

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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

District: South Hackensack Twp
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: 40 LOT: 1.01 QUAL:

PROPERTY LOCATION: 30 WESLEY ST CLASS: 4B

LAND: 4,864,800 BUILDING: 33,933,300 **2026 ASSESSMENT TOTAL: 38,798,100**

NET TAXES BILLED FOR 2025 WERE: \$ 718,152.83 2025 ASSESSMENT TOTAL: 38,798,100

AEW CAPITAL C/O NAI HANSON MGMNT
195 NORTH STREET STE. 100
TETERBORO, NJ 07608

227 PHILLIPS AVE
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BLOCK: 33.01 LOT: 8 QUAL:

PROPERTY LOCATION: 45 E. WESLEY ST. CLASS: 4B

LAND: 3,745,500 BUILDING: 23,264,700 **2026 ASSESSMENT TOTAL: 27,010,200**

NET TAXES BILLED FOR 2025 WERE: \$ 499,958.80 2025 ASSESSMENT TOTAL: 27,010,200

FORSGATE VENTURES IX,LLC, FRSGTE
INDSTRL CMPLX,400HOLLISTR
TETERBORO, NJ 07608

227 PHILLIPS AVE
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BLOCK: 33.02 LOT: 9.01 QUAL:

PROPERTY LOCATION: 400 HUYLER ST CLASS: 4B

LAND: 4,193,800 BUILDING: 20,725,000 **2026 ASSESSMENT TOTAL: 24,918,800**

NET TAXES BILLED FOR 2025 WERE: \$ 461,246.99 2025 ASSESSMENT TOTAL: 24,918,800

FORSGATE VENTURES IV, LLC
400 HOLLISTER RD
TETERBORO, NJ 07608

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BLOCK: 23.02 LOT: 4 QUAL:

PROPERTY LOCATION: 490 HUYLER ST CLASS: 4B

LAND: 2,369,400 BUILDING: 20,654,200 **2026 ASSESSMENT TOTAL: 23,023,600**

NET TAXES BILLED FOR 2025 WERE: \$ 426,166.84 2025 ASSESSMENT TOTAL: 23,023,600

SOMJOAN 490 HUYLER OWNER LLC
530 HUYLER STREET
SOUTH HACKENSACK, NJ 07606

227 PHILLIPS AVE
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BLOCK: 13.02 LOT: 5 QUAL:

PROPERTY LOCATION: 1 CHIPPEWA ST CLASS: 4B

LAND: 6,464,200 BUILDING: 15,940,600 **2026 ASSESSMENT TOTAL: 22,404,800**

NET TAXES BILLED FOR 2025 WERE: \$ 414,712.85 2025 ASSESSMENT TOTAL: 22,404,800

MARSCHALL C/O CENTERPOINT CHIPPEWA
1808 SWIFT DRIVE STE.A
OAK BROOK, IL 60523

227 PHILLIPS AVE
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* REASSESSMENT DISTRICT *

BLOCK: 32 LOT: 1 QUAL:

PROPERTY LOCATION: 19 WESLEY ST CLASS: 4B

LAND: 3,630,000 BUILDING: 17,874,500 **2026 ASSESSMENT TOTAL: 21,504,500**

NET TAXES BILLED FOR 2025 WERE: \$ 398,048.30 2025 ASSESSMENT TOTAL: 21,504,500

TRECO ENTERPRISES
19 WESLEY ST
SO HACKENSACK,N.J. 07606

227 PHILLIPS AVE
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* REASSESSMENT DISTRICT *

BLOCK: 106 LOT: 2.02 QUAL:

PROPERTY LOCATION: 20 HORIZON BLVD HM CLASS: 4B

LAND: 1,949,200 BUILDING: 16,862,600 **2026 ASSESSMENT TOTAL: 18,811,800**

NET TAXES BILLED FOR 2025 WERE: \$ 348,206.42 2025 ASSESSMENT TOTAL: 18,811,800

16-20 HORIZON BOULEVARD LLC
25 MAIN CRT PLZ NORTH#600
HACKENSACK, NJ 07601

227 PHILLIPS AVE
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* REASSESSMENT DISTRICT *

BLOCK: 23.01 LOT: 2.01 QUAL:

PROPERTY LOCATION: 450 HUYLER ST. CLASS: 4B

LAND: 3,320,400 BUILDING: 14,970,500 **2026 ASSESSMENT TOTAL: 18,290,900**

NET TAXES BILLED FOR 2025 WERE: \$ 338,564.56 2025 ASSESSMENT TOTAL: 18,290,900

MAHOPAC PARTNERS LLC
450 HUYLER STREET
SOUTH HACKENSACK, NJ 07606

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BLOCK: 29 LOT: 1 QUAL:

PROPERTY LOCATION: 379 HUYLER ST CLASS: 4B

LAND: 1,659,900 BUILDING: 15,278,100 **2026 ASSESSMENT TOTAL: 16,938,000**

NET TAXES BILLED FOR 2025 WERE: \$ 313,522.38 2025 ASSESSMENT TOTAL: 16,938,000

NATUREX INC C/O GIVAUDAN FLAVORS
1199 EDISON DRIVE
CINCINNATI, OH 45216

227 PHILLIPS AVE
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BLOCK: 105 LOT: 2.01 QUAL:

PROPERTY LOCATION: 9 EMPIRE BLVD HM CLASS: 4B

LAND: 1,253,200 BUILDING: 14,582,400 **2026 ASSESSMENT TOTAL: 15,835,600**

NET TAXES BILLED FOR 2025 WERE: \$ 293,116.96 2025 ASSESSMENT TOTAL: 15,835,600

CENTER POINT EMPIRE LLC
C/O 1808 SWIFT DR
OAK BROOK, IL 60523

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BLOCK: 3 LOT: 23.01 QUAL:

PROPERTY LOCATION: 530 HUYLER ST. CLASS: 4B

LAND: 803,600 BUILDING: 14,845,500 **2026 ASSESSMENT TOTAL: 15,649,100**

NET TAXES BILLED FOR 2025 WERE: \$ 289,664.84 2025 ASSESSMENT TOTAL: 15,649,100

HUYLER STRATEGIES, LLC
530 HUYLER STREET
SOUTH HACKENSACK, NJ 07606

227 PHILLIPS AVE
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BLOCK: 105 LOT: 1 QUAL:

PROPERTY LOCATION: 5 EMPIRE BLVD HM CLASS: 4B

LAND: 1,156,400 BUILDING: 14,317,800 **2026 ASSESSMENT TOTAL: 15,474,200**

NET TAXES BILLED FOR 2025 WERE: \$ 286,427.44 2025 ASSESSMENT TOTAL: 15,474,200

5 EMPIRE BLVD LLC NAI HANSON MGT
195 NORTH STREET STE 100
TETERBORO, NJ 07608

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BLOCK: 13.02 LOT: 8 QUAL:

PROPERTY LOCATION: 125 PHILLIPS AVE CLASS: 4B

LAND: 2,851,200 BUILDING: 12,445,600 **2026 ASSESSMENT TOTAL: 15,296,800**

NET TAXES BILLED FOR 2025 WERE: \$ 283,143.77 2025 ASSESSMENT TOTAL: 15,296,800

BLDG PHILLIPS LLC
417 5TH AVE 4TH FL
NEW YORK, NY 10016

227 PHILLIPS AVE
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BLOCK: 106 LOT: 2.03 QUAL:

PROPERTY LOCATION: 35 EMPIRE BLVD HM CLASS: 4B

LAND: 1,230,000 BUILDING: 12,529,600 **2026 ASSESSMENT TOTAL: 13,759,600**

NET TAXES BILLED FOR 2025 WERE: \$ 254,690.20 2025 ASSESSMENT TOTAL: 13,759,600

35 EMPIRE BOULEVARD LLC
25 MAIN ST CRT NORTH#600
HACKENSACK, NJ 07601

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BLOCK: 55 LOT: 2.02 QUAL:

PROPERTY LOCATION: 69 WESLEY ST. CLASS: 4B

LAND: 1,963,500 BUILDING: 10,779,300 **2026 ASSESSMENT TOTAL: 12,742,800**

NET TAXES BILLED FOR 2025 WERE: \$ 235,869.23 2025 ASSESSMENT TOTAL: 12,742,800

MEJOR ANGORA, L.L.C.
282 GRAND AVE
ENGLEWOOD, NJ 07631

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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BLOCK: 105 LOT: 6.01 QUAL:

PROPERTY LOCATION: 23 EMPIRE BLVD HM CLASS: 4B

LAND: 1,531,200 BUILDING: 10,859,800 **2026 ASSESSMENT TOTAL: 12,391,000**

NET TAXES BILLED FOR 2025 WERE: \$ 229,357.41 2025 ASSESSMENT TOTAL: 12,391,000

21-23 EMPIRE BOULEVARD LLC
25 MAIN ST CRT NORTH#600
HACKENSACK, NJ 07601

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BLOCK: 105 LOT: 2.02 QUAL:

PROPERTY LOCATION: 11 EMPIRE BLVD HM CLASS: 4B

LAND: 1,069,200 BUILDING: 10,199,500 **2026 ASSESSMENT TOTAL:** 11,268,700

NET TAXES BILLED FOR 2025 WERE: \$ 208,583.64 2025 ASSESSMENT TOTAL: 11,268,700

ATLANTIC OLIVER III 11 EMPIRE BLVD
125 HIGH ST
BOSTON, MA 02116

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 102 LOT: 40 QUAL:

PROPERTY LOCATION: 71 SADDLE RIVER AVE CLASS: 1

LAND: 10,982,000 BUILDING: 0 **2026 ASSESSMENT TOTAL:** 10,982,000

NET TAXES BILLED FOR 2025 WERE: \$ 203,276.82 2025 ASSESSMENT TOTAL: 10,982,000

CONDEMI INTERNATIONAL CO., INC.
137 RT 46 WEST
LODI, NJ 07644

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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BLOCK: 105 LOT: 5 QUAL:

PROPERTY LOCATION: 17 EMPIRE BLVD HM CLASS: 4B

LAND: 846,800 BUILDING: 10,063,800 **2026 ASSESSMENT TOTAL:** 10,910,600

NET TAXES BILLED FOR 2025 WERE: \$ 201,955.21 2025 ASSESSMENT TOTAL: 10,910,600

EMPIRE PROPERTIES L.L.C.
POB 190
FORT LEE, NJ 07024

227 PHILLIPS AVE
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BLOCK: 101 LOT: 11.01 QUAL:

PROPERTY LOCATION: 60 SADDLE RIVER AVE CLASS: 4B

LAND: 2,475,000 BUILDING: 8,434,100 **2026 ASSESSMENT TOTAL:** 10,909,100

NET TAXES BILLED FOR 2025 WERE: \$ 201,927.44 2025 ASSESSMENT TOTAL: 10,909,100

60 SOUTH HACKENSACK LLC
1875 MCARTER HWY
NEWARK, NJ 07102

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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BLOCK: 106 LOT: 2.01 QUAL:

PROPERTY LOCATION: 10 HORIZON BLVD HM CLASS: 4B

LAND: 901,200 BUILDING: 8,419,100 **2026 ASSESSMENT TOTAL: 9,320,300**

NET TAXES BILLED FOR 2025 WERE: \$ 172,518.75 2025 ASSESSMENT TOTAL: 9,320,300

10-12 HORIZON BOULEVARD LLC
25 MAIN ST PLZ NORTH#600
HACKENSACK, NJ 07601

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BLOCK: 54 LOT: 2.02 QUAL:

PROPERTY LOCATION: 100 WESLEY ST. CLASS: 4B

LAND: 1,154,500 BUILDING: 7,381,800 **2026 ASSESSMENT TOTAL: 8,536,300**

NET TAXES BILLED FOR 2025 WERE: \$ 158,006.91 2025 ASSESSMENT TOTAL: 8,536,300

JAY-JAY HOLDING II LLC
333 RT 17 N
MAHWAH, NJ 07430

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BLOCK: 104 LOT: 1.02 QUAL:

PROPERTY LOCATION: 3 EMPIRE BLVD CLASS: 4A

LAND: 658,400 BUILDING: 7,841,600 **2026 ASSESSMENT TOTAL: 8,500,000**

NET TAXES BILLED FOR 2025 WERE: \$ 157,335.00 2025 ASSESSMENT TOTAL: 8,500,000

CWED EMPIRE BLVD. GMA GROUP III
3 EMPIRE BLVD.
SO. HACKENSACK, N.J. 07606

227 PHILLIPS AVE
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BLOCK: 25 LOT: 1 QUAL:

PROPERTY LOCATION: 240 S MAIN ST CLASS: 4B

LAND: 1,507,000 BUILDING: 6,718,200 **2026 ASSESSMENT TOTAL: 8,225,200**

NET TAXES BILLED FOR 2025 WERE: \$ 152,248.45 2025 ASSESSMENT TOTAL: 8,225,200

MEJOR DONMOR LLC
282 GRAND AVE
ENGLEWOOD, NJ 07631

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BLOCK: 105 LOT: 6.02 QUAL:

PROPERTY LOCATION: 19 CENTRAL BLVD HM CLASS: 4B

LAND: 823,600 BUILDING: 7,208,600 **2026 ASSESSMENT TOTAL: 8,032,200**

NET TAXES BILLED FOR 2025 WERE: \$ 148,676.02 2025 ASSESSMENT TOTAL: 8,032,200

J&G SHIN GROUP LLC
19 CENTRAL BLVD
SOUTH HACKENSACK, NJ 07606

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BLOCK: 50 LOT: 18 QUAL:

PROPERTY LOCATION: 80 LEUNING ST CLASS: 4B

LAND: 1,149,500 BUILDING: 6,841,400 **2026 ASSESSMENT TOTAL:** 7,990,900

NET TAXES BILLED FOR 2025 WERE: \$ 147,911.56 2025 ASSESSMENT TOTAL: 7,990,900

GNB ASSOC LLC
80 LEUNING ST
SOUTH HACKENSACK, NJ 07606

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BLOCK: 106 LOT: 2.04 QUAL:

PROPERTY LOCATION: 35 HORIZON BLVD HM CLASS: 4B

LAND: 889,600 BUILDING: 7,003,000 **2026 ASSESSMENT TOTAL: 7,892,600**

NET TAXES BILLED FOR 2025 WERE: \$ 146,092.03 2025 ASSESSMENT TOTAL: 7,892,600

35 HORIZON BOULEVARD LLC
25 MAIN ST CRT NORTH#600
HACKENSACK, NJ 07601

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BLOCK: 106 LOT: 1.03 QUAL:

PROPERTY LOCATION: 18 CENTRAL BLVD HM CLASS: 4B

LAND: 649,600 BUILDING: 6,862,800 **2026 ASSESSMENT TOTAL: 7,512,400**

NET TAXES BILLED FOR 2025 WERE: \$ 139,054.52 2025 ASSESSMENT TOTAL: 7,512,400

18 CENTRAL BOULEVARD LLC
25 MAIN ST CRT NORTH#600
HACKENSACK, NJ 07601

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* REASSESSMENT DISTRICT *

BLOCK: 52 LOT: 1.01 QUAL:

PROPERTY LOCATION: 111 LEUNING ST CLASS: 4B

LAND: 1,549,400 BUILDING: 5,440,000 **2026 ASSESSMENT TOTAL: 6,989,400**

NET TAXES BILLED FOR 2025 WERE: \$ 129,373.79 2025 ASSESSMENT TOTAL: 6,989,400

111 LEUNING,LLC
22 NORTH POND RD
CRESSKILL, NJ 07626

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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District: South Hackensack Twp
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: 52 LOT: 2.03 QUAL:

PROPERTY LOCATION: 150 WESLEY ST CLASS: 4B

LAND: 1,155,000 BUILDING: 5,666,800 **2026 ASSESSMENT TOTAL: 6,821,800**

NET TAXES BILLED FOR 2025 WERE: \$ 126,271.52 2025 ASSESSMENT TOTAL: 6,821,800

NYCO HOLDING CO. INC.
150 WESLEY ST
SOUTH HACKENSACK, NJ 07606

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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DATE MAILED: 03/12/26

* REASSESSMENT DISTRICT *

BLOCK: 105 LOT: 4 QUAL:

PROPERTY LOCATION: 19 EMPIRE BLVD HM CLASS: 4B

LAND: 478,800 BUILDING: 5,978,700 **2026 ASSESSMENT TOTAL: 6,457,500**

NET TAXES BILLED FOR 2025 WERE: \$ 119,528.33 2025 ASSESSMENT TOTAL: 6,457,500

AMAZING PROPERTIES NJ LLC
19 EMPIRE BLVD
SOUTH HACKENSACK, NJ 07606

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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DATE MAILED: 03/12/26

* REASSESSMENT DISTRICT *

BLOCK: 58 LOT: 1 QUAL:

PROPERTY LOCATION: 210 GREEN ST CLASS: 4B

LAND: 585,000 BUILDING: 5,809,500 **2026 ASSESSMENT TOTAL: 6,394,500**

NET TAXES BILLED FOR 2025 WERE: \$ 118,362.20 2025 ASSESSMENT TOTAL: 6,394,500

210 GREEN STREET HOLDINGS LLC
215 MILFORD AVE
NEW MILFORD, NJ 07646

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 1.01 LOT: 4.13 QUAL:

PROPERTY LOCATION: 125 LOUIS ST CLASS: 4B

LAND: 1,508,900 BUILDING: 4,857,200 **2026 ASSESSMENT TOTAL:** 6,366,100

NET TAXES BILLED FOR 2025 WERE: \$ 117,836.51 2025 ASSESSMENT TOTAL: 6,366,100

JMN ASSOCIATES LLC
3 UNIVERSITY PLAZA #207
HACKENSACK, NJ 07601

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 51 LOT: 3 QUAL:

PROPERTY LOCATION: 28-30 ROMANELLI AVE CLASS: 4B

LAND: 252,500 BUILDING: 5,665,300 **2026 ASSESSMENT TOTAL: 5,917,800**

NET TAXES BILLED FOR 2025 WERE: \$ 109,538.48 2025 ASSESSMENT TOTAL: 5,917,800

22 ROMANELLI LLC
24 ROMANELLI AVE
SOUTH HACKENSACK,NJ 07606

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 52 LOT: 1.02 QUAL:

PROPERTY LOCATION: 130 WESLEY ST CLASS: 4B

LAND: 561,000 BUILDING: 4,868,000 **2026 ASSESSMENT TOTAL: 5,429,000**

NET TAXES BILLED FOR 2025 WERE: \$ 100,490.79 2025 ASSESSMENT TOTAL: 5,429,000

PPF JERSEY LLC
130 WESLEY ST
S HACKENSACK, NJ 07606

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 54 LOT: 2.01 QUAL:

PROPERTY LOCATION: 80 WESLEY ST CLASS: 4B

LAND: 627,000 BUILDING: 4,696,300 **2026 ASSESSMENT TOTAL: 5,323,300**

NET TAXES BILLED FOR 2025 WERE: \$ 98,534.28 2025 ASSESSMENT TOTAL: 5,323,300

TWINKS COMPANY LLC C/O FOLLENDER
POB 282
RIDGEWOOD, NJ 07451

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 106 LOT: 1.02 QUAL:

PROPERTY LOCATION: 14 CENTRAL BLVD HM CLASS: 4B

LAND: 558,000 BUILDING: 4,722,000 **2026 ASSESSMENT TOTAL: 5,280,000**

NET TAXES BILLED FOR 2025 WERE: \$ 97,732.80 2025 ASSESSMENT TOTAL: 5,280,000

14 CENTRAL BOULEVARD LLC
25 MAIN ST PLZ NORTH#600
HACKENSACK, NJ 07601

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 1.02 LOT: 4 QUAL:

PROPERTY LOCATION: 330 PHILLIPS AVENUE CLASS: 4B

LAND: 2,170,400 BUILDING: 2,129,600 **2026 ASSESSMENT TOTAL:** 4,300,000

NET TAXES BILLED FOR 2025 WERE: \$ 97,427.39 2025 ASSESSMENT TOTAL: 5,263,500

SBKJ ASSOCIATES
330 PHILLIPS AVE
SOUTH HACKENSACK, NJ 07601

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 52 LOT: 2.05 QUAL:

PROPERTY LOCATION: 170 WESLEY ST CLASS: 4B

LAND: 803,000 BUILDING: 4,360,600 **2026 ASSESSMENT TOTAL: 5,163,600**

NET TAXES BILLED FOR 2025 WERE: \$ 95,578.24 2025 ASSESSMENT TOTAL: 5,163,600

170 WESLEY ST LLC
170 WESLEY ST
S HACKENSACK, NJ 07606

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 106 LOT: 1.01 QUAL:

PROPERTY LOCATION: 25 EMPIRE BLVD HM CLASS: 4B

LAND: 610,400 BUILDING: 4,537,600 **2026 ASSESSMENT TOTAL: 5,148,000**

NET TAXES BILLED FOR 2025 WERE: \$ 95,289.48 2025 ASSESSMENT TOTAL: 5,148,000

25 EMPIRE BOULEVARD LLC
25 MAIN ST CRT NORTH #600
HACKENSACK, NJ 07601

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 105 LOT: 3 QUAL:

PROPERTY LOCATION: 15 EMPIRE BLVD CLASS: 4B

LAND: 511,200 BUILDING: 4,471,200 **2026 ASSESSMENT TOTAL: 4,982,400**

NET TAXES BILLED FOR 2025 WERE: \$ 92,224.22 2025 ASSESSMENT TOTAL: 4,982,400

EMPIRE BLVD REALTY LLC
PO BOX 3180
SOUTH HACKENSACK, NJ 07606

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 2.01 LOT: 12.01 QUAL:

PROPERTY LOCATION: 600 HUYLER ST CLASS: 4B

LAND: 607,800 BUILDING: 4,183,700 **2026 ASSESSMENT TOTAL: 4,791,500**

NET TAXES BILLED FOR 2025 WERE: \$ 88,690.67 2025 ASSESSMENT TOTAL: 4,791,500

HUYLER RUTA INC
235 MURRAY HILL PARKWAY
EAST RUTHERFORD, NJ 07073

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 54 LOT: 1.01 QUAL: C0004

PROPERTY LOCATION: 89 LEUNING ST CLASS: 4B

LAND: 575,600 BUILDING: 4,204,100 **2026 ASSESSMENT TOTAL: 4,779,700**

NET TAXES BILLED FOR 2025 WERE: \$ 88,472.25 2025 ASSESSMENT TOTAL: 4,779,700

C & R EQUITY HOLDINGS LLC
40 STEVENSON LANE
UPPER SADDLE RIVER, NJ 07458

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 50 LOT: 17.02 QUAL:

PROPERTY LOCATION: 120 LEUNING ST CLASS: 4B

LAND: 456,000 BUILDING: 4,161,900 **2026 ASSESSMENT TOTAL: 4,617,900**

NET TAXES BILLED FOR 2025 WERE: \$ 85,477.33 2025 ASSESSMENT TOTAL: 4,617,900

CLEMENTE, DONATO
120 LEUNING ST
SOUTH HACKENSACK, N.J. 07606

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 57 LOT: 15 QUAL:

PROPERTY LOCATION: 143 LEUNING ST CLASS: 4B

LAND: 303,100 BUILDING: 4,284,000 **2026 ASSESSMENT TOTAL: 4,587,100**

NET TAXES BILLED FOR 2025 WERE: \$ 84,907.22 2025 ASSESSMENT TOTAL: 4,587,100

CKP HACKENSACK REALTY LLC
20 S ALWARD AVE
BASKING RIDGE, NJ 07920

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 52 LOT: 2.02 QUAL:

PROPERTY LOCATION: 60 ROMANELLI AVE CLASS: 4B

LAND: 440,000 BUILDING: 4,139,300 **2026 ASSESSMENT TOTAL: 4,579,300**

NET TAXES BILLED FOR 2025 WERE: \$ 84,762.84 2025 ASSESSMENT TOTAL: 4,579,300

60 ROMANELLI AVENUE LLC
6101 NIMTZ PARKWAY
SOUTH BEND, IN 46628

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 52 LOT: 1.05 QUAL:

PROPERTY LOCATION: 51 JAMES ST CLASS: 4B

LAND: 630,300 BUILDING: 3,857,700 **2026 ASSESSMENT TOTAL: 4,488,000**

NET TAXES BILLED FOR 2025 WERE: \$ 83,072.88 2025 ASSESSMENT TOTAL: 4,488,000

SPG 41 51 JAMES ST LLC
100 FRONT ST #350
CONSHOHOCKEN, PA 19428

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 50 LOT: 17.03 QUAL:

PROPERTY LOCATION: 100 LEUNING ST CLASS: 4B

LAND: 320,700 BUILDING: 4,148,600 **2026 ASSESSMENT TOTAL: 4,469,300**

NET TAXES BILLED FOR 2025 WERE: \$ 82,726.74 2025 ASSESSMENT TOTAL: 4,469,300

MORTMAN, RICHARD NAT. MECH.SER.
100 LEUNING ST
SOUTH HACKENSACK, NJ 07606

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 49 LOT: 1 QUAL:

PROPERTY LOCATION: 60 LEUNING ST CLASS: 4B

LAND: 552,800 BUILDING: 3,903,300 **2026 ASSESSMENT TOTAL: 4,456,100**

NET TAXES BILLED FOR 2025 WERE: \$ 82,482.41 2025 ASSESSMENT TOTAL: 4,456,100

SIEGORDNER, WALTER
62 LEUNING ST
S HACKENSACK, NJ 07606

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 1.01 LOT: 4.12 QUAL:

PROPERTY LOCATION: 175 LOUIS ST CLASS: 4B

LAND: 1,011,200 BUILDING: 3,425,100 **2026 ASSESSMENT TOTAL:** 4,436,300

NET TAXES BILLED FOR 2025 WERE: \$ 82,115.91 2025 ASSESSMENT TOTAL: 4,436,300

TWINKS COMPANY LLC NJ C/O FOLLENDER
POB 282
RIDGEWOOD, NJ 07541

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 2.01 LOT: 13.04 QUAL:

PROPERTY LOCATION: 630 HUYLER ST CLASS: 4B

LAND: 427,400 BUILDING: 3,974,900 **2026 ASSESSMENT TOTAL: 4,402,300**

NET TAXES BILLED FOR 2025 WERE: \$ 81,486.57 2025 ASSESSMENT TOTAL: 4,402,300

GRANT & JOY LEE FAMILY LLC
630 HUYLER ST
SOUTH HACKENSACK, NJ 07606

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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DATE MAILED: 03/12/26

* REASSESSMENT DISTRICT *

BLOCK: 1.01 LOT: 2 QUAL:

PROPERTY LOCATION: 317-337 PHILLIPS AVE CLASS: 4A

LAND: 2,478,000 BUILDING: 1,911,000 **2026 ASSESSMENT TOTAL: 4,389,000**

NET TAXES BILLED FOR 2025 WERE: \$ 81,240.39 2025 ASSESSMENT TOTAL: 4,389,000

OM VAGZEI, L.L.C.
410 U.S. ROUTE 46 WEST
SOUTH HACKENSACK, NJ 07606

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 52 LOT: 1.04 QUAL:

PROPERTY LOCATION: 41 JAMES ST CLASS: 4B

LAND: 537,400 BUILDING: 3,699,100 **2026 ASSESSMENT TOTAL: 4,236,500**

NET TAXES BILLED FOR 2025 WERE: \$ 78,417.62 2025 ASSESSMENT TOTAL: 4,236,500

SPG 41 51 JAMES ST LLC
100 FRONT ST #350
CONSHOHOCKEN, PA 19428

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 52 LOT: 2.04 QUAL:

PROPERTY LOCATION: 262-268 GREEN ST. CLASS: 4B

LAND: 770,000 BUILDING: 3,465,000 **2026 ASSESSMENT TOTAL: 4,235,000**

NET TAXES BILLED FOR 2025 WERE: \$ 78,389.85 2025 ASSESSMENT TOTAL: 4,235,000

262-268 GREEN STREET LLC
450 HUYLER ST
SOUTH HACKENSACK, NJ 07606

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 3 LOT: 23.03 QUAL:

PROPERTY LOCATION: 550 HUYLER ST. CLASS: 4B

LAND: 560,600 BUILDING: 3,603,700 **2026 ASSESSMENT TOTAL: 4,164,300**

NET TAXES BILLED FOR 2025 WERE: \$ 77,081.19 2025 ASSESSMENT TOTAL: 4,164,300

TWINKS COMPANY LLC C/O FOLLENDER
POB 282
RIDGEWOOD, NJ 07451

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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DATE MAILED: 03/12/26

* REASSESSMENT DISTRICT *

BLOCK: 3 LOT: 23.02 QUAL:

PROPERTY LOCATION: 540 HUYLER ST CLASS: 4B

LAND: 499,400 BUILDING: 3,588,800 **2026 ASSESSMENT TOTAL: 4,088,200**

NET TAXES BILLED FOR 2025 WERE: \$ 75,672.58 2025 ASSESSMENT TOTAL: 4,088,200

DAIR MANAGEMENT CO.,LP, M.FOLLENDER
P.O. BOX 282
RIDGEWOOD, NJ 07450

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 2.01 LOT: 13.01 QUAL:

PROPERTY LOCATION: 650 HUYLER ST CLASS: 4B

LAND: 1,014,300 BUILDING: 2,949,900 **2026 ASSESSMENT TOTAL: 3,964,200**

NET TAXES BILLED FOR 2025 WERE: \$ 73,377.34 2025 ASSESSMENT TOTAL: 3,964,200

HLF 650 HUYLER STREET LLC
21 SOUTH ST
MORRISTOWN, NJ 07960

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 2.01 LOT: 4.02 QUAL:

PROPERTY LOCATION: 50 LOUIS ST CLASS: 4B

LAND: 391,600 BUILDING: 3,516,600 **2026 ASSESSMENT TOTAL: 3,908,200**

NET TAXES BILLED FOR 2025 WERE: \$ 72,340.78 2025 ASSESSMENT TOTAL: 3,908,200

MY AVIATION LLC
50 LOUIS ST
SOUTH HACKESACK, NJ 07606

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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District: South Hackensack Twp
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: 1.01 LOT: 4.11 QUAL:

PROPERTY LOCATION: LOUIS ST. CLASS: 4B

LAND: 780,200 BUILDING: 3,092,700 **2026 ASSESSMENT TOTAL: 3,872,900**

NET TAXES BILLED FOR 2025 WERE: \$ 71,687.38 2025 ASSESSMENT TOTAL: 3,872,900

FASTBOLT REALTY LLC
609 IROQUOIS ST
ORADELL, NJ 07649

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 1.01 LOT: 4.18 QUAL:

PROPERTY LOCATION: 454 ROUTE 46 CLASS: 4A

LAND: 1,057,000 BUILDING: 2,674,000 **2026 ASSESSMENT TOTAL: 3,731,000**

NET TAXES BILLED FOR 2025 WERE: \$ 69,060.81 2025 ASSESSMENT TOTAL: 3,731,000

WEEDO ENTERPRISES
175 ALPINE DR.
PARAMUS, N.J. 07652

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 39 LOT: 13 QUAL:

PROPERTY LOCATION: 275 HUYLER ST. CLASS: 4B

LAND: 387,200 BUILDING: 3,310,300 **2026 ASSESSMENT TOTAL: 3,697,500**

NET TAXES BILLED FOR 2025 WERE: \$ 68,440.73 2025 ASSESSMENT TOTAL: 3,697,500

V LOPICCOLO PROPERTIES LLC
26 CHRISTOPHER PL
SADDLE RIVER,NJ 07458

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 2.01 LOT: 8.02 QUAL:

PROPERTY LOCATION: 150 LOUIS ST CLASS: 4B

LAND: 451,000 BUILDING: 3,178,300 **2026 ASSESSMENT TOTAL: 3,629,300**

NET TAXES BILLED FOR 2025 WERE: \$ 67,178.34 2025 ASSESSMENT TOTAL: 3,629,300

TWINKS, L.L.C. C/O M. FOLLENDER
P.O. BOX 282
RIDGEWOOD, NJ 07450

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 1.02 LOT: 1.02 QUAL:

PROPERTY LOCATION: 378 ROUTE 46 CLASS: 4A

LAND: 2,478,000 BUILDING: 1,090,000 **2026 ASSESSMENT TOTAL: 3,568,000**

NET TAXES BILLED FOR 2025 WERE: \$ 66,043.68 2025 ASSESSMENT TOTAL: 3,568,000

MT LAUREL LLC
370 ROUTE 46
SOUTH HACKENSACK, NJ 07606

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 101 LOT: 12 QUAL:

PROPERTY LOCATION: 176 SADDLE RIVER AVE. CLASS: 4B

LAND: 539,000 BUILDING: 2,974,400 **2026 ASSESSMENT TOTAL: 3,513,400**

NET TAXES BILLED FOR 2025 WERE: \$ 65,033.03 2025 ASSESSMENT TOTAL: 3,513,400

SADDLE RIVER AVE. ASSOC.
P.O. BOX 270
ROSLINDALE, MA 02131

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 37 LOT: 46 QUAL:

PROPERTY LOCATION: 14-24 E WESLEY ST CLASS: 4B

LAND: 421,900 BUILDING: 3,084,300 **2026 ASSESSMENT TOTAL: 3,506,200**

NET TAXES BILLED FOR 2025 WERE: \$ 64,899.76 2025 ASSESSMENT TOTAL: 3,506,200

14- 24 EAST WESLEY STREET LLC
25 MAIN CRT PLZ NORTH#600
HACKENSACK, NJ 07601

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 2.01 LOT: 16 QUAL:

PROPERTY LOCATION: 55 RUTA COURT CLASS: 4B

LAND: 617,700 BUILDING: 2,836,800 **2026 ASSESSMENT TOTAL: 3,454,500**

NET TAXES BILLED FOR 2025 WERE: \$ 63,942.80 2025 ASSESSMENT TOTAL: 3,454,500

DAIR MANAGEMENT CO.LP M. FOLLENDER
P.O. BOX 282
RIDGEWOOD, NJ 07450

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 37 LOT: 35 QUAL:

PROPERTY LOCATION: 50 E WESLEY ST CLASS: 4B

LAND: 267,900 BUILDING: 3,020,700 **2026 ASSESSMENT TOTAL: 3,288,600**

NET TAXES BILLED FOR 2025 WERE: \$ 60,871.99 2025 ASSESSMENT TOTAL: 3,288,600

REALEXE CANADA INC
50 E WESLEY ST
S HACKENSACK, NJ 07606

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 2.01 LOT: 6.03 QUAL:

PROPERTY LOCATION: 100 LOUIS ST CLASS: 4B

LAND: 404,300 BUILDING: 2,870,600 **2026 ASSESSMENT TOTAL: 3,274,900**

NET TAXES BILLED FOR 2025 WERE: \$ 60,618.40 2025 ASSESSMENT TOTAL: 3,274,900

MEJOR COMPANY,L.L.C.
282 GRAND AVE.
ENGLEWOOD, NJ 07631

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 54 LOT: 2.04 QUAL:

PROPERTY LOCATION: 71 SCHRIEFER ST CLASS: 4B

LAND: 341,000 BUILDING: 2,892,500 **2026 ASSESSMENT TOTAL: 3,233,500**

NET TAXES BILLED FOR 2025 WERE: \$ 59,852.09 2025 ASSESSMENT TOTAL: 3,233,500

SIMPLICITY PROP. LLC C/O S. MAROLDA
1679 BREAKERS WEST BLVD
WEST PALM BEACH, FL 33411

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 104 LOT: 1.01 QUAL:

PROPERTY LOCATION: 1 EMPIRE BLVD CLASS: 4A

LAND: 398,800 BUILDING: 2,816,800 **2026 ASSESSMENT TOTAL: 3,215,600**

NET TAXES BILLED FOR 2025 WERE: \$ 59,520.76 2025 ASSESSMENT TOTAL: 3,215,600

875 WASHINGTON AVE LLC
570 COMMERCE BLVD
CARLSTADT, NJ 07072

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 50 LOT: 17.01 QUAL:

PROPERTY LOCATION: 128 LEUNING ST CLASS: 4A

LAND: 500,500 BUILDING: 2,670,400 **2026 ASSESSMENT TOTAL: 3,170,900**

NET TAXES BILLED FOR 2025 WERE: \$ 58,693.36 2025 ASSESSMENT TOTAL: 3,170,900

CRYSTAL PROPERTIES
128 LEUNING STREET
SOUTH HACKENSACK, N.J. 07606

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 41 LOT: 6 QUAL:

PROPERTY LOCATION: 50 SCHRIEFER ST CLASS: 4B

LAND: 163,900 BUILDING: 3,006,200 **2026 ASSESSMENT TOTAL: 3,170,100**

NET TAXES BILLED FOR 2025 WERE: \$ 58,678.55 2025 ASSESSMENT TOTAL: 3,170,100

50 SCHRIEFFER LLC
246 WEST 38TH ST STE.1402
NEW YORK, NY 10018

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 41 LOT: 11 QUAL:

PROPERTY LOCATION: 57 LEUNING ST. CLASS: 4B

LAND: 252,500 BUILDING: 2,870,200 **2026 ASSESSMENT TOTAL: 3,122,700**

NET TAXES BILLED FOR 2025 WERE: \$ 57,801.18 2025 ASSESSMENT TOTAL: 3,122,700

NIECE,JOSEPH
623 HACKENSACK ST
CARLSTADT,NJ 07072

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 1.01 LOT: 4.03 QUAL:

PROPERTY LOCATION: 460 ROUTE 46 CLASS: 4B

LAND: 735,000 BUILDING: 2,358,700 **2026 ASSESSMENT TOTAL: 3,093,700**

NET TAXES BILLED FOR 2025 WERE: \$ 57,264.39 2025 ASSESSMENT TOTAL: 3,093,700

460 RT 46 WEST LLC
460 ROUTE 46
SOUTH HACKENSACK, NJ 07606

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 24 LOT: 11 QUAL:

PROPERTY LOCATION: 22 FLORENCE ST CLASS: 4B

LAND: 1,268,100 BUILDING: 1,816,700 **2026 ASSESSMENT TOTAL: 3,084,800**

NET TAXES BILLED FOR 2025 WERE: \$ 57,099.65 2025 ASSESSMENT TOTAL: 3,084,800

WHOLESALE AUTO SUPPLY CO
22 FLORENCE ST
SO HACKENSACK NJ 07606

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 50 LOT: 1 QUAL:

PROPERTY LOCATION: 10 ROMANELLI AVE CLASS: 4B

LAND: 517,600 BUILDING: 2,558,200 **2026 ASSESSMENT TOTAL: 3,075,800**

NET TAXES BILLED FOR 2025 WERE: \$ 56,933.06 2025 ASSESSMENT TOTAL: 3,075,800

8-10 ROMA PROPERTIES,LLC
128 LEUNING ST
SOUTH HACKENSACK, NJ 07606

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 54 LOT: 1.01 QUAL: C0031

PROPERTY LOCATION: 89 LEUNING ST CLASS: 4B

LAND: 520,600 BUILDING: 2,547,400 **2026 ASSESSMENT TOTAL: 3,068,000**

NET TAXES BILLED FOR 2025 WERE: \$ 56,788.68 2025 ASSESSMENT TOTAL: 3,068,000

ARDEN GROUP C/O ADCOM
89 LEUNING ST
SO HACKENSACK, N.J. 07606

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 54 LOT: 1.01 QUAL: C0007

PROPERTY LOCATION: 89 LEUNING ST CLASS: 4B

LAND: 503,400 BUILDING: 2,530,500 **2026 ASSESSMENT TOTAL: 3,033,900**

NET TAXES BILLED FOR 2025 WERE: \$ 56,157.49 2025 ASSESSMENT TOTAL: 3,033,900

HBR REALTY LLC
89 LEUNING ST UNIT G
SO HACKENSACK, NJ 07606

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 1.02 LOT: 1.01 QUAL:

PROPERTY LOCATION: 380 ROUTE 46 CLASS: 4A

LAND: 1,282,400 BUILDING: 1,750,800 **2026 ASSESSMENT TOTAL: 3,033,200**

NET TAXES BILLED FOR 2025 WERE: \$ 56,144.53 2025 ASSESSMENT TOTAL: 3,033,200

BIG A 380 ROUTE 46 LLC
117 LINCOLN PLACE
WALDWICK, NJ 07463

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 45.01 LOT: 8 QUAL:

PROPERTY LOCATION: 65 E.LEUNING ST. CLASS: 4B

LAND: 899,900 BUILDING: 2,004,000 **2026 ASSESSMENT TOTAL: 2,903,900**

NET TAXES BILLED FOR 2025 WERE: \$ 53,751.19 2025 ASSESSMENT TOTAL: 2,903,900

J.J.R.HOLDING CO.
65 E.LEUNING ST.
SO.HACKENSACK NJ 07606

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 101 LOT: 13 QUAL:

PROPERTY LOCATION: 80 SADDLE RIVER AVE CLASS: 4B

LAND: 357,500 BUILDING: 2,516,000 **2026 ASSESSMENT TOTAL: 2,873,500**

NET TAXES BILLED FOR 2025 WERE: \$ 53,188.49 2025 ASSESSMENT TOTAL: 2,873,500

80 SADDLE RIVER LLC
1546 52ND STREET #3-R
BROOKLYN, NY 11219

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 2.01 LOT: 6.04 QUAL:

PROPERTY LOCATION: 74 LOUIS COURT CLASS: 4B

LAND: 520,300 BUILDING: 2,304,200 **2026 ASSESSMENT TOTAL: 2,824,500**

NET TAXES BILLED FOR 2025 WERE: \$ 52,281.50 2025 ASSESSMENT TOTAL: 2,824,500

GROVE AUTO REPAIR INC
18 FIELDSTONE CT
MAHWAH, NJ 07430

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 54 LOT: 1.01 QUAL: C0011
PROPERTY LOCATION: 89 LEUNING ST CLASS: 4B
LAND: 468,200 BUILDING: 2,353,300 **2026 ASSESSMENT TOTAL: 2,821,500**

NET TAXES BILLED FOR 2025 WERE: \$ 52,225.97 2025 ASSESSMENT TOTAL: 2,821,500

ALNASR REALTY LLC
89 LEUNING ST UNIT A1
SOUTH HACKENSACK, NJ 07606

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 2.01 LOT: 13.02 QUAL:

PROPERTY LOCATION: 636 HUYLER ST CLASS: 4A

LAND: 1,377,600 BUILDING: 1,399,900 **2026 ASSESSMENT TOTAL: 2,777,500**

NET TAXES BILLED FOR 2025 WERE: \$ 51,411.53 2025 ASSESSMENT TOTAL: 2,777,500

VEE JAY REALTY COMPANY
24 JULIA CT
WASHINGTON TOWNSHIP, NJ 07676

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 1.01 LOT: 4.10 QUAL:

PROPERTY LOCATION: 490 ROUTE 46 CLASS: 4A

LAND: 809,200 BUILDING: 1,725,200 **2026 ASSESSMENT TOTAL: 2,534,400**

NET TAXES BILLED FOR 2025 WERE: \$ 46,911.74 2025 ASSESSMENT TOTAL: 2,534,400

BURGER KING COMPANY LLC
5707 BLUE LAGOON DR
MIAMI,FL 33126

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 1.01 LOT: 4.19 QUAL:

PROPERTY LOCATION: 434 ROUTE 46 CLASS: 4A

LAND: 1,139,600 BUILDING: 1,354,500 **2026 ASSESSMENT TOTAL: 2,494,100**

NET TAXES BILLED FOR 2025 WERE: \$ 46,165.79 2025 ASSESSMENT TOTAL: 2,494,100

WEEDO ENTERPRISES
175 ALPINE STREET
PARAMUS, NJ 07652

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 2.01 LOT: 11 QUAL:

PROPERTY LOCATION: 29 GROVE ST. CLASS: 4B

LAND: 250,800 BUILDING: 2,228,000 **2026 ASSESSMENT TOTAL: 2,478,800**

NET TAXES BILLED FOR 2025 WERE: \$ 45,882.59 2025 ASSESSMENT TOTAL: 2,478,800

FALATO J & J C/O BAER LAW GROUP
412 CEDAR LANE -2ND FL W
TEANECK, NJ 07666

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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District: South Hackensack Twp
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: 1.01 LOT: 4.01 QUAL:

PROPERTY LOCATION: 420 ROUTE 46 CLASS: 4A

LAND: 1,190,000 BUILDING: 1,284,100 **2026 ASSESSMENT TOTAL: 2,474,100**

NET TAXES BILLED FOR 2025 WERE: \$ 45,795.59 2025 ASSESSMENT TOTAL: 2,474,100

MOUKIDES, GEORGE & E.
2181 MACKAY AVE.
FORT LEE, N.J. 07024

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 24 LOT: 28.01 QUAL:
PROPERTY LOCATION: 19 ISE STREET CLASS: 4B
LAND: 748,100 BUILDING: 1,627,300 **2026 ASSESSMENT TOTAL: 2,375,400**

NET TAXES BILLED FOR 2025 WERE: \$ 43,968.65 2025 ASSESSMENT TOTAL: 2,375,400

19-21 ISE STREET LLC
19 ISE ST
S HACKENSACK, NJ 07606

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 2.01 LOT: 18 QUAL:

PROPERTY LOCATION: 50 RUTA COURT CLASS: 4B

LAND: 282,700 BUILDING: 2,063,200 **2026 ASSESSMENT TOTAL: 2,345,900**

NET TAXES BILLED FOR 2025 WERE: \$ 43,422.61 2025 ASSESSMENT TOTAL: 2,345,900

CLEMENTS, JUDITH, IRWIN & MARALCLEM
162 CLOWPENS DR
ORANGEBURG, NY 10962

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 54 LOT: 1.02 QUAL:
PROPERTY LOCATION: 69 LEUNING ST. CLASS: 4B
LAND: 277,200 BUILDING: 2,051,500 **2026 ASSESSMENT TOTAL: 2,328,700**

NET TAXES BILLED FOR 2025 WERE: \$ 43,104.24 2025 ASSESSMENT TOTAL: 2,328,700

C & T ENTERPRISES
67 LEUNING ST.
SOUTH HACKENSACK, NJ 07606

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 37 LOT: 1 QUAL:

PROPERTY LOCATION: 310 HUYLER ST CLASS: 4A

LAND: 954,700 BUILDING: 1,357,200 **2026 ASSESSMENT TOTAL: 2,311,900**

NET TAXES BILLED FOR 2025 WERE: \$ 42,793.27 2025 ASSESSMENT TOTAL: 2,311,900

LBRUNO LLC
14 DINALLO ST
SOUTH HACKENSACK, NJ 07606

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 1.04 LOT: 1 QUAL:

PROPERTY LOCATION: 330 MAIN ST CLASS: 4A

LAND: 2,205,000 BUILDING: 100,000 **2026 ASSESSMENT TOTAL: 2,305,000**

NET TAXES BILLED FOR 2025 WERE: \$ 42,665.55 2025 ASSESSMENT TOTAL: 2,305,000

MT LAUREL LLC
370 ROUTE 46
SOUTH HACKENSACK, NJ 07606

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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BLOCK: 45.02 LOT: 1 QUAL:

PROPERTY LOCATION: 228 HUYLER ST CLASS: 4B

LAND: 540,000 BUILDING: 1,756,500 **2026 ASSESSMENT TOTAL: 2,296,500**

NET TAXES BILLED FOR 2025 WERE: \$ 42,508.22 2025 ASSESSMENT TOTAL: 2,296,500

DDK INVESTORS LLC
65 E LEUNING ST
SOUTH HACKENSACK, NJ 07606

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 54 LOT: 1.01 QUAL: C0051

PROPERTY LOCATION: 89 LEUNING ST CLASS: 4B

LAND: 368,800 BUILDING: 1,903,300 **2026 ASSESSMENT TOTAL: 2,272,100**

NET TAXES BILLED FOR 2025 WERE: \$ 42,056.57 2025 ASSESSMENT TOTAL: 2,272,100

UNIT E LLC
CCI 89 LEUNING ST
SOUTH HACKENSACK, NJ 07606

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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BLOCK: 41 LOT: 1.01 QUAL:

PROPERTY LOCATION: 255 WEST ST CLASS: 4B

LAND: 391,600 BUILDING: 1,860,900 **2026 ASSESSMENT TOTAL: 2,252,500**

NET TAXES BILLED FOR 2025 WERE: \$ 41,693.78 2025 ASSESSMENT TOTAL: 2,252,500

255 WEST ST LLC C/O MAUREEN TIGHE
152 E 94TH STREET
NEW YORK, NY 10128

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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BLOCK: 2.01 LOT: 19 QUAL:

PROPERTY LOCATION: 40 RUTA COURT CLASS: 4B

LAND: 284,900 BUILDING: 1,966,900 **2026 ASSESSMENT TOTAL: 2,251,800**

NET TAXES BILLED FOR 2025 WERE: \$ 41,680.82 2025 ASSESSMENT TOTAL: 2,251,800

TWINKS COMPANY LLC C/O S ROTHMAN
20 W PALISADE APT 5120
ENGLEWOOD, NJ 07631

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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BLOCK: 54 LOT: 2.03 QUAL:

PROPERTY LOCATION: 120 WESLEY ST CLASS: 4B

LAND: 216,200 BUILDING: 2,025,100 **2026 ASSESSMENT TOTAL: 2,241,300**

NET TAXES BILLED FOR 2025 WERE: \$ 41,486.46 2025 ASSESSMENT TOTAL: 2,241,300

JAY-JAY HOLDING CORP.
333 ROUTE 17 NORTH
MAHWAH, NJ 07430

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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* REASSESSMENT DISTRICT *

BLOCK: 54 LOT: 1.01 QUAL: C0012
PROPERTY LOCATION: 89 LEUNING ST CLASS: 4B
LAND: 357,800 BUILDING: 1,798,600 **2026 ASSESSMENT TOTAL: 2,156,400**

NET TAXES BILLED FOR 2025 WERE: \$ 39,914.96 2025 ASSESSMENT TOTAL: 2,156,400

BAJAJ VENTURES LLC
619 FREELAND AVE
PARAMUS, NJ 07652

227 PHILLIPS AVE
SOUTH HACKENSACK
NEW JERSEY 07606

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BLOCK: 54 LOT: 1.01 QUAL: C0022

PROPERTY LOCATION: 89 LEUNING ST CLASS: 4B

LAND: 364,300 BUILDING: 1,782,600 **2026 ASSESSMENT TOTAL: 2,146,900**

NET TAXES BILLED FOR 2025 WERE: \$ 39,739.12 2025 ASSESSMENT TOTAL: 2,146,900

S H LEUNING LLC
89 LEUNING ST UNIT B2
SOUTH HACKENSACK, NJ 07606