

ASSESSOR'S OFFICE
CITY OF LONG BRANCH
344 BROADWAY
LONG BRANCH NJ 07740

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

District: CITY OF LONG BRANCH

NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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

DATE MAILED: 11/19/25

BLOCK: 292.01 LOT: 1.01 QUAL:
PROPERTY LOCATION: 1 CHELSEA AVE CLASS: 4A
LAND: 24,232,500 BUILDING: 56,367,500 **2026 ASSESSMENT TOTAL:** 80,600,000

NET TAXES BILLED FOR 2025 WERE: \$ 1,173,000.00 2025 ASSESSMENT TOTAL: 78,200,000

PIER VILLAGE I URBAN RENEWAL CO LLC
30 COLUMBIA TURNPIKE FL.3
FLORHAM PARK, NJ 07932

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BLOCK: 294 LOT: 16.01 QUAL:
PROPERTY LOCATION: 1 OCEAN BLVD CLASS: 4A
LAND: 18,157,500 BUILDING: 60,236,400 **2026 ASSESSMENT TOTAL: 78,393,900**

NET TAXES BILLED FOR 2025 WERE: \$ 1,141,659.00 2025 ASSESSMENT TOTAL: 76,110,600

AFP 104 CORP C/O UNITED CAPITAL CRP
9 PARK PLACE
GREAT NECK, NY 11021

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BLOCK: 224.01 LOT: 1.01 QUAL:
PROPERTY LOCATION: 2 CHELSEA AVE-1 MELROSE CLASS: 4A
LAND: 19,440,000 BUILDING: 42,905,000 **2026 ASSESSMENT TOTAL:** 62,345,000

NET TAXES BILLED FOR 2025 WERE: \$ 907,500.00 2025 ASSESSMENT TOTAL: 60,500,000

PIER VILLAGE I URBAN RENEWAL CO LLC
30 COLUMBIA TURNPIKE FL.3
FLORHAM PARK, NJ 07932

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BLOCK: 369 LOT: 1 QUAL:
PROPERTY LOCATION: 245 ATLANTIC AVE CLASS: 4C
LAND: 14,701,600 BUILDING: 42,421,100 **2026 ASSESSMENT TOTAL: 57,122,700**

NET TAXES BILLED FOR 2025 WERE: \$ 829,200.00 2025 ASSESSMENT TOTAL: 55,280,000

HOME PROPERTIES PLEASURE BAY, LLC
300 BLVD OF AMERICAS,#202
LAKEWOOD, NJ 08701

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BLOCK: 216 LOT: 21 QUAL:
PROPERTY LOCATION: 10 PAVILION AVE CLASS: 4C
LAND: 13,440,000 BUILDING: 20,860,000 **2026 ASSESSMENT TOTAL: 34,300,000**

NET TAXES BILLED FOR 2025 WERE: \$ 490,000.50 2025 ASSESSMENT TOTAL: 32,666,700

OCEAN VIEW TOWER ASSOC
6000 FREEDOM SQUARE DRIVE
INDEPENDENCE, OH 44131

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BLOCK: 151 LOT: 5 QUAL:
PROPERTY LOCATION: 385 OCEAN BLVD CLASS: 4C
LAND: 15,400,000 BUILDING: 15,669,900 **2026 ASSESSMENT TOTAL:** 31,069,900

NET TAXES BILLED FOR 2025 WERE: \$ 437,136.00 2025 ASSESSMENT TOTAL: 29,142,400

RC, LLC, PKC I, LLC, ETALS
PO BOX 1340
RIDGEWOOD, NJ 07451

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BLOCK: 216 LOT: 14.01 QUAL:
PROPERTY LOCATION: 345 OCEAN BLVD CLASS: 4C
LAND: 2,745,800 BUILDING: 26,127,500 **2026 ASSESSMENT TOTAL: 28,873,300**

NET TAXES BILLED FOR 2025 WERE: \$ 415,620.00 2025 ASSESSMENT TOTAL: 27,708,000

BLACKRIDGE REALTY, INC
200 CENTRAL AVENUE
MOUNTAINSIDE, NJ 07092

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BLOCK: 484 LOT: 8.01 QUAL:
PROPERTY LOCATION: 555 PATTEN AVE CLASS: 4C
LAND: 10,784,100 BUILDING: 12,595,900 **2026 ASSESSMENT TOTAL: 23,380,000**

NET TAXES BILLED FOR 2025 WERE: \$ 330,660.00 2025 ASSESSMENT TOTAL: 22,044,000

AVENEL REALTY COMPANY
60 MONMOUTH PARK HWY
WEST LONG BRANCH, NJ 07764

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BLOCK: 290.01 LOT: 1.08 QUAL:
PROPERTY LOCATION: 55 CHELSEA AVE CLASS: 4A
LAND: 5,610,000 BUILDING: 15,505,000 **2026 ASSESSMENT TOTAL: 21,115,000**

NET TAXES BILLED FOR 2025 WERE: \$ 307,500.00 2025 ASSESSMENT TOTAL: 20,500,000

PIER VILLAGE II URBAN RENEWAL CO LL
30 COLUMBIA TURNPIKE FL.3
FLORHAM PARK, NJ 07932

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BLOCK: 215 LOT: 3 QUAL:
PROPERTY LOCATION: 390-392 OCEAN AVE CLASS: 1
LAND: 20,610,000 BUILDING: 0 **2026 ASSESSMENT TOTAL:** 20,610,000

NET TAXES BILLED FOR 2025 WERE: \$ 306,900.00 2025 ASSESSMENT TOTAL: 20,460,000

390 OCEAN OWNER, LLC
38 CORBETT WAY 1ST FLOOR
EATONTOWN, NJ 07724

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BLOCK: 29 LOT: 1 QUAL:
PROPERTY LOCATION: 1055 OCEAN AVE CLASS: 2
LAND: 15,300,000 BUILDING: 5,345,800 **2026 ASSESSMENT TOTAL: 20,645,800**

NET TAXES BILLED FOR 2025 WERE: \$ 305,509.50 2025 ASSESSMENT TOTAL: 20,367,300

AT LAST LLC C/O J JEROME
150 BROADWAY ROOM 800
NEW YORK, NY 10038

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BLOCK: 16 LOT: 1 QUAL:
PROPERTY LOCATION: 1085 OCEAN AVE CLASS: 2
LAND: 17,320,000 BUILDING: 2,069,800 **2026 ASSESSMENT TOTAL: 19,389,800**

NET TAXES BILLED FOR 2025 WERE: \$ 288,052.50 2025 ASSESSMENT TOTAL: 19,203,500

SUTTON, KASSIN, CATTAN -TRUSTEES
1299 MAIN ST.
RAHWAY, NJ 07065

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BLOCK: 93 LOT: 5.02 QUAL:
PROPERTY LOCATION: 73 CEDAR AVE CLASS: 4C
LAND: 8,100,000 BUILDING: 13,347,200 **2026 ASSESSMENT TOTAL: 21,447,200**

NET TAXES BILLED FOR 2025 WERE: \$ 288,012.00 2025 ASSESSMENT TOTAL: 19,200,800

EAST COAST GLEN ELLEN,LLC MORGAN
112 S. FRENCH ST STE105MP
WILMINGTON, DE 19801

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BLOCK: 225.03 LOT: 2.06 QUAL:
PROPERTY LOCATION: 50 CHELSEA AVE CLASS: 4A
LAND: 2,667,000 BUILDING: 16,160,300 **2026 ASSESSMENT TOTAL: 18,827,300**

NET TAXES BILLED FOR 2025 WERE: \$ 276,010.50 2025 ASSESSMENT TOTAL: 18,400,700

PIER VILLAGE II URBAN RENEWAL CO LL
30 COLUMBIA TURNPIKE FL.3
FLORHAM PARK, NJ 07932

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BLOCK: 16 LOT: 3 QUAL:
PROPERTY LOCATION: 1129 OCEAN AVE CLASS: 2
LAND: 11,367,000 BUILDING: 7,361,400 **2026 ASSESSMENT TOTAL: 18,728,400**

NET TAXES BILLED FOR 2025 WERE: \$ 274,825.50 2025 ASSESSMENT TOTAL: 18,321,700

BELLE MER REC INC C/O COHEN, RE
1129 OCEAN AVE
LONG BRANCH, NJ 07740

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BLOCK: 1 LOT: 2.02 QUAL:
PROPERTY LOCATION: 1265 OCEAN AVE CLASS: 2
LAND: 13,684,000 BUILDING: 4,606,900 **2026 ASSESSMENT TOTAL: 18,290,900**

NET TAXES BILLED FOR 2025 WERE: \$ 269,983.50 2025 ASSESSMENT TOTAL: 17,998,900

CAYRE, KENNETH & LILLIAN C/O KLCC
134 W. 29TH ST, 4TH FL
NEW YORK, NY 10001

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BLOCK: 16 LOT: 6 QUAL:
PROPERTY LOCATION: 1155 OCEAN AVE CLASS: 2
LAND: 11,234,000 BUILDING: 5,818,600 **2026 ASSESSMENT TOTAL: 17,052,600**

NET TAXES BILLED FOR 2025 WERE: \$ 252,333.00 2025 ASSESSMENT TOTAL: 16,822,200

YSR LLC
1155 OCEAN AVENUE
LONG BRANCH, NJ 07740

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BLOCK: 186 LOT: 2.01 QUAL:
PROPERTY LOCATION: 298 WESTWOOD AVE CLASS: 4C
LAND: 3,117,800 BUILDING: 13,650,000 **2026 ASSESSMENT TOTAL:** 16,767,800

NET TAXES BILLED FOR 2025 WERE: \$ 248,754.00 2025 ASSESSMENT TOTAL: 2,933,600

THE WESTWOOD AT LONG BRANCH, LLC
257 WYCKOFF ROAD
EATONTOWN, NJ 07724

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BLOCK: 110 LOT: 14.01 QUAL:
PROPERTY LOCATION: 376 WEST END AVE CLASS: 4C
LAND: 8,492,000 BUILDING: 7,498,000 **2026 ASSESSMENT TOTAL:** 15,990,000

NET TAXES BILLED FOR 2025 WERE: \$ 239,820.00 2025 ASSESSMENT TOTAL: 15,988,000

JP WEST END, LLC
190 MAIN ST SUITE 201
HACKENSACK, NJ 07601

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BLOCK: 16 LOT: 2 QUAL:
PROPERTY LOCATION: 1115 OCEAN AVE CLASS: 2
LAND: 12,840,000 BUILDING: 2,810,200 **2026 ASSESSMENT TOTAL: 15,650,200**

NET TAXES BILLED FOR 2025 WERE: \$ 231,496.50 2025 ASSESSMENT TOTAL: 15,433,100

CHERA, FRIEDA
1115 OCEAN AVE
LONG BRANCH, NJ 07740

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BLOCK: 189 LOT: 4.01 QUAL:
PROPERTY LOCATION: 258 MORRIS AVE CLASS: 4C
LAND: 1,836,100 BUILDING: 13,500,000 **2026 ASSESSMENT TOTAL: 15,336,100**

NET TAXES BILLED FOR 2025 WERE: \$ 228,844.50 2025 ASSESSMENT TOTAL: 1,756,300

WILLOW BREEZE, LLC
310 BARKENTINE LANE
MANTOLOKING, NJ 08738

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BLOCK: 208 LOT: 1 QUAL:
PROPERTY LOCATION: 111-123 BATH AVE CLASS: 4C
LAND: 6,179,000 BUILDING: 8,719,000 **2026 ASSESSMENT TOTAL:** 14,898,000

NET TAXES BILLED FOR 2025 WERE: \$ 222,067.50 2025 ASSESSMENT TOTAL: 14,804,500

WEN WEN LLC
P.O. BOX 482
WEST LONG BRANCH, NJ 07764

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BLOCK: 223 LOT: 2 QUAL:
PROPERTY LOCATION: 23 & 27 OCEAN AVE CLASS: 4A
LAND: 7,465,000 BUILDING: 7,470,000 **2026 ASSESSMENT TOTAL:** 14,935,000

NET TAXES BILLED FOR 2025 WERE: \$ 217,500.00 2025 ASSESSMENT TOTAL: 14,500,000

PIER VILLAGE I URBAN RENEWAL CO LLC
30 COLUMBIA TURNPIKE FL.3
FLORHAM PARK, NJ 07932

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BLOCK: 1 LOT: 3 QUAL:
PROPERTY LOCATION: 1245 OCEAN AVE CLASS: 2
LAND: 11,928,000 BUILDING: 2,642,200 **2026 ASSESSMENT TOTAL: 14,570,200**

NET TAXES BILLED FOR 2025 WERE: \$ 215,401.50 2025 ASSESSMENT TOTAL: 14,360,100

SUR MER LLC
2 PARK AVENUE 19FL
NEW YORK, NY 10016

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BLOCK: 63 LOT: 4.01 QUAL:
PROPERTY LOCATION: 762 GREENS AVE CLASS: 4C
LAND: 7,160,000 BUILDING: 8,699,100 **2026 ASSESSMENT TOTAL:** 15,859,100

NET TAXES BILLED FOR 2025 WERE: \$ 212,448.00 2025 ASSESSMENT TOTAL: 14,163,200

EAST COAST EDGEWATER GARD. MORGAN
112 S. FRENCH ST STE105MP
WILMINGTON, DE 19801

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BLOCK: 60 LOT: 8.02 QUAL:
PROPERTY LOCATION: 875 OCEAN AVE CLASS: 2
LAND: 11,600,000 BUILDING: 2,702,300 **2026 ASSESSMENT TOTAL: 14,302,300**

NET TAXES BILLED FOR 2025 WERE: \$ 211,384.50 2025 ASSESSMENT TOTAL: 14,092,300

SITT, ISAAC C/O VESPER HOLDINGS LLC
595 MADISON AVE 37TH FL.
NEW YORK, NY 10022

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BLOCK: 438 LOT: 1 QUAL:
PROPERTY LOCATION: 81 AVENEL BLVD CLASS: 4C
LAND: 7,549,900 BUILDING: 7,480,100 **2026 ASSESSMENT TOTAL: 15,030,000**

NET TAXES BILLED FOR 2025 WERE: \$ 210,420.00 2025 ASSESSMENT TOTAL: 14,028,000

AVENEL RTY CO C/O SELL,K NJHMFA
40 MONMOUTH PARK HWY
WEST LONG BRANCH, NJ 07764

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BLOCK: 218 LOT: 3 QUAL:
PROPERTY LOCATION: 325 OCEAN BLVD CLASS: 4C
LAND: 8,246,000 BUILDING: 5,714,000 **2026 ASSESSMENT TOTAL: 13,960,000**

NET TAXES BILLED FOR 2025 WERE: \$ 208,980.00 2025 ASSESSMENT TOTAL: 13,932,000

WASHINGTON MANOR ASSOCIATES LTD
325 OCEAN BLVD
LONG BRANCH, NJ 07740-0525

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BLOCK: 4 LOT: 1 QUAL:
PROPERTY LOCATION: 1 PLEASANT PL CLASS: 2
LAND: 12,956,400 BUILDING: 1,272,900 **2026 ASSESSMENT TOTAL: 14,229,300**

NET TAXES BILLED FOR 2025 WERE: \$ 204,583.50 2025 ASSESSMENT TOTAL: 13,638,900

ANGELO, JUDITH HART
1 WEST 72ND STRET APT 22
NEW YORK, NY 10023

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BLOCK: 12 LOT: 4.01 QUAL:
PROPERTY LOCATION: 111 LINCOLN AVE CLASS: 2
LAND: 6,471,500 BUILDING: 7,411,300 **2026 ASSESSMENT TOTAL: 13,882,800**

NET TAXES BILLED FOR 2025 WERE: \$ 202,008.00 2025 ASSESSMENT TOTAL: 13,467,200

AARON HARARI 2014 TRUST
1411 BROADWAY, 2ND FLOOR
NEW YORK, NY 10018

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BLOCK: 29 LOT: 7.05 QUAL:
PROPERTY LOCATION: 981 OCEAN AVE CLASS: 1
LAND: 13,308,000 BUILDING: 0 **2026 ASSESSMENT TOTAL:** 13,308,000

NET TAXES BILLED FOR 2025 WERE: \$ 197,820.00 2025 ASSESSMENT TOTAL: 13,188,000

981 OCEAN AVE, LLC
50 ATRIUM DR
SOMERSET, NJ 08873

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DATE MAILED: 11/19/25

BLOCK: 29 LOT: 7.04 QUAL:
PROPERTY LOCATION: 983 OCEAN AVE CLASS: 1
LAND: 13,308,000 BUILDING: 0 **2026 ASSESSMENT TOTAL:** 13,308,000

NET TAXES BILLED FOR 2025 WERE: \$ 197,820.00 2025 ASSESSMENT TOTAL: 13,188,000

LB BEACH, LLC
812 AVENUE R
BROOKLYN, NY 11223

ASSESSOR'S OFFICE
CITY OF LONG BRANCH
344 BROADWAY
LONG BRANCH NJ 07740

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

District: CITY OF LONG BRANCH

NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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

DATE MAILED: 11/19/25

BLOCK: 29 LOT: 7.03 QUAL:
PROPERTY LOCATION: 985 OCEAN AVE CLASS: 1
LAND: 13,308,000 BUILDING: 0 **2026 ASSESSMENT TOTAL:** 13,308,000

NET TAXES BILLED FOR 2025 WERE: \$ 197,820.00 2025 ASSESSMENT TOTAL: 13,188,000

981 BEACHFRONT ACQUISITIONS, LLC
1407 BROADWAY 41ST FLOOR
NEW YORK, NY 10018

ASSESSOR'S OFFICE
CITY OF LONG BRANCH
344 BROADWAY
LONG BRANCH NJ 07740

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District: CITY OF LONG BRANCH

NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 11/19/25

BLOCK: 29 LOT: 7.02 QUAL:
PROPERTY LOCATION: 987 OCEAN AVE CLASS: 1
LAND: 13,308,000 BUILDING: 0 **2026 ASSESSMENT TOTAL:** 13,308,000

NET TAXES BILLED FOR 2025 WERE: \$ 197,820.00 2025 ASSESSMENT TOTAL: 13,188,000

981 OCEAN AVENUE RESIDENCE, LLC
901 AVENUE K
BROOKLYN, NY 11230

ASSESSOR'S OFFICE
CITY OF LONG BRANCH
344 BROADWAY
LONG BRANCH NJ 07740

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 11/19/25

BLOCK: 1 LOT: 4 QUAL:
PROPERTY LOCATION: 1235 OCEAN AVE CLASS: 2
LAND: 11,920,000 BUILDING: 1,392,400 **2026 ASSESSMENT TOTAL: 13,312,400**

NET TAXES BILLED FOR 2025 WERE: \$ 197,316.00 2025 ASSESSMENT TOTAL: 13,154,400

ALSHM LLC
625 AVENUE K
BROOKLYN, NY 11230

ASSESSOR'S OFFICE
CITY OF LONG BRANCH
344 BROADWAY
LONG BRANCH NJ 07740

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 11/19/25

BLOCK: 228 LOT: 32.01 QUAL:
PROPERTY LOCATION: 165 PAVILION AVE CLASS: 4C
LAND: 1,517,400 BUILDING: 10,772,800 **2026 ASSESSMENT TOTAL: 12,290,200**

NET TAXES BILLED FOR 2025 WERE: \$ 195,000.00 2025 ASSESSMENT TOTAL: 13,000,000

HENSHAW REALTY, LLC
2175 HUDSON TERRACE
FORT LEE, NJ 07024

ASSESSOR'S OFFICE
CITY OF LONG BRANCH
344 BROADWAY
LONG BRANCH NJ 07740

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 11/19/25

BLOCK: 59 LOT: 1.01 QUAL:
PROPERTY LOCATION: 11 ADAMS ST CLASS: 2
LAND: 10,184,000 BUILDING: 2,709,200 **2026 ASSESSMENT TOTAL: 12,893,200**

NET TAXES BILLED FOR 2025 WERE: \$ 190,204.50 2025 ASSESSMENT TOTAL: 12,680,300

KUSHNER, SERYL
857 FIFTH AVENUE APT 12
NEW YORK, NY 10065

ASSESSOR'S OFFICE
CITY OF LONG BRANCH
344 BROADWAY
LONG BRANCH NJ 07740

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 11/19/25

BLOCK: 29 LOT: 2 QUAL:
PROPERTY LOCATION: 1035 OCEAN AVE CLASS: 4A
LAND: 10,829,700 BUILDING: 1,920,300 **2026 ASSESSMENT TOTAL: 12,750,000**

NET TAXES BILLED FOR 2025 WERE: \$ 188,100.00 2025 ASSESSMENT TOTAL: 12,540,000

OCEAN BEACH CLUB OF ELBERON
PO BOX 2275
LONG BRANCH, NJ 07740

ASSESSOR'S OFFICE
CITY OF LONG BRANCH
344 BROADWAY
LONG BRANCH NJ 07740

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 11/19/25

BLOCK: 484 LOT: 1.01 QUAL:
PROPERTY LOCATION: 581 PATTEN AVE CLASS: 4C
LAND: 5,345,700 BUILDING: 7,766,300 **2026 ASSESSMENT TOTAL: 13,112,000**

NET TAXES BILLED FOR 2025 WERE: \$ 184,759.50 2025 ASSESSMENT TOTAL: 12,317,300

SCP PATTEN COVE LLC
699 CROSS STREET
LAKEWOOD, NJ 08701

ASSESSOR'S OFFICE
CITY OF LONG BRANCH
344 BROADWAY
LONG BRANCH NJ 07740

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 11/19/25

BLOCK: 16 LOT: 11 QUAL:
PROPERTY LOCATION: 6 PRIVATE DR CLASS: 2
LAND: 8,672,000 BUILDING: 3,825,500 **2026 ASSESSMENT TOTAL:** 12,497,500

NET TAXES BILLED FOR 2025 WERE: \$ 183,571.50 2025 ASSESSMENT TOTAL: 12,238,100

DABAH, ISAAC M & IVETTE
2 PARK AVE, 17TH FL
NEW YORK, NY 10016

ASSESSOR'S OFFICE
CITY OF LONG BRANCH
344 BROADWAY
LONG BRANCH NJ 07740

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 11/19/25

BLOCK: 59 LOT: 4.01 QUAL:
PROPERTY LOCATION: 10 PLAZA CT CLASS: 2
LAND: 8,797,000 BUILDING: 3,227,900 **2026 ASSESSMENT TOTAL:** 12,024,900

NET TAXES BILLED FOR 2025 WERE: \$ 177,423.00 2025 ASSESSMENT TOTAL: 11,828,200

HADDAD, JAMES H
307 5TH AVE, 7TH FLOOR
NEW YORK, NY 10016

ASSESSOR'S OFFICE
CITY OF LONG BRANCH
344 BROADWAY
LONG BRANCH NJ 07740

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 11/19/25

BLOCK: 60 LOT: 10 QUAL:
PROPERTY LOCATION: 851 OCEAN AVE CLASS: 2
LAND: 11,380,000 BUILDING: 460,900 **2026 ASSESSMENT TOTAL: 11,840,900**

NET TAXES BILLED FOR 2025 WERE: \$ 175,825.50 2025 ASSESSMENT TOTAL: 11,721,700

JEMAL, NORMAN
701 8TH STREET NW STE 620
WASHINGTON, DC 20001

ASSESSOR'S OFFICE
CITY OF LONG BRANCH
344 BROADWAY
LONG BRANCH NJ 07740

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 11/19/25

BLOCK: 314 LOT: 2 QUAL:
PROPERTY LOCATION: 135 ROCKWELL AVE CLASS: 4C
LAND: 4,424,000 BUILDING: 7,280,200 **2026 ASSESSMENT TOTAL:** 11,704,200

NET TAXES BILLED FOR 2025 WERE: \$ 167,125.50 2025 ASSESSMENT TOTAL: 11,141,700

STERLING ESTATES APT, LLC
21 NEWWOOD HILLS AVE
LAKEWOOD, NJ 08701

ASSESSOR'S OFFICE
CITY OF LONG BRANCH
344 BROADWAY
LONG BRANCH NJ 07740

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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BLOCK: 431 LOT: 1 QUAL:
PROPERTY LOCATION: 444 OCEAN BLVD NO,U 1-13 CLASS: 4A
LAND: 4,440,200 BUILDING: 7,059,800 **2026 ASSESSMENT TOTAL:** 11,500,000

NET TAXES BILLED FOR 2025 WERE: \$ 166,650.00 2025 ASSESSMENT TOTAL: 11,110,000

J J U D INC
1062 GREEN GROVE RD
OCEAN, NJ 07712

ASSESSOR'S OFFICE
CITY OF LONG BRANCH
344 BROADWAY
LONG BRANCH NJ 07740

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 11/19/25

BLOCK: 59 LOT: 3 QUAL:
PROPERTY LOCATION: 907 OCEAN AVE CLASS: 2
LAND: 10,554,500 BUILDING: 9,300 **2026 ASSESSMENT TOTAL: 10,563,800**

NET TAXES BILLED FOR 2025 WERE: \$ 165,283.50 2025 ASSESSMENT TOTAL: 11,018,900

907 OCEAN LLC UNITED AMERICAN LAND
73 SPRING ST., 6TH FLOOR
NEW YORK, NY 10012

ASSESSOR'S OFFICE
CITY OF LONG BRANCH
344 BROADWAY
LONG BRANCH NJ 07740

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 11/19/25

BLOCK: 179 LOT: 47 QUAL:
PROPERTY LOCATION: 272 WILLOW AVE CLASS: 4C
LAND: 1,730,500 BUILDING: 8,750,000 **2026 ASSESSMENT TOTAL:** 10,480,500

NET TAXES BILLED FOR 2025 WERE: \$ 156,079.50 2025 ASSESSMENT TOTAL: 1,655,300

WILLOW BREEZE, LLC
310 BARKENTINE LANE
MANTOLOKING, NJ 08738

ASSESSOR'S OFFICE
CITY OF LONG BRANCH
344 BROADWAY
LONG BRANCH NJ 07740

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 11/19/25

BLOCK: 57 LOT: 4 QUAL:
PROPERTY LOCATION: 18 ADAMS ST CLASS: 1
LAND: 10,450,000 BUILDING: 0 **2026 ASSESSMENT TOTAL:** 10,450,000

NET TAXES BILLED FOR 2025 WERE: \$ 155,100.00 2025 ASSESSMENT TOTAL: 10,340,000

LB OCEAN BLUE LLC C/O RAYMOND GINDI
1821 EAST 8TH STREET
BROOKLYN, NY 11223

ASSESSOR'S OFFICE
CITY OF LONG BRANCH
344 BROADWAY
LONG BRANCH NJ 07740

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 11/19/25

BLOCK: 117 LOT: 13.04 QUAL:
PROPERTY LOCATION: 205 WEST END AVE CLASS: 4C
LAND: 3,593,500 BUILDING: 6,672,400 **2026 ASSESSMENT TOTAL:** 10,265,900

NET TAXES BILLED FOR 2025 WERE: \$ 153,883.50 2025 ASSESSMENT TOTAL: 10,258,900

WEST END APARTMENTS HOLDINGS,LLC ET
1499 CONEY ISLAND AVENUE
BROOKLYN, NY 11230

ASSESSOR'S OFFICE
CITY OF LONG BRANCH
344 BROADWAY
LONG BRANCH NJ 07740

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 11/19/25

BLOCK: 1 LOT: 1 QUAL:
PROPERTY LOCATION: 1285 OCEAN AVE CLASS: 4A
LAND: 8,544,900 BUILDING: 1,699,900 **2026 ASSESSMENT TOTAL: 10,244,800**

NET TAXES BILLED FOR 2025 WERE: \$ 151,999.50 2025 ASSESSMENT TOTAL: 10,133,300

ELBERON BATHING CO INC
PO BOX 2226
LONG BRANCH, NJ 07740

ASSESSOR'S OFFICE
CITY OF LONG BRANCH
344 BROADWAY
LONG BRANCH NJ 07740

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District: CITY OF LONG BRANCH

NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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

DATE MAILED: 11/19/25

BLOCK: 280 LOT: 11.03 QUAL:
PROPERTY LOCATION: 27 THIRD AVE CLASS: 4A
LAND: 1,345,700 BUILDING: 8,750,000 **2026 ASSESSMENT TOTAL: 10,095,700**

NET TAXES BILLED FOR 2025 WERE: \$ 151,435.50 2025 ASSESSMENT TOTAL: 1,345,700

GEMSTONE APARTMENTS, LLC
1309 RIDGE AVENUE
LAKEWOOD, NJ 08701

ASSESSOR'S OFFICE
CITY OF LONG BRANCH
344 BROADWAY
LONG BRANCH NJ 07740

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District: CITY OF LONG BRANCH

NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 11/19/25

BLOCK: 87 LOT: 8 QUAL:
PROPERTY LOCATION: 661 OCEAN AVE CLASS: 4C
LAND: 5,716,000 BUILDING: 4,663,200 **2026 ASSESSMENT TOTAL: 10,379,200**

NET TAXES BILLED FOR 2025 WERE: \$ 149,062.50 2025 ASSESSMENT TOTAL: 9,937,500

BEACHSIDE MANOR, LLC
648 OCEAN AVE
LONG BRANCH, NJ 07740

ASSESSOR'S OFFICE
CITY OF LONG BRANCH
344 BROADWAY
LONG BRANCH NJ 07740

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 11/19/25

BLOCK: 301 LOT: 8 QUAL:
PROPERTY LOCATION: 1 COOPER AVE CLASS: 4A
LAND: 6,174,000 BUILDING: 3,792,200 **2026 ASSESSMENT TOTAL: 9,966,200**

NET TAXES BILLED FOR 2025 WERE: \$ 146,250.00 2025 ASSESSMENT TOTAL: 9,750,000

PROMENADE BEACH CLUB LLC
1 COOPER AVE
LONG BRANCH, NJ 07740

ASSESSOR'S OFFICE
CITY OF LONG BRANCH
344 BROADWAY
LONG BRANCH NJ 07740

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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

DATE MAILED: 11/19/25

BLOCK: 3 LOT: 2 QUAL:
PROPERTY LOCATION: 60 LINCOLN AVE CLASS: 2
LAND: 5,941,800 BUILDING: 3,843,800 **2026 ASSESSMENT TOTAL: 9,785,600**

NET TAXES BILLED FOR 2025 WERE: \$ 142,179.00 2025 ASSESSMENT TOTAL: 9,478,600

LEGION HOLDINGS IV, LLC
1000 S OCEAN BLVD APT 609
BOCA RATON, FL 33432

ASSESSOR'S OFFICE
CITY OF LONG BRANCH
344 BROADWAY
LONG BRANCH NJ 07740

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 11/19/25

BLOCK: 60 LOT: 6 QUAL:
PROPERTY LOCATION: 9 PLAZA CT CLASS: 2
LAND: 6,771,800 BUILDING: 2,894,800 **2026 ASSESSMENT TOTAL:** 9,666,600

NET TAXES BILLED FOR 2025 WERE: \$ 142,096.50 2025 ASSESSMENT TOTAL: 9,473,100

9 PLAZA COURT, LLC MADISON REALTY
3 EAST 54TH STREET
NEW YORK, NY 10022

ASSESSOR'S OFFICE
CITY OF LONG BRANCH
344 BROADWAY
LONG BRANCH NJ 07740

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District: CITY OF LONG BRANCH

NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 11/19/25

BLOCK: 283.01 LOT: 1.03 QUAL:
PROPERTY LOCATION: 114 BROADWAY CLASS: 1
LAND: 9,760,000 BUILDING: 0 **2026 ASSESSMENT TOTAL: 9,760,000**

NET TAXES BILLED FOR 2025 WERE: \$ 142,069.50 2025 ASSESSMENT TOTAL: 9,471,300

PV BROADWAY, LLC
30 COLUMBIA TURNPIKE, FL 3
FLORHAM PARK, NJ 07932

ASSESSOR'S OFFICE
CITY OF LONG BRANCH
344 BROADWAY
LONG BRANCH NJ 07740

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 11/19/25

BLOCK: 16 LOT: 5 QUAL:
PROPERTY LOCATION: 1141 OCEAN AVE CLASS: 4A
LAND: 7,854,000 BUILDING: 1,646,000 **2026 ASSESSMENT TOTAL: 9,500,000**

NET TAXES BILLED FOR 2025 WERE: \$ 139,650.00 2025 ASSESSMENT TOTAL: 9,310,000

1141 OCEAN AVE CORP
1141 OCEAN AVE
LONG BRANCH, NJ 07740

ASSESSOR'S OFFICE
CITY OF LONG BRANCH
344 BROADWAY
LONG BRANCH NJ 07740

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DATE MAILED: 11/19/25

BLOCK: 4 LOT: 6 QUAL:
PROPERTY LOCATION: 120 LINCOLN AVE (REAR) CLASS: 2
LAND: 5,489,300 BUILDING: 3,443,900 **2026 ASSESSMENT TOTAL:** 8,933,200

NET TAXES BILLED FOR 2025 WERE: \$ 130,387.50 2025 ASSESSMENT TOTAL: 8,692,500

HADDAD, JACK, DAVID, MICHELE TRUSTEES
1081 EAST 9TH ST
BROOKLYN, NY 11230

ASSESSOR'S OFFICE
CITY OF LONG BRANCH
344 BROADWAY
LONG BRANCH NJ 07740

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 11/19/25

BLOCK: 123 LOT: 2.01 QUAL:
PROPERTY LOCATION: 131 BRIGHTON AVE CLASS: 4A
LAND: 880,700 BUILDING: 7,931,800 **2026 ASSESSMENT TOTAL: 8,812,500**

NET TAXES BILLED FOR 2025 WERE: \$ 128,250.00 2025 ASSESSMENT TOTAL: 8,550,000

131 BRIGHTON AVE, LLC AIKINS,M,ESQ.
P.O. BOX 3008
LONG BRANCH, NJ 07740

ASSESSOR'S OFFICE
CITY OF LONG BRANCH
344 BROADWAY
LONG BRANCH NJ 07740

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 11/19/25

BLOCK: 85 LOT: 6 QUAL:
PROPERTY LOCATION: 732 OCEAN AVE CLASS: 4C
LAND: 2,873,000 BUILDING: 6,003,000 **2026 ASSESSMENT TOTAL: 8,876,000**

NET TAXES BILLED FOR 2025 WERE: \$ 123,450.00 2025 ASSESSMENT TOTAL: 8,230,000

732 OCEAN AVE LLC
16 WEST END COURT
LONG BRANCH, NJ 07740

ASSESSOR'S OFFICE
CITY OF LONG BRANCH
344 BROADWAY
LONG BRANCH NJ 07740

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 11/19/25

BLOCK: 92 LOT: 7.01 QUAL:
PROPERTY LOCATION: 6 WEST END CT CLASS: 4A
LAND: 1,326,800 BUILDING: 6,850,000 **2026 ASSESSMENT TOTAL: 8,176,800**

NET TAXES BILLED FOR 2025 WERE: \$ 121,887.00 2025 ASSESSMENT TOTAL: 8,125,800

WEST END LB DEVELOPMENT, LLC
76 BOWERS STREET UNIT 1
JERSEY CITY, NJ 07307

ASSESSOR'S OFFICE
CITY OF LONG BRANCH
344 BROADWAY
LONG BRANCH NJ 07740

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 11/19/25

BLOCK: 56 LOT: 6.04 QUAL:
PROPERTY LOCATION: 900 OCEAN AVE CLASS: 2
LAND: 4,678,200 BUILDING: 3,399,400 **2026 ASSESSMENT TOTAL: 8,077,600**

NET TAXES BILLED FOR 2025 WERE: \$ 117,877.50 2025 ASSESSMENT TOTAL: 7,858,500

JEMAL, DOUGLAS D & JOYCE E
701 8TH STREET NW STE 620
WASHINGTON, DC 20001

ASSESSOR'S OFFICE
CITY OF LONG BRANCH
344 BROADWAY
LONG BRANCH NJ 07740

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 11/19/25

BLOCK: 276 LOT: 13.01 QUAL:
PROPERTY LOCATION: 20 THIRD AVE CLASS: 4A
LAND: 1,454,400 BUILDING: 6,350,000 **2026 ASSESSMENT TOTAL: 7,804,400**

NET TAXES BILLED FOR 2025 WERE: \$ 117,066.00 2025 ASSESSMENT TOTAL: 1,454,400

20 THIRD AVE LONG BRANCH, LLC
80 RIVER ST STE 2C
HOBOKEN, NJ 07030

ASSESSOR'S OFFICE
CITY OF LONG BRANCH
344 BROADWAY
LONG BRANCH NJ 07740

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 11/19/25

BLOCK: 218 LOT: 4.01 QUAL:
PROPERTY LOCATION: 36 MORRIS AVE CLASS: 1
LAND: 7,793,800 BUILDING: 0 **2026 ASSESSMENT TOTAL: 7,793,800**

NET TAXES BILLED FOR 2025 WERE: \$ 115,857.00 2025 ASSESSMENT TOTAL: 7,723,800

PV MOTEL, LLC
30 COLUMBIA TURNPIKE FL.3
FLORHAM PARK, NJ 07932

ASSESSOR'S OFFICE
CITY OF LONG BRANCH
344 BROADWAY
LONG BRANCH NJ 07740

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District: CITY OF LONG BRANCH

NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 11/19/25

BLOCK: 311 LOT: 1.04 QUAL:
PROPERTY LOCATION: 113 BROADWAY CLASS: 1
LAND: 7,791,300 BUILDING: 0 **2026 ASSESSMENT TOTAL: 7,791,300**

NET TAXES BILLED FOR 2025 WERE: \$ 114,178.50 2025 ASSESSMENT TOTAL: 7,611,900

PV BROADWAY, LLC
30 COLUMBIA TURNPIKE, FL 3
FLORHAM PARK, NJ 07932

ASSESSOR'S OFFICE
CITY OF LONG BRANCH
344 BROADWAY
LONG BRANCH NJ 07740

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

District: CITY OF LONG BRANCH

NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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

DATE MAILED: 11/19/25

BLOCK: 28 LOT: 4.01 QUAL:
PROPERTY LOCATION: 1044 OCEAN AVE CLASS: 2
LAND: 2,958,400 BUILDING: 4,881,700 **2026 ASSESSMENT TOTAL:** 7,840,100

NET TAXES BILLED FOR 2025 WERE: \$ 113,172.00 2025 ASSESSMENT TOTAL: 7,544,800

1044 OCEAN AVENUE, LLC
80 BROAD ST. SUITE 203
NEW YORK, NY 10004

ASSESSOR'S OFFICE
CITY OF LONG BRANCH
344 BROADWAY
LONG BRANCH NJ 07740

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District: CITY OF LONG BRANCH

NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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

DATE MAILED: 11/19/25

BLOCK: 85 LOT: 5 QUAL:
PROPERTY LOCATION: 752 OCEAN AVE CLASS: 4C
LAND: 3,722,000 BUILDING: 4,078,000 **2026 ASSESSMENT TOTAL: 7,800,000**

NET TAXES BILLED FOR 2025 WERE: \$ 113,140.50 2025 ASSESSMENT TOTAL: 7,542,700

EAST COAST OCEAN TERRACE C/O MORGAN
112 S. FRENCH ST STE105MP
WILMINGTON, DE 19801

ASSESSOR'S OFFICE
CITY OF LONG BRANCH
344 BROADWAY
LONG BRANCH NJ 07740

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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

DATE MAILED: 11/19/25

BLOCK: 16 LOT: 8 QUAL:
PROPERTY LOCATION: 2 PRIVATE DR CLASS: 2
LAND: 3,575,000 BUILDING: 4,194,600 **2026 ASSESSMENT TOTAL:** 7,769,600

NET TAXES BILLED FOR 2025 WERE: \$ 111,577.50 2025 ASSESSMENT TOTAL: 7,438,500

TAWIL, ELLIOT & JENNIFER C/O LONG ST
5 PADDOCK ST
AVENEL, NJ 07001

ASSESSOR'S OFFICE
CITY OF LONG BRANCH
344 BROADWAY
LONG BRANCH NJ 07740

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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

DATE MAILED: 11/19/25

BLOCK: 278 LOT: 1 QUAL:
PROPERTY LOCATION: 179 CHELSEA AVE CLASS: 4C
LAND: 1,232,600 BUILDING: 6,025,000 **2026 ASSESSMENT TOTAL: 7,257,600**

NET TAXES BILLED FOR 2025 WERE: \$ 108,864.00 2025 ASSESSMENT TOTAL: 1,752,400

JEMAL'S STAR OF THE SEA SCHOOL LLC
655 NEW YORK AVE. NW #830
WASHINGTON, DC 20001

ASSESSOR'S OFFICE
CITY OF LONG BRANCH
344 BROADWAY
LONG BRANCH NJ 07740

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 11/19/25

BLOCK: 290.01 LOT: 1.10 QUAL:
PROPERTY LOCATION: 50 LAIRD STREET CLASS: 4A
LAND: 825,000 BUILDING: 6,755,000 **2026 ASSESSMENT TOTAL: 7,580,000**

NET TAXES BILLED FOR 2025 WERE: \$ 108,750.00 2025 ASSESSMENT TOTAL: 7,250,000

PV BUNGALOW LLC KUSHNER COMPANIES
30 COLUMBIA TURNPIKE FL.3
FLORHAM PARK, NJ 07932

ASSESSOR'S OFFICE
CITY OF LONG BRANCH
344 BROADWAY
LONG BRANCH NJ 07740

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 11/19/25

BLOCK: 17 LOT: 1.07 QUAL:
PROPERTY LOCATION: 1100 OCEAN AVE CLASS: 2
LAND: 4,386,600 BUILDING: 3,032,900 **2026 ASSESSMENT TOTAL: 7,419,500**

NET TAXES BILLED FOR 2025 WERE: \$ 108,480.00 2025 ASSESSMENT TOTAL: 7,232,000

TAWIL 1100 OCEAN AVENUE, LLC
1100 OCEAN AVE
LONG BRANCH, NJ 07740

ASSESSOR'S OFFICE
CITY OF LONG BRANCH
344 BROADWAY
LONG BRANCH NJ 07740

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 11/19/25

BLOCK: 19 LOT: 2 QUAL:
PROPERTY LOCATION: 1100 ELBERON AVE CLASS: 2
LAND: 3,249,800 BUILDING: 4,178,600 **2026 ASSESSMENT TOTAL: 7,428,400**

NET TAXES BILLED FOR 2025 WERE: \$ 107,218.50 2025 ASSESSMENT TOTAL: 7,147,900

TAWIL, RALPH C/O PLAY KNITS INC
500 5TH AVE 39TH FL
NEW YORK, NY 10110

ASSESSOR'S OFFICE
CITY OF LONG BRANCH
344 BROADWAY
LONG BRANCH NJ 07740

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District: CITY OF LONG BRANCH

NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 11/19/25

BLOCK: 56 LOT: 8 QUAL:
PROPERTY LOCATION: 924 OCEAN AVE CLASS: 2
LAND: 6,069,200 BUILDING: 1,260,800 **2026 ASSESSMENT TOTAL: 7,330,000**

NET TAXES BILLED FOR 2025 WERE: \$ 106,705.50 2025 ASSESSMENT TOTAL: 7,113,700

JEMAL, DOUGLAS D & JOYCE E & NORMAN
701 8TH STREET NW STE 620
WASHINGTON, DC 20001

ASSESSOR'S OFFICE
CITY OF LONG BRANCH
344 BROADWAY
LONG BRANCH NJ 07740

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 11/19/25

BLOCK: 118 LOT: 1 QUAL:
PROPERTY LOCATION: 180 BRIGHTON AVE CLASS: 4C
LAND: 3,357,700 BUILDING: 4,250,300 **2026 ASSESSMENT TOTAL:** 7,608,000

NET TAXES BILLED FOR 2025 WERE: \$ 106,546.50 2025 ASSESSMENT TOTAL: 7,103,100

180 BRIGHTON AVENUE ASSOCIATES, LLC
P.O. BOX 3008
LONG BRANCH, NJ 07740

ASSESSOR'S OFFICE
CITY OF LONG BRANCH
344 BROADWAY
LONG BRANCH NJ 07740

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DATE MAILED: 11/19/25

BLOCK: 4 LOT: 5.01 QUAL:
PROPERTY LOCATION: 120 LINCOLN AVE CLASS: 2
LAND: 6,583,300 BUILDING: 685,100 **2026 ASSESSMENT TOTAL: 7,268,400**

NET TAXES BILLED FOR 2025 WERE: \$ 105,850.50 2025 ASSESSMENT TOTAL: 7,056,700

BLOCK, THOMAS & FRIEDMAN, MARILYN
895 PARK AVE #12C
NEW YORK, NY 10075

ASSESSOR'S OFFICE
CITY OF LONG BRANCH
344 BROADWAY
LONG BRANCH NJ 07740

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 11/19/25

BLOCK: 1 LOT: 9 QUAL:
PROPERTY LOCATION: 5 GARFIELD RD CLASS: 2
LAND: 6,612,000 BUILDING: 492,000 **2026 ASSESSMENT TOTAL: 7,104,000**

NET TAXES BILLED FOR 2025 WERE: \$ 104,752.50 2025 ASSESSMENT TOTAL: 6,983,500

METZGER, MARK
5 GARFIELD ROAD
LONG BRANCH, NJ 07740

ASSESSOR'S OFFICE
CITY OF LONG BRANCH
344 BROADWAY
LONG BRANCH NJ 07740

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 11/19/25

BLOCK: 27 LOT: 16 QUAL:
PROPERTY LOCATION: 988 ELBERON AVE CLASS: 2
LAND: 4,757,900 BUILDING: 2,403,000 **2026 ASSESSMENT TOTAL:** 7,160,900

NET TAXES BILLED FOR 2025 WERE: \$ 104,602.50 2025 ASSESSMENT TOTAL: 6,973,500

JAC ELBERON FLP
988 ELBERON AVE
LONG BRANCH, NJ 07740

ASSESSOR'S OFFICE
CITY OF LONG BRANCH
344 BROADWAY
LONG BRANCH NJ 07740

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 11/19/25

BLOCK: 137 LOT: 1 QUAL:
PROPERTY LOCATION: 519 OCEAN BLVD CLASS: 4C
LAND: 2,228,600 BUILDING: 5,331,400 **2026 ASSESSMENT TOTAL: 7,560,000**

NET TAXES BILLED FOR 2025 WERE: \$ 103,950.00 2025 ASSESSMENT TOTAL: 6,930,000

519 OCEAN BLVD LLC
3 CINNAMON LN
HOLMDEL, NJ 07733

ASSESSOR'S OFFICE
CITY OF LONG BRANCH
344 BROADWAY
LONG BRANCH NJ 07740

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 11/19/25

BLOCK: 27 LOT: 3.01 QUAL:
PROPERTY LOCATION: 111 PARK AVE CLASS: 2
LAND: 3,336,400 BUILDING: 3,612,600 **2026 ASSESSMENT TOTAL: 6,949,000**

NET TAXES BILLED FOR 2025 WERE: \$ 101,698.50 2025 ASSESSMENT TOTAL: 6,779,900

111 PARK AVENUE LLC ALBERT NIGRI
111 PARK AVENUE
LONG BRANCH, NJ 07740

ASSESSOR'S OFFICE
CITY OF LONG BRANCH
344 BROADWAY
LONG BRANCH NJ 07740

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 11/19/25

BLOCK: 281 LOT: 1.01 QUAL:
PROPERTY LOCATION: 19 THIRD AVE CLASS: 4A
LAND: 1,356,500 BUILDING: 5,350,000 **2026 ASSESSMENT TOTAL: 6,706,500**

NET TAXES BILLED FOR 2025 WERE: \$ 100,597.50 2025 ASSESSMENT TOTAL: 1,356,500

15-17 THIRD AVE. LLC
67 HIGHWAY 36
WEST LONG BRANCH, NJ 07764

ASSESSOR'S OFFICE
CITY OF LONG BRANCH
344 BROADWAY
LONG BRANCH NJ 07740

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 11/19/25

BLOCK: 1 LOT: 10 QUAL:
PROPERTY LOCATION: 6 GARFIELD RD CLASS: 2
LAND: 6,354,000 BUILDING: 445,300 **2026 ASSESSMENT TOTAL: 6,799,300**

NET TAXES BILLED FOR 2025 WERE: \$ 100,210.50 2025 ASSESSMENT TOTAL: 6,680,700

METZGER, MARK
6 GARFIELD RD
LONG BRANCH, NJ 07740

ASSESSOR'S OFFICE
CITY OF LONG BRANCH
344 BROADWAY
LONG BRANCH NJ 07740

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 11/19/25

BLOCK: 29 LOT: 13.01 QUAL:
PROPERTY LOCATION: 12 PULLMAN AVE CLASS: 1
LAND: 7,088,500 BUILDING: 0 **2026 ASSESSMENT TOTAL: 7,088,500**

NET TAXES BILLED FOR 2025 WERE: \$ 99,364.50 2025 ASSESSMENT TOTAL: 0

12 PULLMAN AVE, LLC
1412 BROADWAY 3RD FLOOR
NEW YORK, NY 10018

ASSESSOR'S OFFICE
CITY OF LONG BRANCH
344 BROADWAY
LONG BRANCH NJ 07740

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District: CITY OF LONG BRANCH

NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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

DATE MAILED: 11/19/25

BLOCK: 15 LOT: 16 QUAL:
PROPERTY LOCATION: 5 PRIVATE DR CLASS: 2
LAND: 6,367,700 BUILDING: 988,900 **2026 ASSESSMENT TOTAL: 7,356,600**

NET TAXES BILLED FOR 2025 WERE: \$ 99,195.00 2025 ASSESSMENT TOTAL: 6,613,000

J LEHMAN,III IRV CHLDRN TRST/POLLER
6013 NW 23RD AVENUE
BOCA RATON, FL 33496

ASSESSOR'S OFFICE
CITY OF LONG BRANCH
344 BROADWAY
LONG BRANCH NJ 07740

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District: CITY OF LONG BRANCH

NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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

DATE MAILED: 11/19/25

BLOCK: 1 LOT: 6 QUAL:
PROPERTY LOCATION: 2 GARFIELD RD CLASS: 2
LAND: 3,624,500 BUILDING: 2,946,500 **2026 ASSESSMENT TOTAL: 6,571,000**

NET TAXES BILLED FOR 2025 WERE: \$ 94,519.50 2025 ASSESSMENT TOTAL: 6,151,300

BAILEY-HOROVITS, MICHELE
1100 EAST 7TH ST
BROOKLYN, NY 11230

ASSESSOR'S OFFICE
CITY OF LONG BRANCH
344 BROADWAY
LONG BRANCH NJ 07740

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District: CITY OF LONG BRANCH

NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 11/19/25

BLOCK: 407 LOT: 15 QUAL:
PROPERTY LOCATION: 175 LONG BRANCH AVE CLASS: 4C
LAND: 3,058,000 BUILDING: 3,702,900 **2026 ASSESSMENT TOTAL:** 6,760,900

NET TAXES BILLED FOR 2025 WERE: \$ 94,284.00 2025 ASSESSMENT TOTAL: 6,285,600

LB BUENA VISTA,LLC C/O SEB REALTY
7 JOHNSON DRIVE
RARITAN , NJ 08869

ASSESSOR'S OFFICE
CITY OF LONG BRANCH
344 BROADWAY
LONG BRANCH NJ 07740

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 11/19/25

BLOCK: 28 LOT: 7 QUAL:
PROPERTY LOCATION: 39 PARK AVE CLASS: 2
LAND: 3,787,200 BUILDING: 2,543,500 **2026 ASSESSMENT TOTAL: 6,330,700**

NET TAXES BILLED FOR 2025 WERE: \$ 93,331.50 2025 ASSESSMENT TOTAL: 6,222,100

KUSHNER, JONATHAN C & KIM P
520 US HIGHWAY 22
BRIDGEWATER, NJ 08807

ASSESSOR'S OFFICE
CITY OF LONG BRANCH
344 BROADWAY
LONG BRANCH NJ 07740

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District: CITY OF LONG BRANCH

NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 11/19/25

BLOCK: 157 LOT: 2 QUAL:
PROPERTY LOCATION: 336 THIRD AVE CLASS: 4C
LAND: 1,481,400 BUILDING: 5,105,300 **2026 ASSESSMENT TOTAL: 6,586,700**

NET TAXES BILLED FOR 2025 WERE: \$ 91,816.50 2025 ASSESSMENT TOTAL: 6,121,100

336 3RD AVE, LLC
50 ATRIUM DRIVE
SOMERSET, NJ 08873

ASSESSOR'S OFFICE
CITY OF LONG BRANCH
344 BROADWAY
LONG BRANCH NJ 07740

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 11/19/25

BLOCK: 59 LOT: 4 QUAL:
PROPERTY LOCATION: 2 PLAZA CT CLASS: 2
LAND: 5,610,600 BUILDING: 591,300 **2026 ASSESSMENT TOTAL: 6,201,900**

NET TAXES BILLED FOR 2025 WERE: \$ 91,759.50 2025 ASSESSMENT TOTAL: 6,117,300

BRAKA, ROBERT
2 PLAZA CT
LONG BRANCH, NJ 07740

ASSESSOR'S OFFICE
CITY OF LONG BRANCH
344 BROADWAY
LONG BRANCH NJ 07740

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DATE MAILED: 11/19/25

BLOCK: 15 LOT: 18 QUAL:
PROPERTY LOCATION: 3 OCEAN CT CLASS: 2
LAND: 5,784,000 BUILDING: 374,600 **2026 ASSESSMENT TOTAL: 6,158,600**

NET TAXES BILLED FOR 2025 WERE: \$ 90,645.00 2025 ASSESSMENT TOTAL: 6,043,000

BAILEY, LISA
965 EAST 9TH ST.
BROOKLYN, NY 11230

ASSESSOR'S OFFICE
CITY OF LONG BRANCH
344 BROADWAY
LONG BRANCH NJ 07740

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 11/19/25

BLOCK: 159 LOT: 6 QUAL:
PROPERTY LOCATION: 229 BATH AVE CLASS: 4A
LAND: 1,800,000 BUILDING: 4,457,600 **2026 ASSESSMENT TOTAL: 6,257,600**

NET TAXES BILLED FOR 2025 WERE: \$ 90,000.00 2025 ASSESSMENT TOTAL: 6,000,000

MONMOUTH PROPCO, LLC
229 ROUTE 70
TOMS RIVER, NJ 08755

ASSESSOR'S OFFICE
CITY OF LONG BRANCH
344 BROADWAY
LONG BRANCH NJ 07740

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 11/19/25

BLOCK: 15 LOT: 21 QUAL:
PROPERTY LOCATION: 10 OCEAN CT CLASS: 2
LAND: 5,556,000 BUILDING: 474,500 **2026 ASSESSMENT TOTAL: 6,030,500**

NET TAXES BILLED FOR 2025 WERE: \$ 88,662.00 2025 ASSESSMENT TOTAL: 5,910,800

10 OCEAN COURT, LLC JERRY HARARY
463 7TH AVENUE, 21ST FL
NEW YORK, NY 10018

ASSESSOR'S OFFICE
CITY OF LONG BRANCH
344 BROADWAY
LONG BRANCH NJ 07740

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DATE MAILED: 11/19/25

BLOCK: 15 LOT: 22 QUAL:
PROPERTY LOCATION: 33 GARFIELD TERR CLASS: 2
LAND: 5,549,000 BUILDING: 443,800 **2026 ASSESSMENT TOTAL: 5,992,800**

NET TAXES BILLED FOR 2025 WERE: \$ 88,189.50 2025 ASSESSMENT TOTAL: 5,879,300

GABBAY, ABE & CYNTHIA
33 GARFIELD TERRACE
LONG BRANCH, NJ 07740

ASSESSOR'S OFFICE
CITY OF LONG BRANCH
344 BROADWAY
LONG BRANCH NJ 07740

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DATE MAILED: 11/19/25

BLOCK: 19 LOT: 4.03 QUAL:
PROPERTY LOCATION: 1124 ELBERON AVE CLASS: 2
LAND: 2,977,800 BUILDING: 3,122,800 **2026 ASSESSMENT TOTAL:** 6,100,600

NET TAXES BILLED FOR 2025 WERE: \$ 87,430.50 2025 ASSESSMENT TOTAL: 5,828,700

ISAAC S GINDI 2010 GIFT TRUST
22 CORTLANDT STREET
NEW YORK, NY 10007

ASSESSOR'S OFFICE
CITY OF LONG BRANCH
344 BROADWAY
LONG BRANCH NJ 07740

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 11/19/25

BLOCK: 1 LOT: 11 QUAL:
PROPERTY LOCATION: 12 GARFIELD TERR CLASS: 2
LAND: 5,256,900 BUILDING: 645,100 **2026 ASSESSMENT TOTAL: 5,902,000**

NET TAXES BILLED FOR 2025 WERE: \$ 86,778.00 2025 ASSESSMENT TOTAL: 5,785,200

12 GARFIELD LLC C/O E LANIADO
1862 E 9TH ST
BROOKLYN, NY 11223

ASSESSOR'S OFFICE
CITY OF LONG BRANCH
344 BROADWAY
LONG BRANCH NJ 07740

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DATE MAILED: 11/19/25

BLOCK: 3 LOT: 1.01 QUAL:
PROPERTY LOCATION: 48 LINCOLN AVE CLASS: 2
LAND: 2,550,200 BUILDING: 3,393,600 **2026 ASSESSMENT TOTAL: 5,943,800**

NET TAXES BILLED FOR 2025 WERE: \$ 86,079.00 2025 ASSESSMENT TOTAL: 5,738,600

48 LINCOLN AVENUE LLC
48 LINCOLN AVE
LONG BRANCH, NJ 07740

ASSESSOR'S OFFICE
CITY OF LONG BRANCH
344 BROADWAY
LONG BRANCH NJ 07740

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 11/19/25

BLOCK: 186 LOT: 8 QUAL:
PROPERTY LOCATION: 375 BATH AVE CLASS: 4C
LAND: 2,567,800 BUILDING: 3,477,700 **2026 ASSESSMENT TOTAL: 6,045,500**

NET TAXES BILLED FOR 2025 WERE: \$ 85,702.50 2025 ASSESSMENT TOTAL: 5,713,500

REGA LONG BRANCH 2 LLC
325 BROAD ST.
RED BANK, NJ 07701

ASSESSOR'S OFFICE
CITY OF LONG BRANCH
344 BROADWAY
LONG BRANCH NJ 07740

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 11/19/25

BLOCK: 300 LOT: 1 QUAL:
PROPERTY LOCATION: 100 OCEAN AVE NO CLASS: 4A
LAND: 3,142,200 BUILDING: 2,624,100 **2026 ASSESSMENT TOTAL: 5,766,300**

NET TAXES BILLED FOR 2025 WERE: \$ 84,375.00 2025 ASSESSMENT TOTAL: 5,625,000

100 OCEAN AVE ASSOC LLC
32 HIGHLAND AVE
MONMOUTH BEACH, NJ 07750

ASSESSOR'S OFFICE
CITY OF LONG BRANCH
344 BROADWAY
LONG BRANCH NJ 07740

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APPEAL INFORMATION.

District: CITY OF LONG BRANCH

NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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

DATE MAILED: 11/19/25

BLOCK: 19 LOT: 1.03 QUAL:
PROPERTY LOCATION: 1090 ELBERON AVE CLASS: 2
LAND: 3,191,500 BUILDING: 2,653,300 **2026 ASSESSMENT TOTAL: 5,844,800**

NET TAXES BILLED FOR 2025 WERE: \$ 83,734.50 2025 ASSESSMENT TOTAL: 5,582,300

TOBIAS, ALAN
1090 ELBERON AVE
LONG BRANCH, NJ 07740

ASSESSOR'S OFFICE
CITY OF LONG BRANCH
344 BROADWAY
LONG BRANCH NJ 07740

THIS IS NOT A BILL.
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District: CITY OF LONG BRANCH

NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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

DATE MAILED: 11/19/25

BLOCK: 6 LOT: 2 QUAL:
PROPERTY LOCATION: 240 S LINCOLN AVE CLASS: 4C
LAND: 2,212,600 BUILDING: 3,749,900 **2026 ASSESSMENT TOTAL:** 5,962,500

NET TAXES BILLED FOR 2025 WERE: \$ 83,730.00 2025 ASSESSMENT TOTAL: 5,582,000

240 SOUTH LINCOLN AVE, LLC
648 OCEAN AVENUE
LONG BRANCH, NJ 07740

ASSESSOR'S OFFICE
CITY OF LONG BRANCH
344 BROADWAY
LONG BRANCH NJ 07740

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DATE MAILED: 11/19/25

BLOCK: 289 LOT: 1.01 QUAL:
PROPERTY LOCATION: 71 S BROADWAY CLASS: 4A
LAND: 1,180,600 BUILDING: 4,414,700 **2026 ASSESSMENT TOTAL: 5,595,300**

NET TAXES BILLED FOR 2025 WERE: \$ 83,625.00 2025 ASSESSMENT TOTAL: 5,575,000

71 BROADWAY LONG BRANCH, LLC
2204 EAST 28TH STREET
BROOKLYN, NY 11229

ASSESSOR'S OFFICE
CITY OF LONG BRANCH
344 BROADWAY
LONG BRANCH NJ 07740

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District: CITY OF LONG BRANCH

NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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

DATE MAILED: 11/19/25

BLOCK: 167 LOT: 3 QUAL:
PROPERTY LOCATION: 95 OAKWOOD AVE CLASS: 4C
LAND: 2,914,900 BUILDING: 3,054,300 **2026 ASSESSMENT TOTAL:** 5,969,200

NET TAXES BILLED FOR 2025 WERE: \$ 83,491.50 2025 ASSESSMENT TOTAL: 5,566,100

REGA LONG BRANCH I, LLC
325 BROAD ST.
RED BANK, NJ 07701