

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: 69,060,000 **2026 ASSESSMENT TOTAL: 73,500,000**

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

MEADOWS LANDMARK LLC
201 RT 17 NORTH, STE 407
RUTHERORD, NJ 07070

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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: 15,974,000 **2026 ASSESSMENT TOTAL: 17,118,000**

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: 1,000 BUILDING: 6,639 **2026 ASSESSMENT TOTAL: 664**

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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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

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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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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: 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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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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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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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

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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

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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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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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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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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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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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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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BLOCK: 72 LOT: 9.05 QUAL:
PROPERTY LOCATION: 52 WEST ERIE AVENUE CLASS: 4C
LAND: 690,000 BUILDING: 1,401,300 **2026 ASSESSMENT TOTAL: 2,091,300**

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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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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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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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

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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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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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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

THIS IS NOT A BILL.
PLEASE SEE REVERSE FOR
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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: 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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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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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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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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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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BLOCK: 58 LOT: 10 QUAL:
PROPERTY LOCATION: 4 W NEWELL AVE CLASS: 4A
LAND: 426,200 BUILDING: 623,800 **2026 ASSESSMENT TOTAL:** 1,050,000

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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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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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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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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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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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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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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BLOCK: 182 LOT: 17.02 QUAL:
PROPERTY LOCATION: 112 JACKSON AVE CLASS: 4A
LAND: 292,200 BUILDING: 840,300 **2026 ASSESSMENT TOTAL:** 1,132,500

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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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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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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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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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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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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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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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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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

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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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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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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: 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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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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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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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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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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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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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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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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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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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