSOR  
MUNICIPAL PLAZA  
OAKLAND, NJ 07436

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BLOCK: 4003 LOT: 1 QUAL:

PROPERTY LOCATION: 8 ALLERMAN RD CLASS: 4B

LAND: 977,500 BUILDING: 4,614,700 **2026 ASSESSMENT TOTAL: 5,592,200**

NET TAXES BILLED FOR 2025 WERE: \$ 115,759.12 2025 ASSESSMENT TOTAL: 5,297,900

FIMS HOLDINGS LLC  
8 ALLERMAN RD  
OAKLAND, NJ 07436

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MUNICIPAL PLAZA  
OAKLAND, NJ 07436

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BLOCK: 2401 LOT: 5 QUAL:

PROPERTY LOCATION: 175 RAMAPO VALLEY RD CLASS: 4A

LAND: 1,006,200 BUILDING: 4,450,900 **2026 ASSESSMENT TOTAL: 5,457,100**

NET TAXES BILLED FOR 2025 WERE: \$ 114,605.44 2025 ASSESSMENT TOTAL: 5,245,100

175 RAMAPO VALLEY ROAD LLC  
175 RAMAPO VALLEY RD  
OAKLAND, NJ 07436

OAKLAND TAX ASSESSOR  
MUNICIPAL PLAZA  
OAKLAND, NJ 07436

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BLOCK: 301 LOT: 2 QUAL:

PROPERTY LOCATION: 27 MULLER RD CLASS: 4B

LAND: 2,938,700 BUILDING: 2,631,500 **2026 ASSESSMENT TOTAL: 5,570,200**

NET TAXES BILLED FOR 2025 WERE: \$ 114,550.81 2025 ASSESSMENT TOTAL: 5,242,600

LEV LUDWIG LLC  
27 MULLER RD  
OAKLAND, NJ 07436

OAKLAND TAX ASSESSOR  
MUNICIPAL PLAZA  
OAKLAND, NJ 07436

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BLOCK: 3601 LOT: 37 QUAL:

PROPERTY LOCATION: 20 POTASH RD CLASS: 4B

LAND: 1,740,800 BUILDING: 3,553,200 **2026 ASSESSMENT TOTAL: 5,294,000**

NET TAXES BILLED FOR 2025 WERE: \$ 110,532.60 2025 ASSESSMENT TOTAL: 5,058,700

GOLDPOD GROUP LLC  
20 POTASH RD  
OAKLAND NJ 07436

OAKLAND TAX ASSESSOR  
MUNICIPAL PLAZA  
OAKLAND, NJ 07436

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BLOCK: 201 LOT: 9 QUAL:

PROPERTY LOCATION: 45 EDISON AVE CLASS: 4B

LAND: 1,029,400 BUILDING: 3,915,400 **2026 ASSESSMENT TOTAL: 4,944,800**

NET TAXES BILLED FOR 2025 WERE: \$ 102,356.33 2025 ASSESSMENT TOTAL: 4,684,500

45 EDISON PLACE LLC  
45 EDISON AVENUE  
OAKLAND, NJ 07436

OAKLAND TAX ASSESSOR  
MUNICIPAL PLAZA  
OAKLAND, NJ 07436

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BLOCK: 3203 LOT: 2 QUAL:

PROPERTY LOCATION: 17 VAN VOOREN DR CLASS: 4B

LAND: 1,920,000 BUILDING: 2,658,800 **2026 ASSESSMENT TOTAL: 4,578,800**

NET TAXES BILLED FOR 2025 WERE: \$ 93,955.00 2025 ASSESSMENT TOTAL: 4,300,000

DFLP VAN VOOREN LLC  
PO BOX 709  
FRANKLIN LAKES, NJ 07417

OAKLAND TAX ASSESSOR  
MUNICIPAL PLAZA  
OAKLAND, NJ 07436

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BLOCK: 3202 LOT: 2 QUAL:

PROPERTY LOCATION: 8 VAN VOOREN DR CLASS: 4B

LAND: 1,611,200 BUILDING: 2,812,300 **2026 ASSESSMENT TOTAL: 4,423,500**

NET TAXES BILLED FOR 2025 WERE: \$ 93,319.17 2025 ASSESSMENT TOTAL: 4,270,900

IE HOLDINGS LLC C/O TINA LI  
8 VAN VOOREN DR  
OAKLAND, NJ 07436

OAKLAND TAX ASSESSOR  
MUNICIPAL PLAZA  
OAKLAND, NJ 07436

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BLOCK: 2401 LOT: 7 QUAL:

PROPERTY LOCATION: 155 RAMAPO VALLEY RD CLASS: 4A

LAND: 1,246,500 BUILDING: 2,892,100 **2026 ASSESSMENT TOTAL: 4,138,600**

NET TAXES BILLED FOR 2025 WERE: \$ 88,169.12 2025 ASSESSMENT TOTAL: 4,035,200

155 RAMAPO VALLEY ROAD LLC  
155 RAMAPO VALLEY RD  
OAKLAND NJ 07436-1711

OAKLAND TAX ASSESSOR  
MUNICIPAL PLAZA  
OAKLAND, NJ 07436

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BLOCK: 3901 LOT: 1 QUAL:

PROPERTY LOCATION: 400 RAMAPO VALLEY RD CLASS: 4A

LAND: 1,260,000 BUILDING: 2,782,400 **2026 ASSESSMENT TOTAL: 4,042,400**

NET TAXES BILLED FOR 2025 WERE: \$ 84,670.94 2025 ASSESSMENT TOTAL: 3,875,100

DMR REALTY LLC  
201 SHERIDAN AVE  
HOHOKUS NJ 07423

OAKLAND TAX ASSESSOR  
MUNICIPAL PLAZA  
OAKLAND, NJ 07436

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BLOCK: 2302 LOT: 23 QUAL:

PROPERTY LOCATION: 45 SPRUCE ST CLASS: 4B

LAND: 478,100 BUILDING: 3,546,700 **2026 ASSESSMENT TOTAL: 4,024,800**

NET TAXES BILLED FOR 2025 WERE: \$ 83,432.04 2025 ASSESSMENT TOTAL: 3,818,400

PICEA LLC  
45 SPRUCE ST  
OAKLAND, NJ

07436

OAKLAND TAX ASSESSOR  
MUNICIPAL PLAZA  
OAKLAND, NJ 07436

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BLOCK: 103 LOT: 3 QUAL:

PROPERTY LOCATION: 360 W OAKLAND AVE CLASS: 4B

LAND: 532,100 BUILDING: 2,967,900 **2026 ASSESSMENT TOTAL: 3,500,000**

NET TAXES BILLED FOR 2025 WERE: \$ 81,670.93 2025 ASSESSMENT TOTAL: 3,737,800

ENGINEERING LABORATORIES INC  
360 W OAKLAND AVE  
OAKLAND NJ 07436-0000

OAKLAND TAX ASSESSOR  
MUNICIPAL PLAZA  
OAKLAND, NJ 07436

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BLOCK: 4004 LOT: 7 QUAL:

PROPERTY LOCATION: 13 RARITAN RD CLASS: 4A

LAND: 850,000 BUILDING: 2,550,000 **2026 ASSESSMENT TOTAL: 3,400,000**

NET TAXES BILLED FOR 2025 WERE: \$ 78,745.22 2025 ASSESSMENT TOTAL: 3,603,900

LERMOND PROPERTIES LLC  
13 RARITAN ROAD  
OAKLAND, NJ 07436

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MUNICIPAL PLAZA  
OAKLAND, NJ 07436

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BLOCK: 301 LOT: 5 QUAL:

PROPERTY LOCATION: 18 MULLER RD CLASS: 4B

LAND: 1,122,000 BUILDING: 2,703,000 **2026 ASSESSMENT TOTAL: 3,825,000**

NET TAXES BILLED FOR 2025 WERE: \$ 78,660.00 2025 ASSESSMENT TOTAL: 3,600,000

SYBREN PROPERTIES, LLC  
18 MULLER RD  
OAKLAND NJ 07436

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MUNICIPAL PLAZA  
OAKLAND, NJ 07436

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\* REASSESSMENT DISTRICT \*

BLOCK: 3201 LOT: 6 QUAL:

PROPERTY LOCATION: 99 BAUER DR CLASS: 4B

LAND: 1,760,000 BUILDING: 1,986,300 **2026 ASSESSMENT TOTAL: 3,746,300**

NET TAXES BILLED FOR 2025 WERE: \$ 78,646.89 2025 ASSESSMENT TOTAL: 3,599,400

UNIVERSAL 99 LLC  
99 BEAVERBROOK RD  
LINCOLN PARK, NJ 07035

OAKLAND TAX ASSESSOR  
MUNICIPAL PLAZA  
OAKLAND, NJ 07436

**THIS IS NOT A BILL.  
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District: Oakland

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

\* REASSESSMENT DISTRICT \*

BLOCK: 2302 LOT: 5 QUAL:

PROPERTY LOCATION: 56 SPRUCE ST CLASS: 4B

LAND: 1,294,100 BUILDING: 2,401,900 **2026 ASSESSMENT TOTAL: 3,696,000**

NET TAXES BILLED FOR 2025 WERE: \$ 76,247.76 2025 ASSESSMENT TOTAL: 3,489,600

FIFTY SIX SPRUCE STREET LLC  
56 SPRUCE ST  
OAKLAND, NJ 07436

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BLOCK: 1301 LOT: 32.03 QUAL:

PROPERTY LOCATION: 655 RAMAPO VALLEY RD CLASS: 2

LAND: 485,100 BUILDING: 3,277,700 **2026 ASSESSMENT TOTAL: 3,762,800**

NET TAXES BILLED FOR 2025 WERE: \$ 75,935.31 2025 ASSESSMENT TOTAL: 3,475,300

ROSE, MICHAEL  
105 MAIN ST 3RD FLOOR  
HACKENSACK NJ 07601

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BLOCK: 3202 LOT: 3 QUAL:

PROPERTY LOCATION: 12 VAN VOOREN DR CLASS: 4B

LAND: 1,843,200 BUILDING: 1,582,000 **2026 ASSESSMENT TOTAL: 3,425,200**

NET TAXES BILLED FOR 2025 WERE: \$ 71,654.89 2025 ASSESSMENT TOTAL: 3,279,400

HERR FOODS, INC.

P.O. BOX 300

NOTTINGHAM PA

19362-0300

OAKLAND TAX ASSESSOR  
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BLOCK: 201 LOT: 10 QUAL:

PROPERTY LOCATION: 37 EDISON AVE CLASS: 4B

LAND: 866,600 BUILDING: 2,168,600 **2026 ASSESSMENT TOTAL: 3,035,200**

NET TAXES BILLED FOR 2025 WERE: \$ 62,829.68 2025 ASSESSMENT TOTAL: 2,875,500

C & D LIBERTY LLC  
37 EDISON AVE  
OAKLAND NJ

07436

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OAKLAND, NJ 07436

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BLOCK: 201 LOT: 11 QUAL:

PROPERTY LOCATION: 29 EDISON AVE CLASS: 4B

LAND: 530,000 BUILDING: 2,317,700 **2026 ASSESSMENT TOTAL: 2,847,700**

NET TAXES BILLED FOR 2025 WERE: \$ 59,056.18 2025 ASSESSMENT TOTAL: 2,702,800

RGM INVESTMENT GROUP LLC  
5 MCCARTHY CIR  
STONY POINT,NY 10980

OAKLAND TAX ASSESSOR  
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OAKLAND, NJ 07436

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BLOCK: 1901 LOT: 39 QUAL:

PROPERTY LOCATION: 34-35 BAILEY AVE CLASS: 1

LAND: 2,645,000 BUILDING: 0 **2026 ASSESSMENT TOTAL:** 2,645,000

NET TAXES BILLED FOR 2025 WERE: \$ 57,793.25 2025 ASSESSMENT TOTAL: 2,645,000

TANGLEWOOD EAST, INC.C/O LINZENBOLD  
34-35 BAILEY AVE  
OAKLAND NJ 07436-1833

OAKLAND TAX ASSESSOR  
MUNICIPAL PLAZA  
OAKLAND, NJ 07436

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BLOCK: 3201 LOT: 1 QUAL:

PROPERTY LOCATION: 7 WRIGHT WAY CLASS: 4B

LAND: 2,395,400 BUILDING: 296,200 **2026 ASSESSMENT TOTAL: 2,691,600**

NET TAXES BILLED FOR 2025 WERE: \$ 55,112.26 2025 ASSESSMENT TOTAL: 2,522,300

URBAN FARMS NURSERIES LLC  
840 FRANKLIN LAKES RD  
FRANKLIN LAKES NJ 07417

OAKLAND TAX ASSESSOR  
MUNICIPAL PLAZA  
OAKLAND, NJ 07436

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BLOCK: 4004 LOT: 6 QUAL:

PROPERTY LOCATION: 17 RARITAN RD CLASS: 4B

LAND: 1,275,000 BUILDING: 1,356,100 **2026 ASSESSMENT TOTAL: 2,631,100**

NET TAXES BILLED FOR 2025 WERE: \$ 54,463.31 2025 ASSESSMENT TOTAL: 2,492,600

R.S. REALTY, L.P.-ATTN: BARRY SAUER  
PO BOX 7000-17 RARITAN RD  
OAKLAND NJ 07436

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MUNICIPAL PLAZA  
OAKLAND, NJ 07436

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BLOCK: 201 LOT: 5 QUAL:

PROPERTY LOCATION: 40 EDISON AVE CLASS: 4B

LAND: 455,600 BUILDING: 2,024,000 **2026 ASSESSMENT TOTAL: 2,479,600**

NET TAXES BILLED FOR 2025 WERE: \$ 52,094.77 2025 ASSESSMENT TOTAL: 2,384,200

PSK REALTY LLC NY  
137 GARDNER AVE  
BROOKLYN,NY 11237

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OAKLAND, NJ 07436

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BLOCK: 301 LOT: 2.01 QUAL:  
PROPERTY LOCATION: 29 MULLER RD CLASS: 1  
LAND: 2,371,600 BUILDING: 0 **2026 ASSESSMENT TOTAL: 2,371,600**

NET TAXES BILLED FOR 2025 WERE: \$ 51,819.46 2025 ASSESSMENT TOTAL: 2,371,600

DREDGE MULLER LLC  
11 BIRCH RD  
MIDLAND PARK, NJ 07432

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OAKLAND, NJ 07436

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BLOCK: 2101 LOT: 4 QUAL:

PROPERTY LOCATION: 31 IRON HORSE RD CLASS: 4B

LAND: 643,900 BUILDING: 1,802,100 **2026 ASSESSMENT TOTAL: 2,446,000**

NET TAXES BILLED FOR 2025 WERE: \$ 50,772.85 2025 ASSESSMENT TOTAL: 2,323,700

31 IRON HORSE REALTY LLC  
480A MAIN ST  
WALLINGTON, NJ 07057

OAKLAND TAX ASSESSOR  
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OAKLAND, NJ 07436

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BLOCK: 401 LOT: 7 QUAL:

PROPERTY LOCATION: 6 NORTH SHORE DR CLASS: 2

LAND: 1,730,000 BUILDING: 716,800 **2026 ASSESSMENT TOTAL: 2,446,800**

NET TAXES BILLED FOR 2025 WERE: \$ 50,582.75 2025 ASSESSMENT TOTAL: 2,315,000

BEAR RUN RAMAPO ESTATE LLC  
PO BOX 420  
OAKLAND, NJ 07436

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BLOCK: 701 LOT: 1 QUAL: T01

PROPERTY LOCATION: 250 SKYLINE DR (TAMARACK) CLASS: 4A

LAND: 306,300 BUILDING: 2,100,100 **2026 ASSESSMENT TOTAL: 2,406,400**

NET TAXES BILLED FOR 2025 WERE: \$ 49,892.29 2025 ASSESSMENT TOTAL: 2,283,400

CROWN ATLANTIC CO., LLC  
PMB353 4017 WASHINGTON RD  
MC MURRAY, PA 15317

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OAKLAND, NJ 07436

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BLOCK: 1706 LOT: 6 QUAL:

PROPERTY LOCATION: 20 W OAKLAND AVE CLASS: 4A

LAND: 743,000 BUILDING: 1,548,900 **2026 ASSESSMENT TOTAL: 2,291,900**

NET TAXES BILLED FOR 2025 WERE: \$ 47,860.24 2025 ASSESSMENT TOTAL: 2,190,400

ESTIA NJ LLC  
31-44 STEINWAY ST #2F  
ASTORIA, NY 11103

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BLOCK: 3903 LOT: 86 QUAL:

PROPERTY LOCATION: 330 RAMAPO VALLEY RD CLASS: 4A

LAND: 955,400 BUILDING: 1,218,600 **2026 ASSESSMENT TOTAL: 2,174,000**

NET TAXES BILLED FOR 2025 WERE: \$ 46,059.80 2025 ASSESSMENT TOTAL: 2,108,000

WAUDBY, BRADFORD R. & NANCY A.  
330 RAMAPO VALLEY RD  
OAKLAND NJ 07436-1816

OAKLAND TAX ASSESSOR  
MUNICIPAL PLAZA  
OAKLAND, NJ 07436

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BLOCK: 2703 LOT: 2 QUAL:

PROPERTY LOCATION: 3 POST RD CLASS: 4A

LAND: 563,100 BUILDING: 1,605,100 **2026 ASSESSMENT TOTAL: 2,168,200**

NET TAXES BILLED FOR 2025 WERE: \$ 45,253.54 2025 ASSESSMENT TOTAL: 2,071,100

THE ARC OF BERGEN & PASSAIC COUNTIES  
223 MOORE ST  
HACKENSACK NJ 07601

OAKLAND TAX ASSESSOR  
MUNICIPAL PLAZA  
OAKLAND, NJ 07436

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BLOCK: 401 LOT: 3 QUAL:

PROPERTY LOCATION: 2 DEER LEDGE RD CLASS: 2

LAND: 901,800 BUILDING: 1,267,900 **2026 ASSESSMENT TOTAL: 2,169,700**

NET TAXES BILLED FOR 2025 WERE: \$ 44,139.19 2025 ASSESSMENT TOTAL: 2,020,100

DEER LEDGE RAMAPO ESTATE LLC  
PO BOX 420  
OAKLAND, NJ 07436

OAKLAND TAX ASSESSOR  
MUNICIPAL PLAZA  
OAKLAND, NJ 07436

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BLOCK: 2302 LOT: 24 QUAL:

PROPERTY LOCATION: 29 SPRUCE ST CLASS: 4A

LAND: 1,173,000 BUILDING: 886,100 **2026 ASSESSMENT TOTAL: 2,059,100**

NET TAXES BILLED FOR 2025 WERE: \$ 42,559.43 2025 ASSESSMENT TOTAL: 1,947,800

THE DOUBLE D  
29 SPRUCE ST  
OAKLAND NJ

07436-1810

OAKLAND TAX ASSESSOR  
MUNICIPAL PLAZA  
OAKLAND, NJ 07436

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BLOCK: 1706 LOT: 1.01 QUAL:

PROPERTY LOCATION: 413 RAMAPO VALLEY RD CLASS: 4A

LAND: 1,066,000 BUILDING: 832,600 **2026 ASSESSMENT TOTAL: 1,898,600**

NET TAXES BILLED FOR 2025 WERE: \$ 39,712.38 2025 ASSESSMENT TOTAL: 1,817,500

LINCOLN REALTY ASSOC C/O PRETIUM  
PO BOX 2155  
HADDONFIELD, NJ 08033

OAKLAND TAX ASSESSOR  
MUNICIPAL PLAZA  
OAKLAND, NJ 07436

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BLOCK: 2601 LOT: 7 QUAL:

PROPERTY LOCATION: 72 RAMAPO VALLEY RD CLASS: 4A

LAND: 950,600 BUILDING: 951,000 **2026 ASSESSMENT TOTAL:** 1,901,600

NET TAXES BILLED FOR 2025 WERE: \$ 39,683.97 2025 ASSESSMENT TOTAL: 1,816,200

MIXAS LLC  
72 RAMAPO VALLEY RD  
OAKLAND NJ 07436

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BLOCK: 1802 LOT: 7 QUAL:

PROPERTY LOCATION: 20 ELM ST CLASS: 4A

LAND: 940,000 BUILDING: 960,000 **2026 ASSESSMENT TOTAL: 1,900,000**

NET TAXES BILLED FOR 2025 WERE: \$ 39,487.32 2025 ASSESSMENT TOTAL: 1,807,200

DI IORIO, IRMA  
3 WHITTAKER AVE  
WEST PATERSON, NJ 07424

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BLOCK: 901 LOT: 10 QUAL:

PROPERTY LOCATION: 35 GLEN GRAY RD CLASS: 3A

LAND: 364,500 BUILDING: 1,579,800 **2026 ASSESSMENT TOTAL: 1,944,300**

NET TAXES BILLED FOR 2025 WERE: \$ 39,275.38 2025 ASSESSMENT TOTAL: 1,797,500

MOTTOLA, GARY F. & IRENE

PO BOX 1005

OAKLAND NJ

07436-1005

OAKLAND TAX ASSESSOR  
MUNICIPAL PLAZA  
OAKLAND, NJ 07436

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BLOCK: 1301 LOT: 5 QUAL:

PROPERTY LOCATION: 589 RAMAPO VALLEY RD CLASS: 4A

LAND: 543,800 BUILDING: 1,364,700 **2026 ASSESSMENT TOTAL: 1,908,500**

NET TAXES BILLED FOR 2025 WERE: \$ 39,251.34 2025 ASSESSMENT TOTAL: 1,796,400

VTS ENTERPRISES, LLC  
589 RAMAPO VALLEY RD  
OAKLAND NJ 07436

OAKLAND TAX ASSESSOR  
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BLOCK: 901 LOT: 6 QUAL:

PROPERTY LOCATION: 10 STONY POINT RD CLASS: 2

LAND: 444,800 BUILDING: 1,486,800 **2026 ASSESSMENT TOTAL: 1,931,600**

NET TAXES BILLED FOR 2025 WERE: \$ 39,085.28 2025 ASSESSMENT TOTAL: 1,788,800

KOURGELIS, MICHAEL & MARGARET  
10 STONY POINT RD  
OAKLAND NJ 07436

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BLOCK: 1301 LOT: 1 QUAL:

PROPERTY LOCATION: 581 RAMAPO VALLEY RD CLASS: 2

LAND: 477,500 BUILDING: 1,430,600 **2026 ASSESSMENT TOTAL: 1,908,100**

NET TAXES BILLED FOR 2025 WERE: \$ 38,702.91 2025 ASSESSMENT TOTAL: 1,771,300

FOONG, JEFFREY (TRUST)  
581 RAMAPO VALLEY RD  
OAKLAND NJ 07436

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BLOCK: 901 LOT: 46 QUAL:

PROPERTY LOCATION: 8 STONY POINT RD CLASS: 2

LAND: 472,000 BUILDING: 1,472,900 **2026 ASSESSMENT TOTAL: 1,944,900**

NET TAXES BILLED FOR 2025 WERE: \$ 38,508.44 2025 ASSESSMENT TOTAL: 1,762,400

MC NERNEY, JAMES P. & PATRICIA  
8 STONY POINT RD  
OAKLAND NJ 07436

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OAKLAND, NJ 07436

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BLOCK: 4404 LOT: 2 QUAL:

PROPERTY LOCATION: 20 FRANKLIN AVE CLASS: 4A

LAND: 1,300,000 BUILDING: 533,300 **2026 ASSESSMENT TOTAL: 1,833,300**

NET TAXES BILLED FOR 2025 WERE: \$ 38,506.26 2025 ASSESSMENT TOTAL: 1,762,300

N J BELL TEL. C/O DUFF & PHELPS  
PO BOX 2749  
ADDISON TX 75001

OAKLAND TAX ASSESSOR  
MUNICIPAL PLAZA  
OAKLAND, NJ 07436

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BLOCK: 4101 LOT: 1 QUAL: T01

PROPERTY LOCATION: 97 YAWPO AVE CLASS: 4A

LAND: 306,200 BUILDING: 1,531,300 **2026 ASSESSMENT TOTAL: 1,837,500**

NET TAXES BILLED FOR 2025 WERE: \$ 37,418.13 2025 ASSESSMENT TOTAL: 1,712,500

SPRINT SPECTRUM L.P.

PO BOX 85022

BELLEVUE, WA

98015-8522

OAKLAND TAX ASSESSOR  
MUNICIPAL PLAZA  
OAKLAND, NJ 07436

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\* REASSESSMENT DISTRICT \*

BLOCK: 1702 LOT: 28 QUAL:

PROPERTY LOCATION: 110 W OAKLAND AVE CLASS: 4A

LAND: 514,000 BUILDING: 1,273,100 **2026 ASSESSMENT TOTAL: 1,787,100**

NET TAXES BILLED FOR 2025 WERE: \$ 36,978.94 2025 ASSESSMENT TOTAL: 1,692,400

TALMAR LLC  
217 MAIN STREET  
LITTLE FERRY, NJ 07643

OAKLAND TAX ASSESSOR  
MUNICIPAL PLAZA  
OAKLAND, NJ 07436

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District: Oakland

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

\* REASSESSMENT DISTRICT \*

BLOCK: 1802 LOT: 4 QUAL:

PROPERTY LOCATION: 373 RAMAPO VALLEY RD CLASS: 4A

LAND: 691,000 BUILDING: 1,032,400 **2026 ASSESSMENT TOTAL: 1,723,400**

NET TAXES BILLED FOR 2025 WERE: \$ 36,806.33 2025 ASSESSMENT TOTAL: 1,684,500

MJD OAKLAND LLC  
10 COLBURN CT  
WAYNE,NJ 07470

OAKLAND TAX ASSESSOR  
MUNICIPAL PLAZA  
OAKLAND, NJ 07436

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BLOCK: 1301 LOT: 31 QUAL:

PROPERTY LOCATION: 3 APACHE DR CLASS: 2

LAND: 491,400 BUILDING: 1,326,700 **2026 ASSESSMENT TOTAL: 1,818,100**

NET TAXES BILLED FOR 2025 WERE: \$ 36,675.23 2025 ASSESSMENT TOTAL: 1,678,500

DREICHLER, ANITA J & GROSS, LAURIE S  
3 APACHE DRIVE  
OAKLAND, NJ 07436

OAKLAND TAX ASSESSOR  
MUNICIPAL PLAZA  
OAKLAND, NJ 07436

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BLOCK: 5305 LOT: 5 QUAL:

PROPERTY LOCATION: 824 RAMAPO VALLEY RD CLASS: 2

LAND: 444,900 BUILDING: 1,365,600 **2026 ASSESSMENT TOTAL:** 1,810,500

NET TAXES BILLED FOR 2025 WERE: \$ 36,627.16 2025 ASSESSMENT TOTAL: 1,676,300

MAJESTIC, HELEN E & GLENN A ETAL  
824 RAMAPO VALLEY RD  
OAKLAND, NJ 07436

OAKLAND TAX ASSESSOR  
MUNICIPAL PLAZA  
OAKLAND, NJ 07436

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BLOCK: 2101 LOT: 1 QUAL:

PROPERTY LOCATION: 5 IRON HORSE RD CLASS: 4B

LAND: 901,400 BUILDING: 839,200 **2026 ASSESSMENT TOTAL:** 1,740,600

NET TAXES BILLED FOR 2025 WERE: \$ 36,128.98 2025 ASSESSMENT TOTAL: 1,653,500

JWS AIRGAS, INC. C/O AIRGAS USA,LLC  
6055 ROCKSIDE WOODS BLVD  
INDEPENDENCE, OH 44131

OAKLAND TAX ASSESSOR  
MUNICIPAL PLAZA  
OAKLAND, NJ 07436

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BLOCK: 4504 LOT: 35 QUAL:

PROPERTY LOCATION: 451-3-5-7 RAM VAL RD CLASS: 4A

LAND: 792,000 BUILDING: 932,300 **2026 ASSESSMENT TOTAL:** 1,724,300

NET TAXES BILLED FOR 2025 WERE: \$ 35,860.22 2025 ASSESSMENT TOTAL: 1,641,200

RVR, INC., A N.J. CORP.  
581 RAMAPO VALLEY RD  
OAKLAND NJ 07436-2817

OAKLAND TAX ASSESSOR  
MUNICIPAL PLAZA  
OAKLAND, NJ 07436

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BLOCK: 201 LOT: 6 QUAL:

PROPERTY LOCATION: 65 EDISON AVE CLASS: 4B

LAND: 1,252,000 BUILDING: 467,200 **2026 ASSESSMENT TOTAL: 1,719,200**

NET TAXES BILLED FOR 2025 WERE: \$ 35,750.97 2025 ASSESSMENT TOTAL: 1,636,200

JAMES LOWER PROPERTIES LLC  
65 EDISON AVE  
OAKLAND NJ 07436-1301

OAKLAND TAX ASSESSOR  
MUNICIPAL PLAZA  
OAKLAND, NJ 07436

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BLOCK: 3401 LOT: 47 QUAL:

PROPERTY LOCATION: 10 PONDS WAY CLASS: 2

LAND: 510,000 BUILDING: 1,253,100 **2026 ASSESSMENT TOTAL: 1,763,100**

NET TAXES BILLED FOR 2025 WERE: \$ 35,670.13 2025 ASSESSMENT TOTAL: 1,632,500

TOSKOS, GREGORY & CHRISOULA  
10 PONDS WAY  
OAKLAND, NJ 07436

OAKLAND TAX ASSESSOR  
MUNICIPAL PLAZA  
OAKLAND, NJ 07436

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BLOCK: 3902 LOT: 1 QUAL:

PROPERTY LOCATION: 15 YAWPO AVE CLASS: 4A

LAND: 930,000 BUILDING: 761,500 **2026 ASSESSMENT TOTAL:** 1,691,500

NET TAXES BILLED FOR 2025 WERE: \$ 35,650.46 2025 ASSESSMENT TOTAL: 1,631,600

FLEET NATL BANK CBRE CC#92415  
PO BOX 32547  
CHARLOTTE, NC 28232

OAKLAND TAX ASSESSOR  
MUNICIPAL PLAZA  
OAKLAND, NJ 07436

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BLOCK: 901 LOT: 44 QUAL:

PROPERTY LOCATION: 4 STONY POINT RD CLASS: 2

LAND: 450,900 BUILDING: 1,273,500 **2026 ASSESSMENT TOTAL: 1,724,400**

NET TAXES BILLED FOR 2025 WERE: \$ 35,110.77 2025 ASSESSMENT TOTAL: 1,606,900

NUCIFORA, CHRISTOPHER & ANN MARIE  
4 STONY POINT ROAD  
OAKLAND, NJ 07436

OAKLAND TAX ASSESSOR  
MUNICIPAL PLAZA  
OAKLAND, NJ 07436

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BLOCK: 2101 LOT: 5 QUAL:

PROPERTY LOCATION: 32 IRON HORSE RD CLASS: 4B

LAND: 1,418,800 BUILDING: 230,000 **2026 ASSESSMENT TOTAL: 1,648,800**

NET TAXES BILLED FOR 2025 WERE: \$ 35,082.36 2025 ASSESSMENT TOTAL: 1,605,600

32 IRON HORSE ROAD, LLC  
32 IRON HORSE RD  
OAKLAND NJ 07436-1306

OAKLAND TAX ASSESSOR  
MUNICIPAL PLAZA  
OAKLAND, NJ 07436

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BLOCK: 3401 LOT: 50 QUAL:

PROPERTY LOCATION: 9 PONDS WAY CLASS: 2

LAND: 450,000 BUILDING: 1,243,300 **2026 ASSESSMENT TOTAL: 1,693,300**

NET TAXES BILLED FOR 2025 WERE: \$ 34,437.79 2025 ASSESSMENT TOTAL: 1,576,100

TENGA, CHRISTOPHER & JOY  
9 PONDS WAY  
OAKLAND, NJ 07436

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MUNICIPAL PLAZA  
OAKLAND, NJ 07436

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BLOCK: 901 LOT: 3 QUAL:

PROPERTY LOCATION: 3 STONY POINT RD CLASS: 2

LAND: 490,300 BUILDING: 1,185,600 **2026 ASSESSMENT TOTAL: 1,675,900**

NET TAXES BILLED FOR 2025 WERE: \$ 34,173.40 2025 ASSESSMENT TOTAL: 1,564,000

GATTO, STEVEN & CAMILLE  
3 STONY POINT RD  
OAKLAND NJ 07436

OAKLAND TAX ASSESSOR  
MUNICIPAL PLAZA  
OAKLAND, NJ 07436

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BLOCK: 2703 LOT: 3 QUAL:

PROPERTY LOCATION: 16 LONG HILL RD CLASS: 4C

LAND: 988,600 BUILDING: 685,300 **2026 ASSESSMENT TOTAL:** 1,673,900

NET TAXES BILLED FOR 2025 WERE: \$ 34,029.19 2025 ASSESSMENT TOTAL: 1,557,400

LONG HILL ROAD, LLC  
42 LONG HILL RD  
OAKLAND NJ 07436

OAKLAND TAX ASSESSOR  
MUNICIPAL PLAZA  
OAKLAND, NJ 07436

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BLOCK: 3903 LOT: 87 QUAL:

PROPERTY LOCATION: 11 EAST OAK ST CLASS: 4A

LAND: 1,036,600 BUILDING: 63,400 **2026 ASSESSMENT TOTAL: 1,100,000**

NET TAXES BILLED FOR 2025 WERE: \$ 33,856.58 2025 ASSESSMENT TOTAL: 1,549,500

FINA REAL ESTATE LLC  
522 HARVEST COURT  
WYCKOFF, NJ 07481