

TAX ASSESSOR  
BOROUGH OF RUTHERFORD  
176 PARK AVENUE  
RUTHERFORD, NJ 07070

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

District: Rutherford Borough  
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: 02/11/26

BLOCK: 219 LOT: 2 QUAL:

PROPERTY LOCATION: 201 STATE HIGHWAY 17 CLASS: 4A

LAND: 4,440,000 BUILDING: 73,060,000 **2026 ASSESSMENT TOTAL: 77,500,000**

NET TAXES BILLED FOR 2025 WERE: \$ 2,480,000.00 2025 ASSESSMENT TOTAL: 77,500,000

MEADOWS LANDMARK LLC  
8114 NORTH LAWNSDALE  
SKOKIE, IL 60076

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BLOCK: 219.01 LOT: 70.03 QUAL: HM  
PROPERTY LOCATION: 700 ED L WARD,SR.MEM.HWY. CLASS: 4A  
LAND: 5,246,000 BUILDING: 33,954,000 **2026 ASSESSMENT TOTAL:** 39,200,000

NET TAXES BILLED FOR 2025 WERE: \$ 1,254,400.00 2025 ASSESSMENT TOTAL: 39,200,000

CITIGROUP TECHNOLOGY INC  
POB 30508 ATTN L VASQUEZ  
TAMPA, FL 33630

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BLOCK: 180 LOT: 7 QUAL:  
PROPERTY LOCATION: 91 HASTINGS AVENUE CLASS: 4C  
LAND: 10,920,000 BUILDING: 19,456,200 **2026 ASSESSMENT TOTAL:** 30,376,200

NET TAXES BILLED FOR 2025 WERE: \$ 972,038.40 2025 ASSESSMENT TOTAL: 30,376,200

HASTINGS VILLAGE, INC.  
50 MT. PROSPECT  
CLIFTON, NEW JERSEY 07013

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BLOCK: 219.02    LOT: 79    QUAL: HM  
PROPERTY LOCATION: 299 THOMAS E DUNN MEM HWY    CLASS: 4B  
LAND: 10,182,000    BUILDING: 16,718,000    **2026 ASSESSMENT TOTAL:** 26,900,000

NET TAXES BILLED FOR 2025 WERE: \$ 860,800.00    2025 ASSESSMENT TOTAL: 26,900,000

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

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BLOCK: 219.03    LOT: 47.03    QUAL: HM  
PROPERTY LOCATION: 801 RUTHERFORD AVENUE    CLASS: 4A  
LAND: 1,144,000    BUILDING: 17,095,600    **2026 ASSESSMENT TOTAL:** 18,239,600

NET TAXES BILLED FOR 2025 WERE: \$ 583,667.20    2025 ASSESSMENT TOTAL: 18,239,600

RM HOTEL PROPERTY LLC  
101 MERRITT SEVEN 1ST FL  
NORWALK, CT                      06851

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BLOCK: 219.02    LOT: 66.08    QUAL: HM  
PROPERTY LOCATION: 300 HOWMEDICA WAY    CLASS: 4B  
LAND: 3,186,000    BUILDING: 10,270,200    **2026 ASSESSMENT TOTAL: 13,456,200**

NET TAXES BILLED FOR 2025 WERE: \$ 430,598.40    2025 ASSESSMENT TOTAL: 13,456,200

EXETER 300 HOWMEDICA LLC  
100 MATSONFORD RD #250  
RADNOR, PA                      19087

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BLOCK: 219.02 LOT: 67.07 QUAL: HM  
PROPERTY LOCATION: 359 VETERANS BLVD CLASS: 4B  
LAND: 2,660,000 BUILDING: 8,400,000 **2026 ASSESSMENT TOTAL:** 11,060,000

NET TAXES BILLED FOR 2025 WERE: \$ 353,920.00 2025 ASSESSMENT TOTAL: 11,060,000

359 VETERANS BOULEVARD, LLC  
359 VETERANS BLVD  
RUTHERFORD, NJ 07070

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BLOCK: 219.04 LOT: 1.01 QUAL: HM  
PROPERTY LOCATION: 235 VETERANS BOULEVARD CLASS: 1  
LAND: 9,714,400 BUILDING: 0 **2026 ASSESSMENT TOTAL: 9,714,400**

NET TAXES BILLED FOR 2025 WERE: \$ 310,860.80 2025 ASSESSMENT TOTAL: 9,714,400

235 VETERANS BLVD. WRHS. UR UBS  
10 STATE HOUSE SQ.,15 FL.  
HARTFORD, CT 06103-3604



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BLOCK: 224    LOT: 6.01    QUAL:  
PROPERTY LOCATION: VARIOUS    CLASS: 6A  
LAND: 12,831,268    BUILDING: 7,240    **2026 ASSESSMENT TOTAL: 9,289,838**

NET TAXES BILLED FOR 2025 WERE: \$ 297,274.82    2025 ASSESSMENT TOTAL: 9,289,838

VERIZON C/O KROLL LLC  
PO BOX 2749  
ADDISON, TX                      75001-2206

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BLOCK: 202 LOT: 7 QUAL:  
PROPERTY LOCATION: 465 UNION AVENUE CLASS: 4C  
LAND: 3,450,000 BUILDING: 5,000,000 **2026 ASSESSMENT TOTAL:** 8,450,000

NET TAXES BILLED FOR 2025 WERE: \$ 270,400.00 2025 ASSESSMENT TOTAL: 8,450,000

UNIONFORD LLC FUTURE INVESTMENTS  
435 HUDSON STREET  
HACKENSACK, NJ 07601

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BLOCK: 219.01 LOT: 70.04 QUAL: HM  
PROPERTY LOCATION: 750 ED L WARD,SR. MEM.HWY CLASS: 4A  
LAND: 4,112,500 BUILDING: 4,142,500 **2026 ASSESSMENT TOTAL:** 8,255,000

NET TAXES BILLED FOR 2025 WERE: \$ 264,160.00 2025 ASSESSMENT TOTAL: 8,255,000

BRE/ESA PPORT. EX.STAY-PROP.TAX  
POB 49550 PROP TAX 2509  
CHARLOTTE, NC 28277-9550

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BLOCK: 221 LOT: 1.01 QUAL:  
PROPERTY LOCATION: 17 MEADOW ROAD CLASS: 4C  
LAND: 827,800 BUILDING: 6,997,800 **2026 ASSESSMENT TOTAL: 7,825,600**

NET TAXES BILLED FOR 2025 WERE: \$ 250,419.20 2025 ASSESSMENT TOTAL: 7,825,600

MEADOW RD APTS LLC  
17 BARSTOW ROAD  
GREAT NECK, NY 11021

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BLOCK: 223 LOT: 7 QUAL:  
PROPERTY LOCATION: 55 STATE HIGHWAY 17 CLASS: 4A  
LAND: 1,661,800 BUILDING: 3,938,200 **2026 ASSESSMENT TOTAL:** 5,600,000

NET TAXES BILLED FOR 2025 WERE: \$ 179,200.00 2025 ASSESSMENT TOTAL: 5,600,000

MEADOWLANDS PTNRS DEVELOPMT CO LLC  
15 UNION AVE  
RUTHERFORD, NJ 07070

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BLOCK: 219.02    LOT: 66.06    QUAL: HM  
PROPERTY LOCATION: 275 VETERANS BLVD    CLASS: 4B  
LAND: 1,816,800    BUILDING: 3,686,800    **2026 ASSESSMENT TOTAL: 5,503,600**

NET TAXES BILLED FOR 2025 WERE: \$ 176,115.20    2025 ASSESSMENT TOTAL: 5,503,600

GLOMAR REALTY, LLC  
43 CREEKSIDE COURT  
SECAUCUS, NJ                      07094

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BLOCK: 219.02    LOT: 66.07    QUAL: HM  
PROPERTY LOCATION: 301 VETERANS BOULEVARD    CLASS: 4B  
LAND: 1,764,000    BUILDING: 3,666,100    **2026 ASSESSMENT TOTAL: 5,430,100**

NET TAXES BILLED FOR 2025 WERE: \$ 173,763.20    2025 ASSESSMENT TOTAL: 5,430,100

301 VETERANS LLC  
301 VETERANS BOULEVARD  
RUTHERFORD, NJ    07070

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BLOCK: 145 LOT: 8 QUAL:  
PROPERTY LOCATION: 58 ETTRICK TERRACE CLASS: 4C  
LAND: 1,700,000 BUILDING: 3,500,000 **2026 ASSESSMENT TOTAL: 5,200,000**

NET TAXES BILLED FOR 2025 WERE: \$ 166,400.00 2025 ASSESSMENT TOTAL: 5,200,000

BERGEN REALTY PROPERTIES,LLC  
190 MAIN ST/SUITE 201  
HACKENSACK, NJ 07601



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BLOCK: 155 LOT: 15.02 QUAL:  
PROPERTY LOCATION: 35 ORIENT WAY CLASS: 4A  
LAND: 810,000 BUILDING: 4,340,000 **2026 ASSESSMENT TOTAL: 5,150,000**

NET TAXES BILLED FOR 2025 WERE: \$ 164,800.00 2025 ASSESSMENT TOTAL: 5,150,000

PCP ACQUISITIONS ORIENT GARAGE LLC  
310 KINGSLAND ST  
NUTLEY, NJ 07110

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BLOCK: 219 LOT: 67.07 QUAL: HM  
PROPERTY LOCATION: 290 VETERANS BLVD CLASS: 4B  
LAND: 1,530,000 BUILDING: 3,463,800 **2026 ASSESSMENT TOTAL:** 4,993,800

NET TAXES BILLED FOR 2025 WERE: \$ 159,801.60 2025 ASSESSMENT TOTAL: 4,993,800

CRP/SG VETERANS INDUSTRIAL OWNER LL  
10 W FOREST AVE  
ENGLEWOOD,NJ 07631

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BLOCK: 40 LOT: 1 QUAL:  
PROPERTY LOCATION: 194 UNION AVE CLASS: 4C  
LAND: 1,200,000 BUILDING: 3,475,000 **2026 ASSESSMENT TOTAL: 4,675,000**

NET TAXES BILLED FOR 2025 WERE: \$ 149,600.00 2025 ASSESSMENT TOTAL: 4,675,000

WILLOW UNION LLC  
223 PROSPECT AVE STE 100  
HACKENSACK, NJ 07601

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BLOCK: 40 LOT: 2 QUAL:  
PROPERTY LOCATION: 143 WASHINGTON AVE CLASS: 4C  
LAND: 1,350,000 BUILDING: 3,250,000 **2026 ASSESSMENT TOTAL: 4,600,000**

NET TAXES BILLED FOR 2025 WERE: \$ 147,200.00 2025 ASSESSMENT TOTAL: 4,600,000

PARNES WASHINGTON LLC  
223 PROSPECT AVE SUITE100  
HACKENSACK, NJ 07601

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BLOCK: 155 LOT: 15.03 QUAL:  
PROPERTY LOCATION: 25 ORIENT WAY CLASS: 4A  
LAND: 322,300 BUILDING: 4,120,300 **2026 ASSESSMENT TOTAL: 4,442,600**

NET TAXES BILLED FOR 2025 WERE: \$ 142,163.20 2025 ASSESSMENT TOTAL: 4,442,600

PCP ACQUISITIONS ORIENT OFFICE LLC  
310 KINGSLAND ST  
NUTLEY, NJ 07110

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BLOCK: 211.01 LOT: 1 QUAL:  
PROPERTY LOCATION: 510 UNION AVE CLASS: 4C  
LAND: 1,440,000 BUILDING: 2,914,700 **2026 ASSESSMENT TOTAL: 4,354,700**

NET TAXES BILLED FOR 2025 WERE: \$ 139,350.40 2025 ASSESSMENT TOTAL: 4,354,700

RIVER VILLAGE CORP. C/O CREST MGMT  
50 MT. PROSPECT AVE.  
CLIFTON, NEW JERSEY 07013

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BLOCK: 220 LOT: 1.01 QUAL: HM  
PROPERTY LOCATION: BERRY'S CREEK CLASS: 4B  
LAND: 3,228,000 BUILDING: 672,000 **2026 ASSESSMENT TOTAL: 3,900,000**

NET TAXES BILLED FOR 2025 WERE: \$ 124,800.00 2025 ASSESSMENT TOTAL: 3,900,000

IHEARTMEDIA TOWER CO I (AM) LLC  
P.O. BOX 460169, DEPT 850  
HOUSTON, TX 77056

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BLOCK: 101 LOT: 5 QUAL:  
PROPERTY LOCATION: 401 PARK AVE CLASS: 4C  
LAND: 1,100,000 BUILDING: 2,631,000 **2026 ASSESSMENT TOTAL: 3,731,000**

NET TAXES BILLED FOR 2025 WERE: \$ 119,392.00 2025 ASSESSMENT TOTAL: 3,731,000

PARCO PARK LLC  
223 PROSPECT AVE SUITE100  
HACKENSACK, NJ 07601



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BLOCK: 220 LOT: 2.01 QUAL: HM  
PROPERTY LOCATION: BERRY'S CREEK CLASS: 1  
LAND: 3,612,200 BUILDING: 0 **2026 ASSESSMENT TOTAL: 3,612,200**

NET TAXES BILLED FOR 2025 WERE: \$ 115,590.40 2025 ASSESSMENT TOTAL: 3,612,200

KINGSLAND DEVLPMNT URB RENEWAL LLC  
570 COMMERCE BLVD  
CARLSTADT, NJ 07072

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BLOCK: 51 LOT: 20 QUAL:  
PROPERTY LOCATION: 154 UNION AVE CLASS: 4C  
LAND: 1,025,000 BUILDING: 2,551,800 **2026 ASSESSMENT TOTAL: 3,576,800**

NET TAXES BILLED FOR 2025 WERE: \$ 114,457.60 2025 ASSESSMENT TOTAL: 3,576,800

MAIN STREET OWNERS LLC  
10 ASTOR PLACE, SUITE 301  
NEW YORK, NY 10003

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BLOCK: 70 LOT: 10 QUAL:  
PROPERTY LOCATION: 71 UNION AVE CLASS: 4A  
LAND: 770,000 BUILDING: 2,734,600 **2026 ASSESSMENT TOTAL: 3,504,600**

NET TAXES BILLED FOR 2025 WERE: \$ 112,147.20 2025 ASSESSMENT TOTAL: 3,504,600

71 UNION AVE LLC  
P.O. BOX 121  
ISELIN, NJ 08830

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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: 02/11/26

BLOCK: 8 LOT: 1.01 QUAL:  
PROPERTY LOCATION: 306 UNION AVE CLASS: 4A  
LAND: 1,681,000 BUILDING: 1,819,000 **2026 ASSESSMENT TOTAL: 3,500,000**

NET TAXES BILLED FOR 2025 WERE: \$ 112,000.00 2025 ASSESSMENT TOTAL: 3,500,000

JS RUTHERFORD LLC  
358 FIFTH AVE #1405  
NEW YORK, NY 10001

TAX ASSESSOR  
BOROUGH OF RUTHERFORD  
176 PARK AVENUE  
RUTHERFORD, NJ 07070

**THIS IS NOT A BILL.  
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District: Rutherford Borough  
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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: 02/11/26

BLOCK: 51 LOT: 11 QUAL:  
PROPERTY LOCATION: 144 UNION AVE CLASS: 4C  
LAND: 1,200,000 BUILDING: 2,200,000 **2026 ASSESSMENT TOTAL: 3,400,000**

NET TAXES BILLED FOR 2025 WERE: \$ 108,800.00 2025 ASSESSMENT TOTAL: 3,400,000

GLENWOOD UNION LLC  
223 PROSPECT AVE STE 100  
HACKENSACK, NJ 07601

TAX ASSESSOR  
BOROUGH OF RUTHERFORD  
176 PARK AVENUE  
RUTHERFORD, NJ 07070

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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: 02/11/26

BLOCK: 39 LOT: 4 QUAL:  
PROPERTY LOCATION: 175 UNION AVE CLASS: 4C  
LAND: 1,260,000 BUILDING: 2,090,000 **2026 ASSESSMENT TOTAL: 3,350,000**

NET TAXES BILLED FOR 2025 WERE: \$ 107,200.00 2025 ASSESSMENT TOTAL: 3,350,000

175 UNION AVENUE LLC  
56 FERRY ST  
NEWARK, NJ 07105

TAX ASSESSOR  
BOROUGH OF RUTHERFORD  
176 PARK AVENUE  
RUTHERFORD, NJ 07070

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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: 02/11/26

BLOCK: 155 LOT: 3 QUAL:  
PROPERTY LOCATION: 75 ORIENT WAY CLASS: 4A  
LAND: 1,389,200 BUILDING: 1,510,800 **2026 ASSESSMENT TOTAL: 2,900,000**

NET TAXES BILLED FOR 2025 WERE: \$ 92,800.00 2025 ASSESSMENT TOTAL: 2,900,000

75 ORIENT WAY, LLC  
75 ORIENT WAY, STE.303  
RUTHERFORD, NJ 07070

TAX ASSESSOR  
BOROUGH OF RUTHERFORD  
176 PARK AVENUE  
RUTHERFORD, NJ 07070

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026**

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DATE MAILED: 02/11/26

BLOCK: 222 LOT: 8.02 QUAL:  
PROPERTY LOCATION: 10 STATE HIGHWAY 17 CLASS: 4B  
LAND: 1,222,500 BUILDING: 1,602,500 **2026 ASSESSMENT TOTAL: 2,825,000**

NET TAXES BILLED FOR 2025 WERE: \$ 90,400.00 2025 ASSESSMENT TOTAL: 2,825,000

KORKMAZ SONS LTD LC  
63 MEADOW RD  
RUTHERFORD, NJ 07070



TAX ASSESSOR  
BOROUGH OF RUTHERFORD  
176 PARK AVENUE  
RUTHERFORD, NJ 07070

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DATE MAILED: 02/11/26

BLOCK: 185 LOT: 1 QUAL:  
PROPERTY LOCATION: 54 JACKSON AVE CLASS: 4C  
LAND: 1,260,000 BUILDING: 1,540,000 **2026 ASSESSMENT TOTAL: 2,800,000**

NET TAXES BILLED FOR 2025 WERE: \$ 89,600.00 2025 ASSESSMENT TOTAL: 2,800,000

JAPATO REALTY CO LLC NJ  
222 GRAND AVE  
ENGLEWOOD, NJ 07631

TAX ASSESSOR  
BOROUGH OF RUTHERFORD  
176 PARK AVENUE  
RUTHERFORD, NJ 07070

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

DATE MAILED: 02/11/26

BLOCK: 73 LOT: 12 QUAL:  
PROPERTY LOCATION: 111 CHESTNUT ST CLASS: 4C  
LAND: 875,000 BUILDING: 1,925,000 **2026 ASSESSMENT TOTAL: 2,800,000**

NET TAXES BILLED FOR 2025 WERE: \$ 89,600.00 2025 ASSESSMENT TOTAL: 2,800,000

CATANZARO ENTERPRISES LLC  
PO BOX 800  
MAYWOOD, NJ 07607

TAX ASSESSOR  
BOROUGH OF RUTHERFORD  
176 PARK AVENUE  
RUTHERFORD, NJ 07070

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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: 02/11/26

BLOCK: 147 LOT: 10 QUAL:  
PROPERTY LOCATION: 41 SPRING DELL CLASS: 4A  
LAND: 1,040,900 BUILDING: 1,528,100 **2026 ASSESSMENT TOTAL: 2,569,000**

NET TAXES BILLED FOR 2025 WERE: \$ 82,208.00 2025 ASSESSMENT TOTAL: 2,569,000

VERIZON PROP TAX DEPT. DUFF PHELPS  
PO BOX 2749  
ADDISON, TX 75001-2206

TAX ASSESSOR  
BOROUGH OF RUTHERFORD  
176 PARK AVENUE  
RUTHERFORD, NJ 07070

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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: 02/11/26

BLOCK: 219 LOT: 69.05 QUAL: HM  
PROPERTY LOCATION: 350 VETERANS BLVD CLASS: 4B  
LAND: 550,000 BUILDING: 1,950,000 **2026 ASSESSMENT TOTAL: 2,500,000**

NET TAXES BILLED FOR 2025 WERE: \$ 80,000.00 2025 ASSESSMENT TOTAL: 2,500,000

MORRIS OFFICE ASSOC LLC NJ  
350 VETERANS BLVD  
RUTHERFORD, NJ 07070

TAX ASSESSOR  
BOROUGH OF RUTHERFORD  
176 PARK AVENUE  
RUTHERFORD, NJ 07070

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DATE MAILED: 02/11/26

BLOCK: 145 LOT: 13 QUAL:  
PROPERTY LOCATION: 26 SPRING DELL CLASS: 4C  
LAND: 700,000 BUILDING: 1,800,000 **2026 ASSESSMENT TOTAL: 2,500,000**

NET TAXES BILLED FOR 2025 WERE: \$ 80,000.00 2025 ASSESSMENT TOTAL: 2,500,000

SPRING DELL ARMS L.L.C. NJ  
21 EAST PARK PLACE  
RUTHERFORD, NJ 07070

TAX ASSESSOR  
BOROUGH OF RUTHERFORD  
176 PARK AVENUE  
RUTHERFORD, NJ 07070

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DATE MAILED: 02/11/26

BLOCK: 147 LOT: 1 QUAL:  
PROPERTY LOCATION: 15 SYLVAN ST CLASS: 4A  
LAND: 804,200 BUILDING: 1,583,100 **2026 ASSESSMENT TOTAL: 2,387,300**

NET TAXES BILLED FOR 2025 WERE: \$ 76,393.60 2025 ASSESSMENT TOTAL: 2,387,300

NATIVE CENTER DEVELOPMENT LLC  
92 PARK AVE  
RUTHERFORD, NJ 07070

TAX ASSESSOR  
BOROUGH OF RUTHERFORD  
176 PARK AVENUE  
RUTHERFORD, NJ 07070

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DATE MAILED: 02/11/26

BLOCK: 155 LOT: 11 QUAL:  
PROPERTY LOCATION: 47 ORIENT WAY CLASS: 4A  
LAND: 829,900 BUILDING: 1,470,600 **2026 ASSESSMENT TOTAL: 2,300,500**

NET TAXES BILLED FOR 2025 WERE: \$ 73,616.00 2025 ASSESSMENT TOTAL: 2,300,500

PRIME INVSTMT PROP LTD TRACY WINROW  
7100 W. CAMINO-STE.302-13  
BOCA RATON, FL 33433

TAX ASSESSOR  
BOROUGH OF RUTHERFORD  
176 PARK AVENUE  
RUTHERFORD, NJ 07070

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DATE MAILED: 02/11/26

BLOCK: 155 LOT: 15.04 QUAL: C00C1  
PROPERTY LOCATION: 1 ORIENT WAY CLASS: 4A  
LAND: 160,000 BUILDING: 1,955,900 **2026 ASSESSMENT TOTAL: 2,115,900**

NET TAXES BILLED FOR 2025 WERE: \$ 67,708.80 2025 ASSESSMENT TOTAL: 2,115,900

PCP ACQUISITIONS ORIENT RETAIL LLC  
310 KINGSLAND STREET  
NUTLEY, NJ 07110



TAX ASSESSOR  
BOROUGH OF RUTHERFORD  
176 PARK AVENUE  
RUTHERFORD, NJ 07070

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DATE MAILED: 02/11/26

BLOCK: 59 LOT: 24 QUAL:  
PROPERTY LOCATION: 208 PARK AVE CLASS: 4A  
LAND: 1,324,900 BUILDING: 775,100 **2026 ASSESSMENT TOTAL: 2,100,000**

NET TAXES BILLED FOR 2025 WERE: \$ 67,200.00 2025 ASSESSMENT TOTAL: 2,100,000

DANIEL G KAMIN RUTHERFD LLC  
P O BOX 1159  
DEERFIELD, IL 60015

TAX ASSESSOR  
BOROUGH OF RUTHERFORD  
176 PARK AVENUE  
RUTHERFORD, NJ 07070

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DATE MAILED: 02/11/26

BLOCK: 23 LOT: 1 QUAL:  
PROPERTY LOCATION: 270 UNION AVE CLASS: 4C  
LAND: 960,000 BUILDING: 1,140,000 **2026 ASSESSMENT TOTAL: 2,100,000**

NET TAXES BILLED FOR 2025 WERE: \$ 67,200.00 2025 ASSESSMENT TOTAL: 2,100,000

UNION MANOR ASSOCIATES LLC  
217 BEARWOODS ROAD  
PARK RIDGE, NJ 07656

TAX ASSESSOR  
BOROUGH OF RUTHERFORD  
176 PARK AVENUE  
RUTHERFORD, NJ 07070

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DATE MAILED: 02/11/26

BLOCK: 75 LOT: 25 QUAL:  
PROPERTY LOCATION: 38 PARK AVE CLASS: 4A  
LAND: 593,500 BUILDING: 1,501,500 **2026 ASSESSMENT TOTAL: 2,095,000**

NET TAXES BILLED FOR 2025 WERE: \$ 67,040.00 2025 ASSESSMENT TOTAL: 2,095,000

RUBY & RILEY LLC  
40 PARK AVENUE  
RUTHERFORD, NJ 07070

TAX ASSESSOR  
BOROUGH OF RUTHERFORD  
176 PARK AVENUE  
RUTHERFORD, NJ 07070

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DATE MAILED: 02/11/26

BLOCK: 192 LOT: 7 QUAL:  
PROPERTY LOCATION: 445 UNION AVE CLASS: 4C  
LAND: 780,000 BUILDING: 1,261,300 **2026 ASSESSMENT TOTAL: 2,041,300**

NET TAXES BILLED FOR 2025 WERE: \$ 65,321.60 2025 ASSESSMENT TOTAL: 2,041,300

GRAND TERRACE LLC NJ  
210 RIVER ST  
HACKENSACK, NJ 07601

TAX ASSESSOR  
BOROUGH OF RUTHERFORD  
176 PARK AVENUE  
RUTHERFORD, NJ 07070

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026**

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DATE MAILED: 02/11/26

BLOCK: 223    LOT: 7.03    QUAL:  
PROPERTY LOCATION: 31 STATE HIGHWAY 17    CLASS: 4B  
LAND: 903,000    BUILDING: 1,047,000    **2026 ASSESSMENT TOTAL: 1,950,000**

NET TAXES BILLED FOR 2025 WERE: \$ 62,400.00    2025 ASSESSMENT TOTAL: 1,950,000

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

TAX ASSESSOR  
BOROUGH OF RUTHERFORD  
176 PARK AVENUE  
RUTHERFORD, NJ 07070

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026**

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DATE MAILED: 02/11/26

BLOCK: 73    LOT: 29.02    QUAL:  
PROPERTY LOCATION: 82 PARK AVENUE    CLASS: 4A  
LAND: 641,200    BUILDING: 1,166,800    **2026 ASSESSMENT TOTAL: 1,808,000**

NET TAXES BILLED FOR 2025 WERE: \$ 57,856.00    2025 ASSESSMENT TOTAL: 1,808,000

ABRAM BATSHON LLC  
10 FRANKLIN PLACE, 2ND FL  
RUTHERFORD, NJ    07070

TAX ASSESSOR  
BOROUGH OF RUTHERFORD  
176 PARK AVENUE  
RUTHERFORD, NJ 07070

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DATE MAILED: 02/11/26

BLOCK: 72 LOT: 9.05 QUAL:  
PROPERTY LOCATION: 52 WEST ERIE AVENUE CLASS: 4C  
LAND: 690,000 BUILDING: 1,110,000 **2026 ASSESSMENT TOTAL: 1,800,000**

NET TAXES BILLED FOR 2025 WERE: \$ 57,600.00 2025 ASSESSMENT TOTAL: 1,800,000

IVY MANOR GARDEN APARTMENTS LLC  
409 MINNISINK RD #106  
TOTOWA, NJ 07512

TAX ASSESSOR  
BOROUGH OF RUTHERFORD  
176 PARK AVENUE  
RUTHERFORD, NJ 07070

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DATE MAILED: 02/11/26

BLOCK: 223 LOT: 6.08 QUAL:  
PROPERTY LOCATION: 255 HIGHLAND CROSS CLASS: 4B  
LAND: 684,000 BUILDING: 1,083,000 **2026 ASSESSMENT TOTAL: 1,767,000**

NET TAXES BILLED FOR 2025 WERE: \$ 56,544.00 2025 ASSESSMENT TOTAL: 1,767,000

255 HIGHLAND CROSS INC  
195 NORTH ST SUITE 100  
TETERBORO, NJ 07608



TAX ASSESSOR  
BOROUGH OF RUTHERFORD  
176 PARK AVENUE  
RUTHERFORD, NJ 07070

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DATE MAILED: 02/11/26

BLOCK: 36 LOT: 5 QUAL:  
PROPERTY LOCATION: 181 MONTROSS AVE CLASS: 2  
LAND: 401,800 BUILDING: 1,364,900 **2026 ASSESSMENT TOTAL: 1,766,700**

NET TAXES BILLED FOR 2025 WERE: \$ 56,534.40 2025 ASSESSMENT TOTAL: 1,766,700

RAMANI, DHIRUBHAI LAXMANBHAI  
181 MONTROSS AVE  
RUTHERFORD, NJ 07070

TAX ASSESSOR  
BOROUGH OF RUTHERFORD  
176 PARK AVENUE  
RUTHERFORD, NJ 07070

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DATE MAILED: 02/11/26

BLOCK: 145 LOT: 13.01 QUAL:  
PROPERTY LOCATION: 17 SYLVAN STREET CLASS: 4A  
LAND: 771,100 BUILDING: 928,900 **2026 ASSESSMENT TOTAL:** 1,700,000

NET TAXES BILLED FOR 2025 WERE: \$ 54,400.00 2025 ASSESSMENT TOTAL: 1,700,000

ETFRO, LLC  
17 SYLVAN STREET SUITE105  
RUTHERFORD, NJ 07070

TAX ASSESSOR  
BOROUGH OF RUTHERFORD  
176 PARK AVENUE  
RUTHERFORD, NJ 07070

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DATE MAILED: 02/11/26

BLOCK: 223    LOT: 6.05    QUAL:  
PROPERTY LOCATION: 225 HIGHLAND CROSS    CLASS: 4B  
LAND: 559,500    BUILDING: 1,112,400    **2026 ASSESSMENT TOTAL: 1,671,900**

NET TAXES BILLED FOR 2025 WERE: \$ 53,500.80    2025 ASSESSMENT TOTAL: 1,671,900

SHELL REALTY LLC  
225 HIGHLAND CROSS RD  
RUTHERFORD, NJ    07070

TAX ASSESSOR  
BOROUGH OF RUTHERFORD  
176 PARK AVENUE  
RUTHERFORD, NJ 07070

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DATE MAILED: 02/11/26

BLOCK: 106.01 LOT: 1 QUAL:  
PROPERTY LOCATION: 1 ADDISON AVE CLASS: 4C  
LAND: 498,600 BUILDING: 1,151,400 **2026 ASSESSMENT TOTAL: 1,650,000**

NET TAXES BILLED FOR 2025 WERE: \$ 52,800.00 2025 ASSESSMENT TOTAL: 1,650,000

1-3 ADDISON AVENUE LLC JL PROP  
65 WALLINGTON AVENUE, # 1  
WALLINGTON, NJ 07057

TAX ASSESSOR  
BOROUGH OF RUTHERFORD  
176 PARK AVENUE  
RUTHERFORD, NJ 07070

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DATE MAILED: 02/11/26

BLOCK: 148    LOT: 6    QUAL:  
PROPERTY LOCATION: 23 PARK AVE    CLASS: 4A  
LAND: 673,000    BUILDING: 957,000    **2026 ASSESSMENT TOTAL: 1,630,000**

NET TAXES BILLED FOR 2025 WERE: \$ 52,160.00    2025 ASSESSMENT TOTAL: 1,630,000

PARK & GLEN PROPTY LLC  
10 ORIENT WAY  
RUTHERFORD, NJ    07070

TAX ASSESSOR  
BOROUGH OF RUTHERFORD  
176 PARK AVENUE  
RUTHERFORD, NJ 07070

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DATE MAILED: 02/11/26

BLOCK: 118 LOT: 5 QUAL:  
PROPERTY LOCATION: 15 LINCOLN AVE CLASS: 4A  
LAND: 571,700 BUILDING: 994,900 **2026 ASSESSMENT TOTAL:** 1,566,600

NET TAXES BILLED FOR 2025 WERE: \$ 50,131.20 2025 ASSESSMENT TOTAL: 1,566,600

JOHN T COLLINS INC  
15 LINCOLN AVE  
RUTHERFORD NJ 07070

TAX ASSESSOR  
BOROUGH OF RUTHERFORD  
176 PARK AVENUE  
RUTHERFORD, NJ 07070

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DATE MAILED: 02/11/26

BLOCK: 8    LOT: 32    QUAL:  
PROPERTY LOCATION: 272 UNION AVE    CLASS: 4C  
LAND: 392,000    BUILDING: 1,161,000    **2026 ASSESSMENT TOTAL: 1,553,000**

NET TAXES BILLED FOR 2025 WERE: \$ 49,696.00    2025 ASSESSMENT TOTAL: 1,553,000

H & E PROPERTIES LLC  
21 AUTUMN VIEW LANE  
BRUNSWICK, ME    04011

TAX ASSESSOR  
BOROUGH OF RUTHERFORD  
176 PARK AVENUE  
RUTHERFORD, NJ 07070

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

District: Rutherford Borough  
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: 02/11/26

BLOCK: 155 LOT: 1.01 QUAL:  
PROPERTY LOCATION: 85 ORIENT WAY CLASS: 4A  
LAND: 264,000 BUILDING: 1,286,000 **2026 ASSESSMENT TOTAL: 1,550,000**

NET TAXES BILLED FOR 2025 WERE: \$ 49,600.00 2025 ASSESSMENT TOTAL: 1,550,000

COMMUNITY OPTIONS INC  
16 FARBER RD  
PRINCETON, NJ 08540



TAX ASSESSOR  
BOROUGH OF RUTHERFORD  
176 PARK AVENUE  
RUTHERFORD, NJ 07070

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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: 02/11/26

BLOCK: 68 LOT: 23 QUAL:  
PROPERTY LOCATION: 146 CHESTNUT STREET CLASS: 4C  
LAND: 525,000 BUILDING: 1,025,000 **2026 ASSESSMENT TOTAL: 1,550,000**

NET TAXES BILLED FOR 2025 WERE: \$ 49,600.00 2025 ASSESSMENT TOTAL: 1,550,000

146 VALLEY L.L.C. NJ  
PO BOX 100  
HACKENSACK, NJ 07602

TAX ASSESSOR  
BOROUGH OF RUTHERFORD  
176 PARK AVENUE  
RUTHERFORD, NJ 07070

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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: 02/11/26

BLOCK: 219 LOT: 1 QUAL:  
PROPERTY LOCATION: 301 STATE HIGHWAY 17 CLASS: 4A  
LAND: 1,372,800 BUILDING: 62,400 **2026 ASSESSMENT TOTAL: 1,435,200**

NET TAXES BILLED FOR 2025 WERE: \$ 45,926.40 2025 ASSESSMENT TOTAL: 1,435,200

EGDC C/O AM RESURG MGMT  
1205 JOHNSN FY RD 136-515  
MARIETTA, GA 30068

TAX ASSESSOR  
BOROUGH OF RUTHERFORD  
176 PARK AVENUE  
RUTHERFORD, NJ 07070

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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: 02/11/26

BLOCK: 76 LOT: 16 QUAL:  
PROPERTY LOCATION: 8 PARK AVE CLASS: 4A  
LAND: 683,000 BUILDING: 750,300 **2026 ASSESSMENT TOTAL: 1,433,300**

NET TAXES BILLED FOR 2025 WERE: \$ 45,865.60 2025 ASSESSMENT TOTAL: 1,433,300

BNK OF AMER.ATT:CORP.R.E.ASSESSMT  
PO BOX 32547  
CHARLOTTE, NC 28232

TAX ASSESSOR  
BOROUGH OF RUTHERFORD  
176 PARK AVENUE  
RUTHERFORD, NJ 07070

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026**

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DATE MAILED: 02/11/26

BLOCK: 69 LOT: 16 QUAL:  
PROPERTY LOCATION: 82 CHESTNUT STREET CLASS: 4C  
LAND: 480,000 BUILDING: 945,000 **2026 ASSESSMENT TOTAL:** 1,425,000

NET TAXES BILLED FOR 2025 WERE: \$ 45,600.00 2025 ASSESSMENT TOTAL: 1,425,000

BERGEN REALTY PROPERTIES,LLC  
190 MAIN ST-SUITE 201  
HACKENSACK, NJ 07601

TAX ASSESSOR  
BOROUGH OF RUTHERFORD  
176 PARK AVENUE  
RUTHERFORD, NJ 07070

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026**

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DATE MAILED: 02/11/26

BLOCK: 75    LOT: 30    QUAL:  
PROPERTY LOCATION: 24 PARK AVE    CLASS: 4A  
LAND: 442,300    BUILDING: 965,700    **2026 ASSESSMENT TOTAL: 1,408,000**

NET TAXES BILLED FOR 2025 WERE: \$ 45,056.00    2025 ASSESSMENT TOTAL: 1,408,000

JP MORGAN CHASE BK C/O LERETA  
PO BOX 35605  
DALLAS, TX                      75235

TAX ASSESSOR  
BOROUGH OF RUTHERFORD  
176 PARK AVENUE  
RUTHERFORD, NJ 07070

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DATE MAILED: 02/11/26

BLOCK: 219 LOT: 69.04 QUAL: HM  
PROPERTY LOCATION: 1 INDUSTRIAL DRIVE HM CLASS: 4B  
LAND: 415,400 BUILDING: 945,200 **2026 ASSESSMENT TOTAL:** 1,360,600

NET TAXES BILLED FOR 2025 WERE: \$ 43,539.20 2025 ASSESSMENT TOTAL: 1,360,600

DAIRY REALTY ASSOC LLC  
1 INDUSTRIAL DR  
RUTHERFORD, NJ 07070

TAX ASSESSOR  
BOROUGH OF RUTHERFORD  
176 PARK AVENUE  
RUTHERFORD, NJ 07070

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DATE MAILED: 02/11/26

BLOCK: 76 LOT: 10 QUAL:  
PROPERTY LOCATION: 32 AMES AVE CLASS: 4A  
LAND: 566,000 BUILDING: 777,200 **2026 ASSESSMENT TOTAL:** 1,343,200

NET TAXES BILLED FOR 2025 WERE: \$ 42,982.40 2025 ASSESSMENT TOTAL: 1,343,200

32 AMES LLC  
32 AMES AVE  
RUTHERFORD, NJ 07070

TAX ASSESSOR  
BOROUGH OF RUTHERFORD  
176 PARK AVENUE  
RUTHERFORD, NJ 07070

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DATE MAILED: 02/11/26

BLOCK: 58 LOT: 10 QUAL:  
PROPERTY LOCATION: 4 W NEWELL AVE CLASS: 4A  
LAND: 426,200 BUILDING: 896,800 **2026 ASSESSMENT TOTAL:** 1,323,000

NET TAXES BILLED FOR 2025 WERE: \$ 42,336.00 2025 ASSESSMENT TOTAL: 1,323,000

MAZZA,JOSEPH P.  
286 RIDGE ROAD  
RUTHERFORD, N.J. 07070



TAX ASSESSOR  
BOROUGH OF RUTHERFORD  
176 PARK AVENUE  
RUTHERFORD, NJ 07070

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DATE MAILED: 02/11/26

BLOCK: 222 LOT: 4 QUAL:  
PROPERTY LOCATION: 36 STATE HIGHWAY 17 CLASS: 4A  
LAND: 780,300 BUILDING: 538,400 **2026 ASSESSMENT TOTAL:** 1,318,700

NET TAXES BILLED FOR 2025 WERE: \$ 42,198.40 2025 ASSESSMENT TOTAL: 1,318,700

GORMAN (ETAL/TRST)C/O DOMINATE FOOD  
3840 PARK AVE SUITE B-104  
EDISON NJ 08820

TAX ASSESSOR  
BOROUGH OF RUTHERFORD  
176 PARK AVENUE  
RUTHERFORD, NJ 07070

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DATE MAILED: 02/11/26

BLOCK: 219 LOT: 3 QUAL: HM  
PROPERTY LOCATION: 302 VETERANS BLVD CLASS: 4A  
LAND: 1,264,800 BUILDING: 50,000 **2026 ASSESSMENT TOTAL: 1,314,800**

NET TAXES BILLED FOR 2025 WERE: \$ 42,073.60 2025 ASSESSMENT TOTAL: 1,314,800

EGDC C/O AM RESURG MGMT  
1205 JOHNSN FY RD 136-515  
MARIETTA, GA 30068

TAX ASSESSOR  
BOROUGH OF RUTHERFORD  
176 PARK AVENUE  
RUTHERFORD, NJ 07070

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BLOCK: 56 LOT: 5 QUAL:  
PROPERTY LOCATION: 282 PARK AVENUE CLASS: 4A  
LAND: 483,700 BUILDING: 822,200 **2026 ASSESSMENT TOTAL:** 1,305,900

NET TAXES BILLED FOR 2025 WERE: \$ 41,788.80 2025 ASSESSMENT TOTAL: 1,305,900

280 PARK AVENUE, LLC  
21 EAST PARK PLACE  
RUTHERFORD, NJ 07070

TAX ASSESSOR  
BOROUGH OF RUTHERFORD  
176 PARK AVENUE  
RUTHERFORD, NJ 07070

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DATE MAILED: 02/11/26

BLOCK: 224.01 LOT: 1.01 QUAL:  
PROPERTY LOCATION: 131-147 STATE HIGHWAY 17 CLASS: 4B  
LAND: 1,164,200 BUILDING: 135,800 **2026 ASSESSMENT TOTAL: 1,300,000**

NET TAXES BILLED FOR 2025 WERE: \$ 41,600.00 2025 ASSESSMENT TOTAL: 1,300,000

LUKOIL NORTH AMERIA LLC  
302 HARPER DRIVE, STE 303  
MOORESTOWN, NJ 08057

TAX ASSESSOR  
BOROUGH OF RUTHERFORD  
176 PARK AVENUE  
RUTHERFORD, NJ 07070

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DATE MAILED: 02/11/26

BLOCK: 222 LOT: 8.01 QUAL:  
PROPERTY LOCATION: 83 MEADOW ROAD CLASS: 4A  
LAND: 972,000 BUILDING: 291,300 **2026 ASSESSMENT TOTAL:** 1,263,300

NET TAXES BILLED FOR 2025 WERE: \$ 40,425.60 2025 ASSESSMENT TOTAL: 1,263,300

JAKUBIK, JANINA TRSTE BRAID WEN  
78 OKNER PARKWAY  
LIVINGSTON, NJ 07039

TAX ASSESSOR  
BOROUGH OF RUTHERFORD  
176 PARK AVENUE  
RUTHERFORD, NJ 07070

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026**

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DATE MAILED: 02/11/26

BLOCK: 26 LOT: 6 QUAL:  
PROPERTY LOCATION: 445 STUYVESANT AVENUE CLASS: 2  
LAND: 436,100 BUILDING: 813,900 **2026 ASSESSMENT TOTAL:** 1,250,000

NET TAXES BILLED FOR 2025 WERE: \$ 40,000.00 2025 ASSESSMENT TOTAL: 1,250,000

MCGOWAN, PATRICK & PATRICIA  
445 STUYVESANT AVENUE  
RUTHERFORD, NJ 07070

TAX ASSESSOR  
BOROUGH OF RUTHERFORD  
176 PARK AVENUE  
RUTHERFORD, NJ 07070

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DATE MAILED: 02/11/26

BLOCK: 26 LOT: 5 QUAL:  
PROPERTY LOCATION: 449 STUYVESANT AVE CLASS: 2  
LAND: 426,000 BUILDING: 819,100 **2026 ASSESSMENT TOTAL:** 1,245,100

NET TAXES BILLED FOR 2025 WERE: \$ 39,843.20 2025 ASSESSMENT TOTAL: 1,245,100

CATES, ROBERT & LORI ANN  
449 STUYVESANT AVENUE  
RUTHERFORD, NJ 07070

TAX ASSESSOR  
BOROUGH OF RUTHERFORD  
176 PARK AVENUE  
RUTHERFORD, NJ 07070

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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: 02/11/26

BLOCK: 139 LOT: 9.02 QUAL:  
PROPERTY LOCATION: 755 RUTHERFORD AVE CLASS: 4A  
LAND: 579,100 BUILDING: 664,000 **2026 ASSESSMENT TOTAL:** 1,243,100

NET TAXES BILLED FOR 2025 WERE: \$ 39,779.20 2025 ASSESSMENT TOTAL: 1,243,100

RUTHERFORD VETERINARY PROPERTIES  
755 RUTHERFORD AVENUE  
RUTHERFORD NJ 07070



TAX ASSESSOR  
BOROUGH OF RUTHERFORD  
176 PARK AVENUE  
RUTHERFORD, NJ 07070

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DATE MAILED: 02/11/26

BLOCK: 182 LOT: 17.02 QUAL:  
PROPERTY LOCATION: 112 JACKSON AVE CLASS: 4A  
LAND: 292,200 BUILDING: 940,300 **2026 ASSESSMENT TOTAL:** 1,232,500

NET TAXES BILLED FOR 2025 WERE: \$ 39,440.00 2025 ASSESSMENT TOTAL: 1,232,500

BERGEN PROPERTIES COMMERCIAL LLC  
46 CHESTNUT ST  
RUTHERFORD, NJ 07070

TAX ASSESSOR  
BOROUGH OF RUTHERFORD  
176 PARK AVENUE  
RUTHERFORD, NJ 07070

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DATE MAILED: 02/11/26

BLOCK: 148 LOT: 2 QUAL:  
PROPERTY LOCATION: 35 PARK AVE CLASS: 4A  
LAND: 372,500 BUILDING: 855,500 **2026 ASSESSMENT TOTAL: 1,228,000**

NET TAXES BILLED FOR 2025 WERE: \$ 39,296.00 2025 ASSESSMENT TOTAL: 1,228,000

GUO, SHENG ZHONG & LAM YING CHENG  
295 A MAPLE STREET  
FORT LEE, NJ 07024

TAX ASSESSOR  
BOROUGH OF RUTHERFORD  
176 PARK AVENUE  
RUTHERFORD, NJ 07070

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DATE MAILED: 02/11/26

BLOCK: 123 LOT: 7 QUAL:  
PROPERTY LOCATION: 139 RIDGE ROAD CLASS: 2  
LAND: 336,200 BUILDING: 881,600 **2026 ASSESSMENT TOTAL:** 1,217,800

NET TAXES BILLED FOR 2025 WERE: \$ 38,969.60 2025 ASSESSMENT TOTAL: 1,217,800

RABASCA, MICHAEL & NATHALIE  
139 RIDGE ROAD  
RUTHERFORD, NJ 07070

TAX ASSESSOR  
BOROUGH OF RUTHERFORD  
176 PARK AVENUE  
RUTHERFORD, NJ 07070

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DATE MAILED: 02/11/26

BLOCK: 68 LOT: 26 QUAL:  
PROPERTY LOCATION: 136 CHESTNUT ST CLASS: 4C  
LAND: 570,000 BUILDING: 645,300 **2026 ASSESSMENT TOTAL:** 1,215,300

NET TAXES BILLED FOR 2025 WERE: \$ 38,889.60 2025 ASSESSMENT TOTAL: 1,195,300

136 CHESTNUT ST ASSOCIATES LLC  
510 UNION BOULEVARD  
TOTOWA, NJ 07512

TAX ASSESSOR  
BOROUGH OF RUTHERFORD  
176 PARK AVENUE  
RUTHERFORD, NJ 07070

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DATE MAILED: 02/11/26

BLOCK: 75    LOT: 22    QUAL:  
PROPERTY LOCATION: 52 PARK AVE    CLASS: 4A  
LAND: 422,000    BUILDING: 722,000    **2026 ASSESSMENT TOTAL: 1,144,000**

NET TAXES BILLED FOR 2025 WERE: \$ 36,608.00    2025 ASSESSMENT TOTAL: 1,144,000

CHICE (ETALS), NANCY  
99 PROSPECT PL  
RUTHERFORD, NJ    07070

TAX ASSESSOR  
BOROUGH OF RUTHERFORD  
176 PARK AVENUE  
RUTHERFORD, NJ 07070

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DATE MAILED: 02/11/26

BLOCK: 223    LOT: 6.04    QUAL: HM  
PROPERTY LOCATION: 285 HIGHLAND CROSS    CLASS: 4B  
LAND: 540,000    BUILDING: 586,000    **2026 ASSESSMENT TOTAL:** 1,126,000

NET TAXES BILLED FOR 2025 WERE: \$ 36,032.00    2025 ASSESSMENT TOTAL: 1,126,000

EUMK LLC  
1 KERO ROAD  
CARLSTADT, NJ    07072

TAX ASSESSOR  
BOROUGH OF RUTHERFORD  
176 PARK AVENUE  
RUTHERFORD, NJ 07070

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DATE MAILED: 02/11/26

BLOCK: 26 LOT: 15 QUAL:  
PROPERTY LOCATION: 422 EDGEWOOD PLACE CLASS: 2  
LAND: 473,700 BUILDING: 651,300 **2026 ASSESSMENT TOTAL:** 1,125,000

NET TAXES BILLED FOR 2025 WERE: \$ 36,000.00 2025 ASSESSMENT TOTAL: 1,125,000

MC PHERSON, KENNETH & SHEILA  
422 EDGEWOOD PLACE  
RUTHERFORD, NEW JERSEY 07070

TAX ASSESSOR  
BOROUGH OF RUTHERFORD  
176 PARK AVENUE  
RUTHERFORD, NJ 07070

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DATE MAILED: 02/11/26

BLOCK: 59 LOT: 24.02 QUAL:  
PROPERTY LOCATION: 200 PARK AVENUE CLASS: 4A  
LAND: 460,800 BUILDING: 651,800 **2026 ASSESSMENT TOTAL:** 1,112,600

NET TAXES BILLED FOR 2025 WERE: \$ 35,603.20 2025 ASSESSMENT TOTAL: 1,112,600

HORIZON NBR LLC  
265 KNOX AVE  
CLIFFSIDE PARK, NJ 07010



TAX ASSESSOR  
BOROUGH OF RUTHERFORD  
176 PARK AVENUE  
RUTHERFORD, NJ 07070

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DATE MAILED: 02/11/26

BLOCK: 68 LOT: 28 QUAL:  
PROPERTY LOCATION: 128 CHESTNUT ST CLASS: 4C  
LAND: 570,000 BUILDING: 525,000 **2026 ASSESSMENT TOTAL:** 1,095,000

NET TAXES BILLED FOR 2025 WERE: \$ 35,040.00 2025 ASSESSMENT TOTAL: 1,095,000

128 CHESTNUT ST L.L.C.  
PO BOX 100  
HACKENSACK, NJ 07602

TAX ASSESSOR  
BOROUGH OF RUTHERFORD  
176 PARK AVENUE  
RUTHERFORD, NJ 07070

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DATE MAILED: 02/11/26

BLOCK: 127 LOT: 1 QUAL:  
PROPERTY LOCATION: 69 PARK AVE CLASS: 4A  
LAND: 428,400 BUILDING: 656,100 **2026 ASSESSMENT TOTAL: 1,084,500**

NET TAXES BILLED FOR 2025 WERE: \$ 34,704.00 2025 ASSESSMENT TOTAL: 1,084,500

NAIM TWO LLC  
21 THE TERRACE  
RUTHERFORD,NJ 07070

TAX ASSESSOR  
BOROUGH OF RUTHERFORD  
176 PARK AVENUE  
RUTHERFORD, NJ 07070

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DATE MAILED: 02/11/26

BLOCK: 51 LOT: 12 QUAL:  
PROPERTY LOCATION: 80 GROVE ST CLASS: 2  
LAND: 234,500 BUILDING: 822,600 **2026 ASSESSMENT TOTAL:** 1,057,100

NET TAXES BILLED FOR 2025 WERE: \$ 33,827.20 2025 ASSESSMENT TOTAL: 1,057,100

KAKADIA, SUDHIR N  
80 GROVE ST  
RUTHERFORD, NJ 07070

TAX ASSESSOR  
BOROUGH OF RUTHERFORD  
176 PARK AVENUE  
RUTHERFORD, NJ 07070

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

District: Rutherford Borough  
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: 02/11/26

BLOCK: 148    LOT: 20.02    QUAL:  
PROPERTY LOCATION: 2 STATION SQUARE    CLASS: 4A  
LAND: 450,900    BUILDING: 599,100    **2026 ASSESSMENT TOTAL:** 1,050,000

NET TAXES BILLED FOR 2025 WERE: \$ 33,600.00    2025 ASSESSMENT TOTAL: 1,050,000

WINCAST CO. C/O A. W.VAN WINKLE  
2 STATION SQUARE  
RUTHERFORD,NEW JERSEY    07070

TAX ASSESSOR  
BOROUGH OF RUTHERFORD  
176 PARK AVENUE  
RUTHERFORD, NJ 07070

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DATE MAILED: 02/11/26

BLOCK: 148 LOT: 10 QUAL:  
PROPERTY LOCATION: 15 PARK AVENUE CLASS: 4A  
LAND: 305,500 BUILDING: 744,500 **2026 ASSESSMENT TOTAL:** 1,050,000

NET TAXES BILLED FOR 2025 WERE: \$ 33,600.00 2025 ASSESSMENT TOTAL: 1,050,000

PISCIOTTA, SEBASTIANO & LINDA  
204 RIDGE ROAD  
RUTHERFORD, NJ 07070

TAX ASSESSOR  
BOROUGH OF RUTHERFORD  
176 PARK AVENUE  
RUTHERFORD, NJ 07070

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DATE MAILED: 02/11/26

BLOCK: 147 LOT: 4 QUAL:  
PROPERTY LOCATION: 5 SYLVAN ST CLASS: 4A  
LAND: 302,100 BUILDING: 733,600 **2026 ASSESSMENT TOTAL:** 1,035,700

NET TAXES BILLED FOR 2025 WERE: \$ 33,142.40 2025 ASSESSMENT TOTAL: 1,035,700

WACHOVIA CORP THOMSON REUTERS  
PO BOX 2609  
CARLSBAD, CA 92018

TAX ASSESSOR  
BOROUGH OF RUTHERFORD  
176 PARK AVENUE  
RUTHERFORD, NJ 07070

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026**

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DATE MAILED: 02/11/26

BLOCK: 27 LOT: 4.01 QUAL:  
PROPERTY LOCATION: 419 EDGEWOOD PL CLASS: 2  
LAND: 323,700 BUILDING: 711,500 **2026 ASSESSMENT TOTAL:** 1,035,200

NET TAXES BILLED FOR 2025 WERE: \$ 33,126.40 2025 ASSESSMENT TOTAL: 1,035,200

CUCCINELLI, SHEILA  
419 EDGEWOOD PL  
RUTHERFORD, NJ 07070

TAX ASSESSOR  
BOROUGH OF RUTHERFORD  
176 PARK AVENUE  
RUTHERFORD, NJ 07070

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DATE MAILED: 02/11/26

BLOCK: 78 LOT: 7 QUAL:  
PROPERTY LOCATION: 22 UNION AVE CLASS: 4B  
LAND: 377,700 BUILDING: 656,500 **2026 ASSESSMENT TOTAL:** 1,034,200

NET TAXES BILLED FOR 2025 WERE: \$ 33,094.40 2025 ASSESSMENT TOTAL: 1,034,200

DLE ASSOCIATES LLC  
PO BOX 1701  
RUTHERFORD, NJ 07070



TAX ASSESSOR  
BOROUGH OF RUTHERFORD  
176 PARK AVENUE  
RUTHERFORD, NJ 07070

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DATE MAILED: 02/11/26

BLOCK: 219.04 LOT: 3.01 QUAL: HM  
PROPERTY LOCATION: 255 VETERANS BOULEVARD CLASS: 1  
LAND: 1,030,800 BUILDING: 0 **2026 ASSESSMENT TOTAL: 1,030,800**

NET TAXES BILLED FOR 2025 WERE: \$ 32,985.60 2025 ASSESSMENT TOTAL: 1,030,800

235 VETERANS BLVD WAREHOUSE URB REN  
10 STATE HOUSE SQU, FL 15  
HARTFORD, CT 06103

TAX ASSESSOR  
BOROUGH OF RUTHERFORD  
176 PARK AVENUE  
RUTHERFORD, NJ 07070

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DATE MAILED: 02/11/26

BLOCK: 84 LOT: 14 QUAL:  
PROPERTY LOCATION: 264 W PASSAIC AVE CLASS: 2  
LAND: 266,600 BUILDING: 747,400 **2026 ASSESSMENT TOTAL:** 1,014,000

NET TAXES BILLED FOR 2025 WERE: \$ 32,448.00 2025 ASSESSMENT TOTAL: 1,014,000

KRISHNAMOORTHY, KUMARAN ETAL  
264 W PASSAIC AVE  
RUTHERFORD, NJ 07070

TAX ASSESSOR  
BOROUGH OF RUTHERFORD  
176 PARK AVENUE  
RUTHERFORD, NJ 07070

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BLOCK: 106.01 LOT: 10 QUAL:  
PROPERTY LOCATION: 223 PARK AVENUE CLASS: 4A  
LAND: 432,900 BUILDING: 570,300 **2026 ASSESSMENT TOTAL:** 1,003,200

NET TAXES BILLED FOR 2025 WERE: \$ 32,102.40 2025 ASSESSMENT TOTAL: 1,003,200

223 PARK AVENUE ASSOC. LLC  
21 EAST PARK PL-ATTN:ANN  
RUTHERFORD, NJ 07070

TAX ASSESSOR  
BOROUGH OF RUTHERFORD  
176 PARK AVENUE  
RUTHERFORD, NJ 07070

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DATE MAILED: 02/11/26

BLOCK: 76 LOT: 14 QUAL:  
PROPERTY LOCATION: 16 PARK AVENUE CLASS: 4A  
LAND: 423,200 BUILDING: 576,800 **2026 ASSESSMENT TOTAL:** 1,000,000

NET TAXES BILLED FOR 2025 WERE: \$ 32,000.00 2025 ASSESSMENT TOTAL: 1,000,000

CR HOLDING CO LLC TRACY H. WINROW  
7100 W. CAMINO-STE.302-13  
BOCA RATON, FL 33433

TAX ASSESSOR  
BOROUGH OF RUTHERFORD  
176 PARK AVENUE  
RUTHERFORD, NJ 07070

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BLOCK: 75    LOT: 21.01    QUAL:  
PROPERTY LOCATION: 58 PARK AVE    CLASS: 4A  
LAND: 231,500    BUILDING: 768,500    **2026 ASSESSMENT TOTAL: 1,000,000**

NET TAXES BILLED FOR 2025 WERE: \$ 32,000.00    2025 ASSESSMENT TOTAL: 1,000,000

DJC INVESTMENTS LLC  
58 PARK AVE  
RUTHERFORD, NJ            07070

TAX ASSESSOR  
BOROUGH OF RUTHERFORD  
176 PARK AVENUE  
RUTHERFORD, NJ 07070

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DATE MAILED: 02/11/26

BLOCK: 73 LOT: 29 QUAL:  
PROPERTY LOCATION: 74 PARK AVENUE CLASS: 4A  
LAND: 450,900 BUILDING: 549,100 **2026 ASSESSMENT TOTAL:** 1,000,000

NET TAXES BILLED FOR 2025 WERE: \$ 32,000.00 2025 ASSESSMENT TOTAL: 1,000,000

JULIE RICHARD LLC  
134-16 HOWE AVE  
PASSAIC, NJ 07055

TAX ASSESSOR  
BOROUGH OF RUTHERFORD  
176 PARK AVENUE  
RUTHERFORD, NJ 07070

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DATE MAILED: 02/11/26

BLOCK: 6    LOT: 15.01    QUAL:  
PROPERTY LOCATION: 278 CARMITA AVENUE    CLASS: 2  
LAND: 295,000    BUILDING: 704,000    **2026 ASSESSMENT TOTAL:** 999,000

NET TAXES BILLED FOR 2025 WERE: \$ 31,968.00    2025 ASSESSMENT TOTAL: 999,000

BYRNE, MICHAEL J & DANA  
278 CARMITA AVENUE  
RUTHERFORD, NJ            07070

TAX ASSESSOR  
BOROUGH OF RUTHERFORD  
176 PARK AVENUE  
RUTHERFORD, NJ 07070

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BLOCK: 155 LOT: 5 QUAL:  
PROPERTY LOCATION: 69 ORIENT WAY CLASS: 4A  
LAND: 410,000 BUILDING: 584,500 **2026 ASSESSMENT TOTAL: 994,500**

NET TAXES BILLED FOR 2025 WERE: \$ 31,824.00 2025 ASSESSMENT TOTAL: 994,500

JFI HOLDING LLC  
1510 COTNER AVENUE  
LOS ANGELES, CA 90025



TAX ASSESSOR  
BOROUGH OF RUTHERFORD  
176 PARK AVENUE  
RUTHERFORD, NJ 07070

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DATE MAILED: 02/11/26

BLOCK: 59 LOT: 13.02 QUAL:  
PROPERTY LOCATION: 33 DONALDSON AVE CLASS: 2  
LAND: 331,600 BUILDING: 661,200 **2026 ASSESSMENT TOTAL:** 992,800

NET TAXES BILLED FOR 2025 WERE: \$ 31,769.60 2025 ASSESSMENT TOTAL: 992,800

PELLAGATTI, JOSEPH & NAN ZHAO  
33 DONALSON AVENUE  
RUTHERFORD, NJ 07070

TAX ASSESSOR  
BOROUGH OF RUTHERFORD  
176 PARK AVENUE  
RUTHERFORD, NJ 07070

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DATE MAILED: 02/11/26

BLOCK: 145 LOT: 7 QUAL:  
PROPERTY LOCATION: 70 ORIENT WAY CLASS: 4C  
LAND: 452,900 BUILDING: 539,600 **2026 ASSESSMENT TOTAL: 992,500**

NET TAXES BILLED FOR 2025 WERE: \$ 31,760.00 2025 ASSESSMENT TOTAL: 992,500

PANAGIOTOU,TINA N. & MAKRIS,FELICE  
724 NORTH MONROE ST  
RIDGEWOOD, NJ 07450

TAX ASSESSOR  
BOROUGH OF RUTHERFORD  
176 PARK AVENUE  
RUTHERFORD, NJ 07070

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DATE MAILED: 02/11/26

BLOCK: 73    LOT: 17    QUAL:  
PROPERTY LOCATION: 19 FRANKLIN PLACE    CLASS: 4A  
LAND: 426,200    BUILDING: 546,400    **2026 ASSESSMENT TOTAL: 972,600**

NET TAXES BILLED FOR 2025 WERE: \$ 31,123.20    2025 ASSESSMENT TOTAL: 972,600

NATIVE DEVELOPMENT LLC  
204 JACKSON AVENUE  
RUTHERFORD, NJ    07070

TAX ASSESSOR  
BOROUGH OF RUTHERFORD  
176 PARK AVENUE  
RUTHERFORD, NJ 07070

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DATE MAILED: 02/11/26

BLOCK: 6    LOT: 15.02    QUAL:  
PROPERTY LOCATION: 274 CARMITA AVENUE    CLASS: 2  
LAND: 295,000    BUILDING: 676,300    **2026 ASSESSMENT TOTAL:** 971,300

NET TAXES BILLED FOR 2025 WERE: \$ 31,081.60    2025 ASSESSMENT TOTAL: 971,300

ARANDE, ALEX & FATEMA  
274 CARMITA AVENUE  
RUTHERFORD, NJ    07070