

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: 02/23/26

\* REASSESSMENT DISTRICT \*

BLOCK: 40 LOT: 1.01 QUAL:

PROPERTY LOCATION: 30 WESLEY ST CLASS: 4B

LAND: 4,864,800 BUILDING: 36,563,700 **2026 ASSESSMENT TOTAL: 41,428,500**

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: 24,958,500 **2026 ASSESSMENT TOTAL: 28,704,000**

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

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BLOCK: 33.02 LOT: 9.01 QUAL:

PROPERTY LOCATION: 400 HUYLER ST CLASS: 4B

LAND: 4,193,800 BUILDING: 22,151,500 **2026 ASSESSMENT TOTAL: 26,345,300**

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: 22,174,800 **2026 ASSESSMENT TOTAL: 24,544,200**

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

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BLOCK: 13.02 LOT: 5 QUAL:

PROPERTY LOCATION: 1 CHIPPEWA ST CLASS: 4B

LAND: 6,464,200 BUILDING: 17,063,300 **2026 ASSESSMENT TOTAL: 23,527,500**

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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BLOCK: 32 LOT: 1 QUAL:

PROPERTY LOCATION: 19 WESLEY ST CLASS: 4B

LAND: 3,630,000 BUILDING: 19,172,400 **2026 ASSESSMENT TOTAL: 22,802,400**

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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BLOCK: 106 LOT: 2.02 QUAL:

PROPERTY LOCATION: 20 HORIZON BLVD HM CLASS: 4B

LAND: 1,949,200 BUILDING: 17,955,700 **2026 ASSESSMENT TOTAL: 19,904,900**

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

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BLOCK: 23.01 LOT: 2.01 QUAL:

PROPERTY LOCATION: 450 HUYLER ST. CLASS: 4B

LAND: 3,320,400 BUILDING: 16,260,900 **2026 ASSESSMENT TOTAL: 19,581,300**

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: 16,300,400 **2026 ASSESSMENT TOTAL:** 17,960,300

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: 15,538,200 **2026 ASSESSMENT TOTAL:** 16,791,400

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

227 PHILLIPS AVE  
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BLOCK: 3 LOT: 23.01 QUAL:

PROPERTY LOCATION: 530 HUYLER ST. CLASS: 4B

LAND: 803,600 BUILDING: 15,741,700 **2026 ASSESSMENT TOTAL: 16,545,300**

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: 15,350,500 **2026 ASSESSMENT TOTAL:** 16,506,900

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

227 PHILLIPS AVE  
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BLOCK: 13.02 LOT: 8 QUAL:

PROPERTY LOCATION: 125 PHILLIPS AVE CLASS: 4B

LAND: 2,851,200 BUILDING: 13,569,100 **2026 ASSESSMENT TOTAL: 16,420,300**

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: 13,329,200 **2026 ASSESSMENT TOTAL: 14,559,200**

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: 11,578,400 **2026 ASSESSMENT TOTAL: 13,541,900**

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: 11,528,000 **2026 ASSESSMENT TOTAL: 13,059,200**

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: 10,906,200 **2026 ASSESSMENT TOTAL:** 11,975,400

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  
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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: 10,652,200 **2026 ASSESSMENT TOTAL: 11,499,000**

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: 8,994,200 **2026 ASSESSMENT TOTAL:** 11,469,200

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: 8,921,700 **2026 ASSESSMENT TOTAL: 9,822,900**

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: 7,951,500 **2026 ASSESSMENT TOTAL: 9,106,000**

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: 5,841,600 **2026 ASSESSMENT TOTAL: 6,500,000**

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

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BLOCK: 25 LOT: 1 QUAL:

PROPERTY LOCATION: 240 S MAIN ST CLASS: 4B

LAND: 1,507,000 BUILDING: 7,196,200 **2026 ASSESSMENT TOTAL: 8,703,200**

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: 7,641,700 **2026 ASSESSMENT TOTAL: 8,465,300**

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

227 PHILLIPS AVE  
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BLOCK: 50 LOT: 18 QUAL:

PROPERTY LOCATION: 80 LEUNING ST CLASS: 4B

LAND: 1,149,500 BUILDING: 7,288,600 **2026 ASSESSMENT TOTAL: 8,438,100**

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

227 PHILLIPS AVE  
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BLOCK: 106 LOT: 2.04 QUAL:

PROPERTY LOCATION: 35 HORIZON BLVD HM CLASS: 4B

LAND: 889,600 BUILDING: 7,461,600 **2026 ASSESSMENT TOTAL: 8,351,200**

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: 7,267,900 **2026 ASSESSMENT TOTAL: 7,917,500**

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

227 PHILLIPS AVE  
SOUTH HACKENSACK  
NEW JERSEY 07606

**THIS IS NOT A BILL.  
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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: 02/23/26

\* REASSESSMENT DISTRICT \*

BLOCK: 52 LOT: 1.01 QUAL:

PROPERTY LOCATION: 111 LEUNING ST CLASS: 4B

LAND: 1,471,900 BUILDING: 5,939,400 **2026 ASSESSMENT TOTAL: 7,411,300**

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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DATE MAILED: 02/23/26

\* REASSESSMENT DISTRICT \*

BLOCK: 52 LOT: 2.03 QUAL:

PROPERTY LOCATION: 150 WESLEY ST CLASS: 4B

LAND: 1,155,000 BUILDING: 10,306,900 **2026 ASSESSMENT TOTAL: 11,461,900**

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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\* REASSESSMENT DISTRICT \*

BLOCK: 105 LOT: 4 QUAL:

PROPERTY LOCATION: 19 EMPIRE BLVD HM CLASS: 4B

LAND: 478,800 BUILDING: 6,383,600 **2026 ASSESSMENT TOTAL: 6,862,400**

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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\* REASSESSMENT DISTRICT \*

BLOCK: 58 LOT: 1 QUAL:

PROPERTY LOCATION: 210 GREEN ST CLASS: 4B

LAND: 585,000 BUILDING: 6,154,400 **2026 ASSESSMENT TOTAL: 6,739,400**

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: 5,200,600 **2026 ASSESSMENT TOTAL:** 6,709,500

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: 5,977,800 **2026 ASSESSMENT TOTAL: 6,230,300**

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: 5,676,200 **2026 ASSESSMENT TOTAL: 6,237,200**

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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BLOCK: 54 LOT: 2.01 QUAL:

PROPERTY LOCATION: 80 WESLEY ST CLASS: 4B

LAND: 627,000 BUILDING: 4,963,100 **2026 ASSESSMENT TOTAL: 5,590,100**

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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BLOCK: 106 LOT: 1.02 QUAL:

PROPERTY LOCATION: 14 CENTRAL BLVD HM CLASS: 4B

LAND: 558,000 BUILDING: 5,006,700 **2026 ASSESSMENT TOTAL: 5,564,700**

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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BLOCK: 1.02 LOT: 4 QUAL:

PROPERTY LOCATION: 330 PHILLIPS AVENUE CLASS: 4B

LAND: 2,170,400 BUILDING: 2,442,000 **2026 ASSESSMENT TOTAL:** 4,612,400

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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BLOCK: 52 LOT: 2.05 QUAL:

PROPERTY LOCATION: 170 WESLEY ST CLASS: 4B

LAND: 803,000 BUILDING: 4,684,400 **2026 ASSESSMENT TOTAL: 5,487,400**

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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BLOCK: 106 LOT: 1.01 QUAL:

PROPERTY LOCATION: 25 EMPIRE BLVD HM CLASS: 4B

LAND: 610,400 BUILDING: 4,815,200 **2026 ASSESSMENT TOTAL: 5,425,600**

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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BLOCK: 105 LOT: 3 QUAL:

PROPERTY LOCATION: 15 EMPIRE BLVD CLASS: 4B

LAND: 511,200 BUILDING: 4,803,700 **2026 ASSESSMENT TOTAL: 5,314,900**

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: 4,484,200 **2026 ASSESSMENT TOTAL: 5,092,000**

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: 4,488,900 **2026 ASSESSMENT TOTAL: 5,064,500**

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: 4,402,500 **2026 ASSESSMENT TOTAL: 4,858,500**

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: 4,565,100 **2026 ASSESSMENT TOTAL: 4,868,200**

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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BLOCK: 52 LOT: 2.02 QUAL:

PROPERTY LOCATION: 60 ROMANELLI AVE CLASS: 4B

LAND: 440,000 BUILDING: 3,560,000 **2026 ASSESSMENT TOTAL: 4,000,000**

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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BLOCK: 52 LOT: 1.05 QUAL:  
PROPERTY LOCATION: 51 JAMES ST CLASS: 4B  
LAND: 630,300 BUILDING: 4,099,700 **2026 ASSESSMENT TOTAL: 4,730,000**

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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BLOCK: 50 LOT: 17.03 QUAL:

PROPERTY LOCATION: 100 LEUNING ST CLASS: 4B

LAND: 320,700 BUILDING: 4,389,600 **2026 ASSESSMENT TOTAL: 4,710,300**

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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BLOCK: 49 LOT: 1 QUAL:

PROPERTY LOCATION: 60 LEUNING ST CLASS: 4B

LAND: 552,800 BUILDING: 4,162,300 **2026 ASSESSMENT TOTAL: 4,715,100**

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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BLOCK: 1.01 LOT: 4.12 QUAL:

PROPERTY LOCATION: 175 LOUIS ST CLASS: 4B

LAND: 1,098,300 BUILDING: 3,577,300 **2026 ASSESSMENT TOTAL:** 4,675,600

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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BLOCK: 2.01 LOT: 13.04 QUAL:

PROPERTY LOCATION: 630 HUYLER ST CLASS: 4B

LAND: 427,400 BUILDING: 4,219,500 **2026 ASSESSMENT TOTAL: 4,646,900**

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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BLOCK: 1.01 LOT: 2 QUAL:

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

LAND: 2,478,000 BUILDING: 1,822,000 **2026 ASSESSMENT TOTAL:** 4,300,000

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: 3,927,600 **2026 ASSESSMENT TOTAL: 4,465,000**

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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BLOCK: 52 LOT: 2.04 QUAL:

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

LAND: 770,000 BUILDING: 3,747,600 **2026 ASSESSMENT TOTAL: 4,517,600**

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: 3,855,000 **2026 ASSESSMENT TOTAL: 4,415,600**

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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BLOCK: 3 LOT: 23.02 QUAL:

PROPERTY LOCATION: 540 HUYLER ST CLASS: 4B

LAND: 499,400 BUILDING: 3,793,700 **2026 ASSESSMENT TOTAL: 4,293,100**

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

**THIS IS NOT A BILL.  
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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: 02/23/26

\* REASSESSMENT DISTRICT \*

BLOCK: 2.01 LOT: 13.01 QUAL:

PROPERTY LOCATION: 650 HUYLER ST CLASS: 4B

LAND: 1,014,300 BUILDING: 3,772,900 **2026 ASSESSMENT TOTAL: 4,787,200**

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: 3,761,700 **2026 ASSESSMENT TOTAL: 4,153,300**

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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\* REASSESSMENT DISTRICT \*

BLOCK: 1.01 LOT: 4.11 QUAL:

PROPERTY LOCATION: LOUIS ST. CLASS: 4B

LAND: 780,200 BUILDING: 3,359,400 **2026 ASSESSMENT TOTAL: 4,139,600**

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: 2,851,900 **2026 ASSESSMENT TOTAL:** 3,908,900

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: 3,542,100 **2026 ASSESSMENT TOTAL: 3,929,300**

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: 3,428,300 **2026 ASSESSMENT TOTAL: 3,879,300**

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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BLOCK: 1.02 LOT: 1.02 QUAL:

PROPERTY LOCATION: 378 ROUTE 46 CLASS: 4A

LAND: 2,478,000 BUILDING: 1,165,600 **2026 ASSESSMENT TOTAL: 3,643,600**

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: 3,218,900 **2026 ASSESSMENT TOTAL: 3,757,900**

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: 3,280,500 **2026 ASSESSMENT TOTAL: 3,702,400**

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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BLOCK: 2.01 LOT: 16 QUAL:

PROPERTY LOCATION: 55 RUTA COURT CLASS: 4B

LAND: 617,700 BUILDING: 3,053,400 **2026 ASSESSMENT TOTAL: 3,671,100**

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: 3,240,100 **2026 ASSESSMENT TOTAL: 3,508,000**

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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BLOCK: 2.01 LOT: 6.03 QUAL:

PROPERTY LOCATION: 100 LOUIS ST CLASS: 4B

LAND: 404,300 BUILDING: 3,034,700 **2026 ASSESSMENT TOTAL: 3,439,000**

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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BLOCK: 54 LOT: 2.04 QUAL:

PROPERTY LOCATION: 71 SCHRIEFER ST CLASS: 4B

LAND: 341,000 BUILDING: 3,108,300 **2026 ASSESSMENT TOTAL: 3,449,300**

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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BLOCK: 104 LOT: 1.01 QUAL:

PROPERTY LOCATION: 1 EMPIRE BLVD CLASS: 4A

LAND: 398,800 BUILDING: 3,018,400 **2026 ASSESSMENT TOTAL: 3,417,200**

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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BLOCK: 50 LOT: 17.01 QUAL:

PROPERTY LOCATION: 128 LEUNING ST CLASS: 4A

LAND: 500,500 BUILDING: 2,841,400 **2026 ASSESSMENT TOTAL: 3,341,900**

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: 3,263,500 **2026 ASSESSMENT TOTAL: 3,427,400**

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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BLOCK: 41 LOT: 11 QUAL:

PROPERTY LOCATION: 57 LEUNING ST. CLASS: 4B

LAND: 252,500 BUILDING: 3,066,100 **2026 ASSESSMENT TOTAL: 3,318,600**

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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BLOCK: 1.01 LOT: 4.03 QUAL:

PROPERTY LOCATION: 460 ROUTE 46 CLASS: 4B

LAND: 735,000 BUILDING: 2,525,500 **2026 ASSESSMENT TOTAL: 3,260,500**

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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BLOCK: 24 LOT: 11 QUAL:

PROPERTY LOCATION: 22 FLORENCE ST CLASS: 4B

LAND: 1,268,100 BUILDING: 2,002,900 **2026 ASSESSMENT TOTAL: 3,271,000**

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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BLOCK: 50 LOT: 1 QUAL:

PROPERTY LOCATION: 10 ROMANELLI AVE CLASS: 4B

LAND: 517,600 BUILDING: 2,763,500 **2026 ASSESSMENT TOTAL: 3,281,100**

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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BLOCK: 54 LOT: 1.01 QUAL: C0031

PROPERTY LOCATION: 89 LEUNING ST CLASS: 4B

LAND: 520,600 BUILDING: 2,712,800 **2026 ASSESSMENT TOTAL: 3,233,400**

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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BLOCK: 54 LOT: 1.01 QUAL: C0007

PROPERTY LOCATION: 89 LEUNING ST CLASS: 4B

LAND: 503,400 BUILDING: 2,688,200 **2026 ASSESSMENT TOTAL: 3,191,600**

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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BLOCK: 1.02 LOT: 1.01 QUAL:

PROPERTY LOCATION: 380 ROUTE 46 CLASS: 4A

LAND: 1,282,400 BUILDING: 1,979,100 **2026 ASSESSMENT TOTAL: 3,261,500**

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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BLOCK: 45.01 LOT: 8 QUAL:

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

LAND: 899,900 BUILDING: 2,197,800 **2026 ASSESSMENT TOTAL: 3,097,700**

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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BLOCK: 101 LOT: 13 QUAL:

PROPERTY LOCATION: 80 SADDLE RIVER AVE CLASS: 4B

LAND: 357,500 BUILDING: 2,718,700 **2026 ASSESSMENT TOTAL: 3,076,200**

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: 2,456,600 **2026 ASSESSMENT TOTAL: 2,976,900**

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: 2,499,900 **2026 ASSESSMENT TOTAL: 2,968,100**

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: 1,545,400 **2026 ASSESSMENT TOTAL: 2,923,000**

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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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: 02/23/26

\* REASSESSMENT DISTRICT \*

BLOCK: 1.01 LOT: 4.10 QUAL:

PROPERTY LOCATION: 490 ROUTE 46 CLASS: 4A

LAND: 809,200 BUILDING: 1,885,900 **2026 ASSESSMENT TOTAL: 2,695,100**

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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BLOCK: 1.01 LOT: 4.19 QUAL:

PROPERTY LOCATION: 434 ROUTE 46 CLASS: 4A

LAND: 1,139,600 BUILDING: 1,456,200 **2026 ASSESSMENT TOTAL: 2,595,800**

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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BLOCK: 2.01 LOT: 11 QUAL:

PROPERTY LOCATION: 29 GROVE ST. CLASS: 4B

LAND: 250,800 BUILDING: 2,369,900 **2026 ASSESSMENT TOTAL: 2,620,700**

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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BLOCK: 1.01 LOT: 4.01 QUAL:

PROPERTY LOCATION: 420 ROUTE 46 CLASS: 4A

LAND: 1,190,000 BUILDING: 1,441,000 **2026 ASSESSMENT TOTAL: 2,631,000**

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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BLOCK: 24 LOT: 28.01 QUAL:

PROPERTY LOCATION: 19 ISE STREET CLASS: 4B

LAND: 748,100 BUILDING: 1,768,900 **2026 ASSESSMENT TOTAL: 2,517,000**

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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BLOCK: 2.01 LOT: 18 QUAL:

PROPERTY LOCATION: 50 RUTA COURT CLASS: 4B

LAND: 282,700 BUILDING: 2,189,700 **2026 ASSESSMENT TOTAL: 2,472,400**

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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BLOCK: 54 LOT: 1.02 QUAL:

PROPERTY LOCATION: 69 LEUNING ST. CLASS: 4B

LAND: 277,200 BUILDING: 2,168,200 **2026 ASSESSMENT TOTAL: 2,445,400**

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

C & T FAMILY ENTERPRISES LLC  
69 LEUNING ST  
SOUTH HACKENSACK, NJ 07606

227 PHILLIPS AVE  
SOUTH HACKENSACK  
NEW JERSEY 07606

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BLOCK: 37 LOT: 1 QUAL:

PROPERTY LOCATION: 310 HUYLER ST CLASS: 4A

LAND: 954,700 BUILDING: 1,477,600 **2026 ASSESSMENT TOTAL: 2,432,300**

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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BLOCK: 1.04 LOT: 1 QUAL:

PROPERTY LOCATION: 330 MAIN ST CLASS: 4A

LAND: 2,499,000 BUILDING: 100,000 **2026 ASSESSMENT TOTAL: 2,599,000**

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: 675,000 BUILDING: 1,738,300 **2026 ASSESSMENT TOTAL: 2,413,300**

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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BLOCK: 54 LOT: 1.01 QUAL: C0051

PROPERTY LOCATION: 89 LEUNING ST CLASS: 4B

LAND: 368,800 BUILDING: 2,017,200 **2026 ASSESSMENT TOTAL: 2,386,000**

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: 1,991,800 **2026 ASSESSMENT TOTAL: 2,383,400**

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



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NEW JERSEY 07606

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BLOCK: 2.01 LOT: 19 QUAL:

PROPERTY LOCATION: 40 RUTA COURT CLASS: 4B

LAND: 284,900 BUILDING: 2,117,100 **2026 ASSESSMENT TOTAL: 2,402,000**

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: 2,174,700 **2026 ASSESSMENT TOTAL: 2,390,900**

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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BLOCK: 54 LOT: 1.01 QUAL: C0012

PROPERTY LOCATION: 89 LEUNING ST CLASS: 4B

LAND: 357,800 BUILDING: 1,910,700 **2026 ASSESSMENT TOTAL: 2,268,500**

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: 1,898,400 **2026 ASSESSMENT TOTAL: 2,262,700**

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