

ASSESSOR'S OFFICE
BOROUGH OF MANASQUAN
201 EAST MAIN STREET
MANASQUAN NJ 08736-3004

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

District: MANASQUAN BOROUGH

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: 90 LOT: 12 QUAL:
PROPERTY LOCATION: 176 MAIN ST E CLASS: 4A
LAND: 2,484,000 BUILDING: 2,216,000 **2026 ASSESSMENT TOTAL:** 4,700,000

NET TAXES BILLED FOR 2025 WERE: \$ 84,741.00 2025 ASSESSMENT TOTAL: 4,700,000

MANASQUAN HOLDINGS, LLC LEVIN MGMT
PO BOX 326
PLAINFIELD, NJ 07061

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BLOCK: 66.02 LOT: 31.01 QUAL:
PROPERTY LOCATION: 33 UNION AVE CLASS: 4C
LAND: 592,900 BUILDING: 3,544,700 **2026 ASSESSMENT TOTAL: 4,137,600**

NET TAXES BILLED FOR 2025 WERE: \$ 74,600.93 2025 ASSESSMENT TOTAL: 4,137,600

UNION AVENUE 33 LLC
27 COLBY AVE
MANASQUAN, NJ 08736

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BLOCK: 54 LOT: 1 QUAL:
PROPERTY LOCATION: 50 CAMP DR CLASS: 4A
LAND: 1,335,000 BUILDING: 2,011,200 **2026 ASSESSMENT TOTAL: 3,346,200**

NET TAXES BILLED FOR 2025 WERE: \$ 60,331.99 2025 ASSESSMENT TOTAL: 3,346,200

SPRINT COMM CO LP, C/O PROP TAX DPT
PO BOX 85022
BELLEVUE, WA 98015-8522

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BLOCK: 170 LOT: 19 QUAL:
PROPERTY LOCATION: 153 BEACHFRONT-154 FIRST CLASS: 2
LAND: 1,412,800 BUILDING: 1,573,300 **2026 ASSESSMENT TOTAL:** 2,986,100

NET TAXES BILLED FOR 2025 WERE: \$ 53,839.39 2025 ASSESSMENT TOTAL: 2,986,100

153 BF, LLC
153 BEACHFRONT-154 FIRST-
MANASQUAN, NJ 08736

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BLOCK: 170 LOT: 1.03 QUAL:
PROPERTY LOCATION: 191-193 BEACHFRONT CLASS: 4C
LAND: 1,396,900 BUILDING: 1,495,600 **2026 ASSESSMENT TOTAL: 2,892,500**

NET TAXES BILLED FOR 2025 WERE: \$ 52,151.78 2025 ASSESSMENT TOTAL: 2,892,500

SEABREEZE LLC
PO BOX 447
BRIELLE, NJ 08730-0447

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BLOCK: 178 LOT: 35.01 QUAL:
PROPERTY LOCATION: 201-201-1/2 FIRST AVE CLASS: 4A
LAND: 1,632,000 BUILDING: 1,254,900 **2026 ASSESSMENT TOTAL: 2,886,900**

NET TAXES BILLED FOR 2025 WERE: \$ 52,050.81 2025 ASSESSMENT TOTAL: 2,886,900

DAVID C MARCKS & DIANE M, CO-TRUSTEE
1987 CAMPBELL RD
WALL TWP, NJ 07719

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BLOCK: 88 LOT: 39.01 QUAL:
PROPERTY LOCATION: 233 MAIN ST E CLASS: 4A
LAND: 1,680,000 BUILDING: 1,149,000 **2026 ASSESSMENT TOTAL: 2,829,000**

NET TAXES BILLED FOR 2025 WERE: \$ 51,006.87 2025 ASSESSMENT TOTAL: 2,829,000

GIUNCO REALTY & GIUNCO, JOHN A
99 CRINE RD
COLTS NECK, NJ 07722-1471

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BLOCK: 47 LOT: 23.05 QUAL:
PROPERTY LOCATION: 187 PARKER AVE CLASS: 4A
LAND: 2,008,100 BUILDING: 736,500 **2026 ASSESSMENT TOTAL: 2,744,600**

NET TAXES BILLED FOR 2025 WERE: \$ 49,485.14 2025 ASSESSMENT TOTAL: 2,744,600

S & B ASSOC, LP C/O BEACHTREE
86 E MAIN ST
PULASKI, VA 24301

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BLOCK: 57 LOT: 2.01 QUAL:
PROPERTY LOCATION: 6 STOCKTON LAKE BLVD CLASS: 4A
LAND: 348,000 BUILDING: 377,400 **2026 ASSESSMENT TOTAL: 725,400**

NET TAXES BILLED FOR 2025 WERE: \$ 47,494.62 2025 ASSESSMENT TOTAL: 725,400

W.S.C., LLC
801 HARTLE STREET
SAYREVILLE, NJ 08872

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BLOCK: 181 LOT: 4 QUAL:
PROPERTY LOCATION: 292 FIRST AVE-293 BEACHFR CLASS: 2
LAND: 1,418,800 BUILDING: 1,174,700 **2026 ASSESSMENT TOTAL:** 2,593,500

NET TAXES BILLED FOR 2025 WERE: \$ 46,760.81 2025 ASSESSMENT TOTAL: 2,593,500

293 BEACHFRONT-292 FIRST AVENUE,LLC
PO BOX 75
TRENTON NJ 07763

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BLOCK: 187 LOT: 9 QUAL:
PROPERTY LOCATION: 394 FIRST AVE-395 BEACHFR CLASS: 2
LAND: 1,349,800 BUILDING: 1,223,700 **2026 ASSESSMENT TOTAL: 2,573,500**

NET TAXES BILLED FOR 2025 WERE: \$ 46,400.21 2025 ASSESSMENT TOTAL: 2,573,500

HASKELL, MICHAEL CONNELL & SUZANNE
394 FIRST AVE-395 BEACHFR
MANASQUAN, NJ 08736

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BLOCK: 51 LOT: 20.03 QUAL:
PROPERTY LOCATION: 197 PARKER AVE CLASS: 4C
LAND: 1,160,000 BUILDING: 1,340,000 **2026 ASSESSMENT TOTAL: 2,500,000**

NET TAXES BILLED FOR 2025 WERE: \$ 45,075.00 2025 ASSESSMENT TOTAL: 2,500,000

MANASQUAN VILLAGE APARTMENTS, LLC
1481 OAK TREE RD
ISELIN, NJ 08830-1625

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BLOCK: 187 LOT: 4 QUAL:
PROPERTY LOCATION: 380 FIRST AVE-381 BEACHFR CLASS: 2
LAND: 1,436,100 BUILDING: 967,700 **2026 ASSESSMENT TOTAL: 2,403,800**

NET TAXES BILLED FOR 2025 WERE: \$ 43,340.51 2025 ASSESSMENT TOTAL: 2,403,800

DANA, RONALD B
PO BOX 75
TENNENT, NJ 07763-0075

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BLOCK: 51 LOT: 8.03 QUAL:
PROPERTY LOCATION: 245 PARKER AVE CLASS: 4A
LAND: 580,000 BUILDING: 1,806,800 **2026 ASSESSMENT TOTAL: 2,386,800**

NET TAXES BILLED FOR 2025 WERE: \$ 43,034.00 2025 ASSESSMENT TOTAL: 2,386,800

245 PARKER AVE, LLC
23 RYJAC COURT
BRICK, NJ 08724

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BLOCK: 187 LOT: 24 QUAL:
PROPERTY LOCATION: 426 FIRST AVE-427 BEACHFR CLASS: 2
LAND: 1,540,900 BUILDING: 815,800 **2026 ASSESSMENT TOTAL: 2,356,700**

NET TAXES BILLED FOR 2025 WERE: \$ 42,491.31 2025 ASSESSMENT TOTAL: 2,356,700

WINIARSKI,MARY BETH K&O'NEILL,JANET
426 FIRST AVE-427BEACH FR
MANASQUAN, NJ 08736

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BLOCK: 165 LOT: 30 QUAL:
PROPERTY LOCATION: 74 FIRST AVE-75 BEACHFRON CLASS: 2
LAND: 1,060,300 BUILDING: 1,293,300 **2026 ASSESSMENT TOTAL:** 2,353,600

NET TAXES BILLED FOR 2025 WERE: \$ 42,435.41 2025 ASSESSMENT TOTAL: 2,353,600

TACKETT, FRANCIS A & DANIELLE P
4 VICTORIAN HILL
MANALAPAN, NJ 07726

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BLOCK: 165 LOT: 11.02 QUAL:
PROPERTY LOCATION: 38 FIRST AVE-39 BEACHFRON CLASS: 2
LAND: 1,396,400 BUILDING: 896,200 **2026 ASSESSMENT TOTAL: 2,292,600**

NET TAXES BILLED FOR 2025 WERE: \$ 41,335.58 2025 ASSESSMENT TOTAL: 2,292,600

MCLOUGHLIN, DANIEL & ROGEVICH, MARY
38 FIRST AVE
MANASQUAN, NJ 08736

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BLOCK: 178 LOT: 16.02 QUAL:
PROPERTY LOCATION: 211-217 FIRST AVE-216-220 CLASS: 4A
LAND: 1,504,500 BUILDING: 736,500 **2026 ASSESSMENT TOTAL: 2,241,000**

NET TAXES BILLED FOR 2025 WERE: \$ 40,405.23 2025 ASSESSMENT TOTAL: 2,241,000

LEG-IT, LLC
PO BOX 447
BRIELLE, NJ 08730-0447

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BLOCK: 181 LOT: 7 QUAL:
PROPERTY LOCATION: 284 FIRST AVE-285 BEACHFR CLASS: 2
LAND: 1,401,600 BUILDING: 837,000 **2026 ASSESSMENT TOTAL: 2,238,600**

NET TAXES BILLED FOR 2025 WERE: \$ 40,361.96 2025 ASSESSMENT TOTAL: 2,238,600

CAMPBELL, RICHARD & ALISSA
23 HUBERT ST
WHIPPANY, NJ 07981-1365

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BLOCK: 185 LOT: 8 QUAL:
PROPERTY LOCATION: 323 BEACHFRONT CLASS: 2
LAND: 1,216,800 BUILDING: 990,100 **2026 ASSESSMENT TOTAL: 2,206,900**

NET TAXES BILLED FOR 2025 WERE: \$ 39,790.41 2025 ASSESSMENT TOTAL: 2,206,900

HENDERSON, EDWARD F & MARY ALICE
323 BACHFRONT
MANASQUAN, NJ 08736

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BLOCK: 27 LOT: 8.01 QUAL:
PROPERTY LOCATION: 73-75-77-79 MAIN ST CLASS: 4A
LAND: 376,200 BUILDING: 1,798,800 **2026 ASSESSMENT TOTAL: 2,175,000**

NET TAXES BILLED FOR 2025 WERE: \$ 39,215.25 2025 ASSESSMENT TOTAL: 2,175,000

SOUTH STREET ENT, INC C/O FARINACCI
38 RIDGE RD
MANASQUAN, NJ 08736-0803

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BLOCK: 181 LOT: 12 QUAL:
PROPERTY LOCATION: 269 BEACHFRONT-270 FIRST CLASS: 2
LAND: 1,263,600 BUILDING: 888,300 **2026 ASSESSMENT TOTAL: 2,151,900**

NET TAXES BILLED FOR 2025 WERE: \$ 38,798.76 2025 ASSESSMENT TOTAL: 2,151,900

SONETT, JOSHUA & NANCY
22 DEERHILL DRIVE
HOHOKUS, NJ 07960

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BLOCK: 185 LOT: 11 QUAL:
PROPERTY LOCATION: 331 BEACHFRONT CLASS: 2
LAND: 1,280,800 BUILDING: 864,000 **2026 ASSESSMENT TOTAL: 2,144,800**

NET TAXES BILLED FOR 2025 WERE: \$ 38,670.74 2025 ASSESSMENT TOTAL: 2,144,800

LUSK, JAMES S & ELIZABETH ANN
331 BEACHFRONT
MANASQUAN, NJ 08736

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BLOCK: 185 LOT: 6.01 QUAL:
PROPERTY LOCATION: 317 BEACHFRONT CLASS: 2
LAND: 1,423,200 BUILDING: 719,000 **2026 ASSESSMENT TOTAL: 2,142,200**

NET TAXES BILLED FOR 2025 WERE: \$ 38,623.87 2025 ASSESSMENT TOTAL: 2,142,200

MAHON, KENNETH J & HENRIETTA F
317 BEACHFRONT
MANASQUAN, NJ 08736

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BLOCK: 185 LOT: 7 QUAL:
PROPERTY LOCATION: 320 FIRST CLASS: 2
LAND: 1,436,100 BUILDING: 674,800 **2026 ASSESSMENT TOTAL: 2,110,900**

NET TAXES BILLED FOR 2025 WERE: \$ 38,059.53 2025 ASSESSMENT TOTAL: 2,110,900

CARBONE, JOHN V & DIANE M
PO BOX 497
ALLENWOOD, NJ 08720-0497

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BLOCK: 181 LOT: 11 QUAL:
PROPERTY LOCATION: 272 FIRST AVE-273 BEACHFR CLASS: 2
LAND: 1,401,600 BUILDING: 708,100 **2026 ASSESSMENT TOTAL: 2,109,700**

NET TAXES BILLED FOR 2025 WERE: \$ 38,037.90 2025 ASSESSMENT TOTAL: 2,109,700

JAKOVIC, BRYAN & MARISSA
273 BEACHFRONT
MANASQUAN, NJ 08736

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BLOCK: 117 LOT: 5 QUAL:
PROPERTY LOCATION: 300 EUCLID AVE CLASS: 2
LAND: 456,500 BUILDING: 1,645,800 **2026 ASSESSMENT TOTAL: 2,102,300**

NET TAXES BILLED FOR 2025 WERE: \$ 37,904.47 2025 ASSESSMENT TOTAL: 2,102,300

KAPLAN, JEFFREY & ERICA
300 EUCLID AVE
MANASQUAN, NJ 08736

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BLOCK: 165 LOT: 31.03 QUAL:
PROPERTY LOCATION: 76 FIRST AVE-77 BEACHFRON CLASS: 2
LAND: 1,137,900 BUILDING: 937,100 **2026 ASSESSMENT TOTAL: 2,075,000**

NET TAXES BILLED FOR 2025 WERE: \$ 37,412.25 2025 ASSESSMENT TOTAL: 2,075,000

BRIAN J & CAROL A BUDISAK JOINT REV
252 TARPON ST
TAVERNIER, FL 33070

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DATE MAILED: 11/19/25

BLOCK: 185 LOT: 14 QUAL:
PROPERTY LOCATION: 336 FIRST AVE-337 BEACHFR CLASS: 2
LAND: 1,263,600 BUILDING: 801,500 **2026 ASSESSMENT TOTAL: 2,065,100**

NET TAXES BILLED FOR 2025 WERE: \$ 37,233.76 2025 ASSESSMENT TOTAL: 2,065,100

CINFIO, ROBERT SCOTT & JANET
217 HORSEBACK HOLLOW
AUSTIN, TX 78732

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BLOCK: 185 LOT: 15 QUAL:
PROPERTY LOCATION: 338 FIRST AVE-339 BEACHFR CLASS: 2
LAND: 1,263,600 BUILDING: 798,700 **2026 ASSESSMENT TOTAL: 2,062,300**

NET TAXES BILLED FOR 2025 WERE: \$ 37,183.27 2025 ASSESSMENT TOTAL: 2,062,300

SCHMITZ, ROGER
4 STONEYCREST RD
RYE, NY 10580-4133

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BLOCK: 185 LOT: 4.01 QUAL:
PROPERTY LOCATION: 311 BEACHFRONT CLASS: 2
LAND: 1,365,200 BUILDING: 689,600 **2026 ASSESSMENT TOTAL: 2,054,800**

NET TAXES BILLED FOR 2025 WERE: \$ 37,048.04 2025 ASSESSMENT TOTAL: 2,054,800

CLAPP, DAVID S, TRUSTEE
5 FARVIEW RD
BALTIMORE, MD 21212

ASSESSOR'S OFFICE
BOROUGH OF MANASQUAN
201 EAST MAIN STREET
MANASQUAN NJ 08736-3004

THIS IS NOT A BILL.
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District: MANASQUAN BOROUGH

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: 170 LOT: 1.04 QUAL:
PROPERTY LOCATION: 201-203 BEACHFRONT CLASS: 4A
LAND: 829,700 BUILDING: 1,215,300 **2026 ASSESSMENT TOTAL: 2,045,000**

NET TAXES BILLED FOR 2025 WERE: \$ 36,871.35 2025 ASSESSMENT TOTAL: 2,045,000

GEE, LLC
PO BOX 447
BRIELLE, NJ 08730-0447

ASSESSOR'S OFFICE
BOROUGH OF MANASQUAN
201 EAST MAIN STREET
MANASQUAN NJ 08736-3004

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 11/19/25

BLOCK: 165 LOT: 1.01 QUAL:
PROPERTY LOCATION: 18 FIRST AVE CLASS: 2
LAND: 1,359,300 BUILDING: 685,500 **2026 ASSESSMENT TOTAL: 2,044,800**

NET TAXES BILLED FOR 2025 WERE: \$ 36,867.74 2025 ASSESSMENT TOTAL: 2,044,800

WILLIAMSON, MARK
18 FIRST AVE
MANASQUAN, NJ 08736-3311

ASSESSOR'S OFFICE
BOROUGH OF MANASQUAN
201 EAST MAIN STREET
MANASQUAN NJ 08736-3004

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DATE MAILED: 11/19/25

BLOCK: 185 LOT: 20 QUAL:
PROPERTY LOCATION: 350 FIRST AVE-351 BEACHFR CLASS: 2
LAND: 1,260,600 BUILDING: 778,900 **2026 ASSESSMENT TOTAL: 2,039,500**

NET TAXES BILLED FOR 2025 WERE: \$ 36,772.19 2025 ASSESSMENT TOTAL: 2,039,500

JJMC MANASQUAN, LLC C/O HONDRO, P
2010 KILMER RD
MANHEIM, PA 17545-9224

ASSESSOR'S OFFICE
BOROUGH OF MANASQUAN
201 EAST MAIN STREET
MANASQUAN NJ 08736-3004

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BLOCK: 187 LOT: 25.02 QUAL:
PROPERTY LOCATION: 431 BEACHFRONT CLASS: 2
LAND: 1,266,600 BUILDING: 764,700 **2026 ASSESSMENT TOTAL: 2,031,300**

NET TAXES BILLED FOR 2025 WERE: \$ 36,624.34 2025 ASSESSMENT TOTAL: 2,031,300

CAMPBELL, NEAL B & BARBARA
431 BEACHFRONT
MANASQUAN, NJ 08736

ASSESSOR'S OFFICE
BOROUGH OF MANASQUAN
201 EAST MAIN STREET
MANASQUAN NJ 08736-3004

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BLOCK: 165 LOT: 15.01 QUAL:
PROPERTY LOCATION: 42 FIRST AVE-43 BEACHFRON CLASS: 2
LAND: 1,178,100 BUILDING: 773,000 **2026 ASSESSMENT TOTAL: 1,951,100**

NET TAXES BILLED FOR 2025 WERE: \$ 35,178.34 2025 ASSESSMENT TOTAL: 1,951,100

SALT AIR PROPERTIES, LLC
10851 GULF SHORE DR #802
NAPLES, FL 34108

ASSESSOR'S OFFICE
BOROUGH OF MANASQUAN
201 EAST MAIN STREET
MANASQUAN NJ 08736-3004

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BLOCK: 185 LOT: 18 QUAL:
PROPERTY LOCATION: 346 FIRST AVE-347 BEACHFR CLASS: 2
LAND: 1,168,700 BUILDING: 774,000 **2026 ASSESSMENT TOTAL:** 1,942,700

NET TAXES BILLED FOR 2025 WERE: \$ 35,026.90 2025 ASSESSMENT TOTAL: 1,786,500

SKOUDIS, EDWARD F & JOSEPHINE M
2402 ALEXANDRA COURT
WALL, NJ 07719

ASSESSOR'S OFFICE
BOROUGH OF MANASQUAN
201 EAST MAIN STREET
MANASQUAN NJ 08736-3004

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DATE MAILED: 11/19/25

BLOCK: 185 LOT: 19.03 QUAL:
PROPERTY LOCATION: 348 FIRST AVE-349 BEACHFR CLASS: 2
LAND: 1,051,800 BUILDING: 888,000 **2026 ASSESSMENT TOTAL: 1,939,800**

NET TAXES BILLED FOR 2025 WERE: \$ 34,974.59 2025 ASSESSMENT TOTAL: 1,939,800

ELANJIAN, MICHAEL & AUDREY C
3534 GREENBRIER DR
DALLAS, TX 75225

ASSESSOR'S OFFICE
BOROUGH OF MANASQUAN
201 EAST MAIN STREET
MANASQUAN NJ 08736-3004

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BLOCK: 181 LOT: 6 QUAL:
PROPERTY LOCATION: 288 FIRST AVE-289 BEACHFR CLASS: 2
LAND: 1,246,300 BUILDING: 685,400 **2026 ASSESSMENT TOTAL: 1,931,700**

NET TAXES BILLED FOR 2025 WERE: \$ 34,828.56 2025 ASSESSMENT TOTAL: 1,931,700

289 BEACHFRONT, LLC
289 BEACHFRONT
MANASQUAN, NJ 08736

ASSESSOR'S OFFICE
BOROUGH OF MANASQUAN
201 EAST MAIN STREET
MANASQUAN NJ 08736-3004

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BLOCK: 185 LOT: 28 QUAL:
PROPERTY LOCATION: 368 FIRST AVE-369 BEACHFR CLASS: 2
LAND: 1,263,600 BUILDING: 604,200 **2026 ASSESSMENT TOTAL: 1,867,800**

NET TAXES BILLED FOR 2025 WERE: \$ 33,676.43 2025 ASSESSMENT TOTAL: 1,867,800

368 FIRST AVE, LLC
12 HICKORY PLACE
CEDAR KNOLLS, NJ 07927

ASSESSOR'S OFFICE
BOROUGH OF MANASQUAN
201 EAST MAIN STREET
MANASQUAN NJ 08736-3004

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BLOCK: 65.01 LOT: 4.01 QUAL:
PROPERTY LOCATION: 107 MAIN ST CLASS: 4A
LAND: 678,000 BUILDING: 1,165,700 **2026 ASSESSMENT TOTAL: 1,843,700**

NET TAXES BILLED FOR 2025 WERE: \$ 33,241.92 2025 ASSESSMENT TOTAL: 1,843,700

PNC BANK, NA C/O INVOKE TAX PARTNER
PO BOX 850
AURORA OH 44202-0850

ASSESSOR'S OFFICE
BOROUGH OF MANASQUAN
201 EAST MAIN STREET
MANASQUAN NJ 08736-3004

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BLOCK: 187 LOT: 5 QUAL:
PROPERTY LOCATION: 384 FIRST AVE-385 BEACHFR CLASS: 2
LAND: 1,384,300 BUILDING: 444,400 **2026 ASSESSMENT TOTAL: 1,828,700**

NET TAXES BILLED FOR 2025 WERE: \$ 32,971.47 2025 ASSESSMENT TOTAL: 1,828,700

WHITNEY, KENNETH & ELIZABETH
5 BURGESS RD
SCARSDALE, NY 10583

ASSESSOR'S OFFICE
BOROUGH OF MANASQUAN
201 EAST MAIN STREET
MANASQUAN NJ 08736-3004

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BLOCK: 185 LOT: 2 QUAL:
PROPERTY LOCATION: 305 BEACHFRONT-306 FIRST CLASS: 2
LAND: 1,280,800 BUILDING: 529,100 **2026 ASSESSMENT TOTAL: 1,809,900**

NET TAXES BILLED FOR 2025 WERE: \$ 32,632.50 2025 ASSESSMENT TOTAL: 1,809,900

PARZIALE, CARMELA
305 BEACHFRONT
MANASQUAN, NJ 08736-3907

ASSESSOR'S OFFICE
BOROUGH OF MANASQUAN
201 EAST MAIN STREET
MANASQUAN NJ 08736-3004

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BLOCK: 181 LOT: 18.01 QUAL:
PROPERTY LOCATION: 255 BEACHFRONT CLASS: 2
LAND: 1,085,400 BUILDING: 691,100 **2026 ASSESSMENT TOTAL: 1,776,500**

NET TAXES BILLED FOR 2025 WERE: \$ 32,030.30 2025 ASSESSMENT TOTAL: 1,776,500

CLARKE 2008 FAMILY TRUST
130 FAIRWAY AVENUE
VERONA, NJ 07044

ASSESSOR'S OFFICE
BOROUGH OF MANASQUAN
201 EAST MAIN STREET
MANASQUAN NJ 08736-3004

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BLOCK: 174.01 LOT: 10 QUAL:
PROPERTY LOCATION: 17 CAPTAINS CT CLASS: 2
LAND: 767,200 BUILDING: 1,018,000 **2026 ASSESSMENT TOTAL: 1,785,200**

NET TAXES BILLED FOR 2025 WERE: \$ 32,015.88 2025 ASSESSMENT TOTAL: 1,775,700

SCHWARTZ, JASON R & ZIV, HILA K
17 CAPTAINS CT
MANASQUAN, NJ 08736

ASSESSOR'S OFFICE
BOROUGH OF MANASQUAN
201 EAST MAIN STREET
MANASQUAN NJ 08736-3004

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BLOCK: 181 LOT: 2 QUAL:
PROPERTY LOCATION: 297 BEACHFRONT-298 FIRST CLASS: 2
LAND: 1,198,900 BUILDING: 575,600 **2026 ASSESSMENT TOTAL: 1,774,500**

NET TAXES BILLED FOR 2025 WERE: \$ 31,994.24 2025 ASSESSMENT TOTAL: 1,774,500

297 BEACHFRONT, LLC
922 COLE DRIVE
BRIELLE, NJ 08730

ASSESSOR'S OFFICE
BOROUGH OF MANASQUAN
201 EAST MAIN STREET
MANASQUAN NJ 08736-3004

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BLOCK: 170 LOT: 10 QUAL:
PROPERTY LOCATION: 175 BEACHFRONT-176 FIRST CLASS: 2
LAND: 1,219,700 BUILDING: 526,300 **2026 ASSESSMENT TOTAL: 1,746,000**

NET TAXES BILLED FOR 2025 WERE: \$ 31,480.38 2025 ASSESSMENT TOTAL: 1,746,000

LIOTTO, MARIE ETALS C/O COTONA, VIN
40 HARRISON AVE APT 28L
NEW YORK, NY 10013-2725

ASSESSOR'S OFFICE
BOROUGH OF MANASQUAN
201 EAST MAIN STREET
MANASQUAN NJ 08736-3004

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BLOCK: 181 LOT: 10 QUAL:
PROPERTY LOCATION: 275 BEACHFRONT-276 FIRST CLASS: 2
LAND: 1,401,600 BUILDING: 337,700 **2026 ASSESSMENT TOTAL: 1,739,300**

NET TAXES BILLED FOR 2025 WERE: \$ 31,359.58 2025 ASSESSMENT TOTAL: 1,739,300

KAY'S IRISH GOODBYE, LLC
276 1ST AVE
MANASQUAN, NJ 08736

ASSESSOR'S OFFICE
BOROUGH OF MANASQUAN
201 EAST MAIN STREET
MANASQUAN NJ 08736-3004

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BLOCK: 185 LOT: 26 QUAL:
PROPERTY LOCATION: 364 FIRST AVE-365 BEACHFR CLASS: 2
LAND: 1,401,600 BUILDING: 322,800 **2026 ASSESSMENT TOTAL: 1,724,400**

NET TAXES BILLED FOR 2025 WERE: \$ 31,090.93 2025 ASSESSMENT TOTAL: 1,724,400

DANA, RONALD B
PO BOX 75
TENNENT, NJ 07763-0075

ASSESSOR'S OFFICE
BOROUGH OF MANASQUAN
201 EAST MAIN STREET
MANASQUAN NJ 08736-3004

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BLOCK: 165 LOT: 10.06 QUAL:
PROPERTY LOCATION: 37 BEACHFRONT CLASS: 2
LAND: 1,097,100 BUILDING: 626,400 **2026 ASSESSMENT TOTAL: 1,723,500**

NET TAXES BILLED FOR 2025 WERE: \$ 31,074.71 2025 ASSESSMENT TOTAL: 1,723,500

AREED TRUST C/O ROBIN MINTZ TRUSTEE
3040 MIRO DRIVE SOUTH
PALM BEACH GARDENS, FL 33410

ASSESSOR'S OFFICE
BOROUGH OF MANASQUAN
201 EAST MAIN STREET
MANASQUAN NJ 08736-3004

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BLOCK: 189.01 LOT: 1 QUAL:
PROPERTY LOCATION: 381 BRIELLE RD CLASS: 4A
LAND: 1,377,300 BUILDING: 321,700 **2026 ASSESSMENT TOTAL: 1,699,000**

NET TAXES BILLED FOR 2025 WERE: \$ 30,632.97 2025 ASSESSMENT TOTAL: 1,699,000

DEEP CREEK COVE, LLC
406 8TH AVE
SPRING LAKE, NJ 07762-1815

ASSESSOR'S OFFICE
BOROUGH OF MANASQUAN
201 EAST MAIN STREET
MANASQUAN NJ 08736-3004

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BLOCK: 185 LOT: 1 QUAL:
PROPERTY LOCATION: 303 BEACHFRONT CLASS: 2
LAND: 1,229,100 BUILDING: 443,400 **2026 ASSESSMENT TOTAL: 1,672,500**

NET TAXES BILLED FOR 2025 WERE: \$ 30,155.18 2025 ASSESSMENT TOTAL: 1,672,500

MAKHIJA, SUBHASH & ROOPA
910 DUNHAM AVE
WESTFIELD, NJ 07090-2618

ASSESSOR'S OFFICE
BOROUGH OF MANASQUAN
201 EAST MAIN STREET
MANASQUAN NJ 08736-3004

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BLOCK: 170 LOT: 20 QUAL:
PROPERTY LOCATION: 149 BEACHFRONT-150 FIRST CLASS: 2
LAND: 1,254,800 BUILDING: 415,000 **2026 ASSESSMENT TOTAL: 1,669,800**

NET TAXES BILLED FOR 2025 WERE: \$ 30,106.49 2025 ASSESSMENT TOTAL: 1,669,800

HALLAK, JOHN CLAUDE & MICHELE M
12 FRANKLIN DR
BASKING RIDGE, NJ 07920-1609

ASSESSOR'S OFFICE
BOROUGH OF MANASQUAN
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MANASQUAN NJ 08736-3004

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DATE MAILED: 11/19/25

BLOCK: 165 LOT: 8 QUAL:
PROPERTY LOCATION: 30 FIRST AVE CLASS: 2
LAND: 1,561,900 BUILDING: 107,200 **2026 ASSESSMENT TOTAL: 1,669,100**

NET TAXES BILLED FOR 2025 WERE: \$ 30,093.88 2025 ASSESSMENT TOTAL: 1,669,100

ALBERTSON-PRIOR FAMILY COMPANY LLC
11302 GERALD LN
OAKTON, VA 22124

ASSESSOR'S OFFICE
BOROUGH OF MANASQUAN
201 EAST MAIN STREET
MANASQUAN NJ 08736-3004

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DATE MAILED: 11/19/25

BLOCK: 149 LOT: 4.01 QUAL:
PROPERTY LOCATION: 390 MAIN ST E CLASS: 4A
LAND: 1,072,300 BUILDING: 593,400 **2026 ASSESSMENT TOTAL: 1,665,700**

NET TAXES BILLED FOR 2025 WERE: \$ 30,032.58 2025 ASSESSMENT TOTAL: 1,665,700

DRIFTWOOD HOLDINGS, LLC
PO BOX 206
MANASQUAN, NJ 08736

ASSESSOR'S OFFICE
BOROUGH OF MANASQUAN
201 EAST MAIN STREET
MANASQUAN NJ 08736-3004

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DATE MAILED: 11/19/25

BLOCK: 181 LOT: 9.02 QUAL:
PROPERTY LOCATION: 279 BEACHFRONT CLASS: 2
LAND: 1,145,600 BUILDING: 519,000 **2026 ASSESSMENT TOTAL: 1,664,600**

NET TAXES BILLED FOR 2025 WERE: \$ 30,012.74 2025 ASSESSMENT TOTAL: 1,664,600

CURCIO, JOHN A & VALERIE
100 WOODVALE LOOP
STATEN ISLAND NY 10309

ASSESSOR'S OFFICE
BOROUGH OF MANASQUAN
201 EAST MAIN STREET
MANASQUAN NJ 08736-3004

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DATE MAILED: 11/19/25

BLOCK: 185 LOT: 3.02 QUAL:
PROPERTY LOCATION: 309 BEACHFRONT CLASS: 2
LAND: 1,131,300 BUILDING: 528,100 **2026 ASSESSMENT TOTAL: 1,659,400**

NET TAXES BILLED FOR 2025 WERE: \$ 29,918.98 2025 ASSESSMENT TOTAL: 1,659,400

BARRETTI, MARK & DARLENE
350 S RIVER RD UNIT E3
NEW HOPE, PA 18938-3374

ASSESSOR'S OFFICE
BOROUGH OF MANASQUAN
201 EAST MAIN STREET
MANASQUAN NJ 08736-3004

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DATE MAILED: 11/19/25

BLOCK: 65.02 LOT: 15 QUAL:
PROPERTY LOCATION: 149 MAIN ST CLASS: 4A
LAND: 606,000 BUILDING: 1,044,000 **2026 ASSESSMENT TOTAL: 1,650,000**

NET TAXES BILLED FOR 2025 WERE: \$ 29,749.50 2025 ASSESSMENT TOTAL: 1,650,000

149 MAIN ST, LLC C/O CAMPBELL
2524 RIVER RD
WALL, NJ 08736-2130

ASSESSOR'S OFFICE
BOROUGH OF MANASQUAN
201 EAST MAIN STREET
MANASQUAN NJ 08736-3004

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BLOCK: 114 LOT: 16 QUAL:
PROPERTY LOCATION: 117 FLETCHER AVE CLASS: 2
LAND: 411,800 BUILDING: 1,227,500 **2026 ASSESSMENT TOTAL: 1,639,300**

NET TAXES BILLED FOR 2025 WERE: \$ 29,556.58 2025 ASSESSMENT TOTAL: 1,639,300

ANZEVINO, ANTHONY & ANDREA
117 FLETCHER AVENUE
MANASQUAN, NJ 08736

ASSESSOR'S OFFICE
BOROUGH OF MANASQUAN
201 EAST MAIN STREET
MANASQUAN NJ 08736-3004

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DATE MAILED: 11/19/25

BLOCK: 170 LOT: 15 QUAL:
PROPERTY LOCATION: 161 BEACHFRONT-162 FIRST CLASS: 2
LAND: 1,145,100 BUILDING: 488,700 **2026 ASSESSMENT TOTAL: 1,633,800**

NET TAXES BILLED FOR 2025 WERE: \$ 29,457.41 2025 ASSESSMENT TOTAL: 1,633,800

DEPINTO, ANTHONY & YVETTE
36 LIBERTY PL
WEEHAWKEN, NJ 07086-7057

ASSESSOR'S OFFICE
BOROUGH OF MANASQUAN
201 EAST MAIN STREET
MANASQUAN NJ 08736-3004

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DATE MAILED: 11/19/25

BLOCK: 170 LOT: 5.01 QUAL:
PROPERTY LOCATION: 189 BEACHFRONT CLASS: 2
LAND: 1,238,900 BUILDING: 388,500 **2026 ASSESSMENT TOTAL: 1,627,400**

NET TAXES BILLED FOR 2025 WERE: \$ 29,342.02 2025 ASSESSMENT TOTAL: 1,627,400

RODGERS, JAMES
85 COBB ROAD
MOUNTAIN LAKES, NJ 07046

ASSESSOR'S OFFICE
BOROUGH OF MANASQUAN
201 EAST MAIN STREET
MANASQUAN NJ 08736-3004

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

DATE MAILED: 11/19/25

BLOCK: 170 LOT: 9 QUAL:
PROPERTY LOCATION: 178 FIRST AVE-179 BEACHFR CLASS: 2
LAND: 1,254,800 BUILDING: 367,700 **2026 ASSESSMENT TOTAL: 1,622,500**

NET TAXES BILLED FOR 2025 WERE: \$ 29,253.68 2025 ASSESSMENT TOTAL: 1,622,500

LUBECK, CAROL A
179 BEACHFRONT
MANASQUAN, NJ 08736-3307

ASSESSOR'S OFFICE
BOROUGH OF MANASQUAN
201 EAST MAIN STREET
MANASQUAN NJ 08736-3004

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

District: MANASQUAN BOROUGH

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: 187 LOT: 7 QUAL:
PROPERTY LOCATION: 388 FIRST AVE-389 BEACHFR CLASS: 2
LAND: 1,487,800 BUILDING: 127,800 **2026 ASSESSMENT TOTAL:** 1,615,600

NET TAXES BILLED FOR 2025 WERE: \$ 29,129.27 2025 ASSESSMENT TOTAL: 1,615,600

DANA, RONALD B
PO BOX 75
TENNENT, NJ 07763-0075

ASSESSOR'S OFFICE
BOROUGH OF MANASQUAN
201 EAST MAIN STREET
MANASQUAN NJ 08736-3004

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District: MANASQUAN BOROUGH

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: 187 LOT: 6 QUAL:
PROPERTY LOCATION: 386 FIRST AVE-387 BEACHFR CLASS: 2
LAND: 1,246,300 BUILDING: 365,500 **2026 ASSESSMENT TOTAL:** 1,611,800

NET TAXES BILLED FOR 2025 WERE: \$ 29,060.75 2025 ASSESSMENT TOTAL: 1,611,800

WALEWANDER, JOHN L & HEIDI I SCHUET
11 LINCOLN CIRCLE
CHATHAM, NJ 07928

ASSESSOR'S OFFICE
BOROUGH OF MANASQUAN
201 EAST MAIN STREET
MANASQUAN NJ 08736-3004

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District: MANASQUAN BOROUGH

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: 181 LOT: 13 QUAL:
PROPERTY LOCATION: 267 BEACHFRONT-268 FIRST CLASS: 2
LAND: 1,195,400 BUILDING: 411,500 **2026 ASSESSMENT TOTAL:** 1,606,900

NET TAXES BILLED FOR 2025 WERE: \$ 28,972.41 2025 ASSESSMENT TOTAL: 1,606,900

HILL, JASON DOUGLAS & STACY JEAN
157 BRIDAL TAIL RD
NEEDHAM, MA 02492

ASSESSOR'S OFFICE
BOROUGH OF MANASQUAN
201 EAST MAIN STREET
MANASQUAN NJ 08736-3004

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District: MANASQUAN BOROUGH

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: 162 LOT: 2.02 QUAL:
PROPERTY LOCATION: 8 OCEAN AVE CLASS: 2
LAND: 445,400 BUILDING: 1,153,400 **2026 ASSESSMENT TOTAL: 1,598,800**

NET TAXES BILLED FOR 2025 WERE: \$ 28,826.36 2025 ASSESSMENT TOTAL: 445,400

KELLY, KEVIN M & NICOLE M
8 OCEAN AVE
MANASQUAN, NJ 08736

ASSESSOR'S OFFICE
BOROUGH OF MANASQUAN
201 EAST MAIN STREET
MANASQUAN NJ 08736-3004

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District: MANASQUAN BOROUGH

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: 174.01 LOT: 9 QUAL:
PROPERTY LOCATION: 15 CAPTAINS CT CLASS: 2
LAND: 734,700 BUILDING: 854,900 **2026 ASSESSMENT TOTAL:** 1,589,600

NET TAXES BILLED FOR 2025 WERE: \$ 28,660.49 2025 ASSESSMENT TOTAL: 1,589,600

LAKE, ERIC, TRUSTEE OF LAKE TRUST
15 CAPTAINS CT
MANASQUAN, NJ 08736

ASSESSOR'S OFFICE
BOROUGH OF MANASQUAN
201 EAST MAIN STREET
MANASQUAN NJ 08736-3004

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District: MANASQUAN BOROUGH

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: 162 LOT: 13 QUAL:
PROPERTY LOCATION: 50-50-1/2-52 OCEAN AVE CLASS: 2
LAND: 452,800 BUILDING: 1,132,900 **2026 ASSESSMENT TOTAL: 1,585,700**

NET TAXES BILLED FOR 2025 WERE: \$ 28,590.18 2025 ASSESSMENT TOTAL: 1,585,700

MCCONNELL, TIMOTHY & MERRITT
24 HENDRIE LN
RIVERSIDE CT 06878

ASSESSOR'S OFFICE
BOROUGH OF MANASQUAN
201 EAST MAIN STREET
MANASQUAN NJ 08736-3004

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District: MANASQUAN BOROUGH

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: 165 LOT: 29.02 QUAL:
PROPERTY LOCATION: 73 BEACHFRONT CLASS: 2
LAND: 1,274,400 BUILDING: 309,600 **2026 ASSESSMENT TOTAL: 1,584,000**

NET TAXES BILLED FOR 2025 WERE: \$ 28,559.52 2025 ASSESSMENT TOTAL: 1,584,000

WINTERS, SUSAN R & WINTERS, ROBERT
27532 HICKORY BLVD
BONITA SPRINGS FL 34134

ASSESSOR'S OFFICE
BOROUGH OF MANASQUAN
201 EAST MAIN STREET
MANASQUAN NJ 08736-3004

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District: MANASQUAN BOROUGH

NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 11/19/25

BLOCK: 167 LOT: 1.02 QUAL:
PROPERTY LOCATION: 106 FIRST AVE-107-107-1/2 CLASS: 2
LAND: 1,148,400 BUILDING: 430,100 **2026 ASSESSMENT TOTAL: 1,578,500**

NET TAXES BILLED FOR 2025 WERE: \$ 28,460.36 2025 ASSESSMENT TOTAL: 1,578,500

S CODY BEACHFRONT, LLC
66 HICKORY LANE
LINCROFT, NJ 07738

ASSESSOR'S OFFICE
BOROUGH OF MANASQUAN
201 EAST MAIN STREET
MANASQUAN NJ 08736-3004

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District: MANASQUAN BOROUGH

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: 174.01 LOT: 11 QUAL:
PROPERTY LOCATION: 19 CAPTAINS CT CLASS: 2
LAND: 732,500 BUILDING: 844,700 **2026 ASSESSMENT TOTAL:** 1,577,200

NET TAXES BILLED FOR 2025 WERE: \$ 28,436.92 2025 ASSESSMENT TOTAL: 1,577,200

BLUMETTI, JAMES & REILLY, XASET
19 CAPTAINS CT
MANASQUAN, NJ 08736

ASSESSOR'S OFFICE
BOROUGH OF MANASQUAN
201 EAST MAIN STREET
MANASQUAN NJ 08736-3004

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District: MANASQUAN BOROUGH

NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 11/19/25

BLOCK: 187 LOT: 3 QUAL:
PROPERTY LOCATION: 377 BEACHFRONT-378 FIRST CLASS: 2
LAND: 1,111,100 BUILDING: 464,100 **2026 ASSESSMENT TOTAL: 1,575,200**

NET TAXES BILLED FOR 2025 WERE: \$ 28,400.86 2025 ASSESSMENT TOTAL: 1,575,200

DANA, RONALD B
PO BOX 75
TENNENT, NJ 07763-0075

ASSESSOR'S OFFICE
BOROUGH OF MANASQUAN
201 EAST MAIN STREET
MANASQUAN NJ 08736-3004

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District: MANASQUAN BOROUGH

NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 11/19/25

BLOCK: 181 LOT: 14 QUAL:
PROPERTY LOCATION: 264-266 FIRST AVE-265 BEA CLASS: 2
LAND: 1,159,200 BUILDING: 407,800 **2026 ASSESSMENT TOTAL: 1,567,000**

NET TAXES BILLED FOR 2025 WERE: \$ 28,253.01 2025 ASSESSMENT TOTAL: 1,567,000

O'GRADY, JOHN & BENEDETTA
265 BEACHFRONT
MANASQUAN, NJ 08736-3937

ASSESSOR'S OFFICE
BOROUGH OF MANASQUAN
201 EAST MAIN STREET
MANASQUAN NJ 08736-3004

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District: MANASQUAN BOROUGH

NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 11/19/25

BLOCK: 147 LOT: 5.01 QUAL:
PROPERTY LOCATION: 432 EUCLID AVE CLASS: 2
LAND: 352,200 BUILDING: 1,214,600 **2026 ASSESSMENT TOTAL: 1,566,800**

NET TAXES BILLED FOR 2025 WERE: \$ 28,249.40 2025 ASSESSMENT TOTAL: 1,566,800

SYCOFF, TODD A & STACI
432 EUCLID AVE
MANASQUAN, NJ 08736

ASSESSOR'S OFFICE
BOROUGH OF MANASQUAN
201 EAST MAIN STREET
MANASQUAN NJ 08736-3004

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District: MANASQUAN BOROUGH

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: 185 LOT: 9 QUAL:
PROPERTY LOCATION: 324 FIRST AVE-325 BEACHFR CLASS: 2
LAND: 1,153,600 BUILDING: 408,800 **2026 ASSESSMENT TOTAL: 1,562,400**

NET TAXES BILLED FOR 2025 WERE: \$ 28,170.07 2025 ASSESSMENT TOTAL: 1,562,400

FREUND, SCOTT
260 HILLSIDE AVE
CHATHAM, NJ 07928-1734

ASSESSOR'S OFFICE
BOROUGH OF MANASQUAN
201 EAST MAIN STREET
MANASQUAN NJ 08736-3004

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District: MANASQUAN BOROUGH

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: 5 QUAL:
PROPERTY LOCATION: 112 FIRST AVE-113 BEACHFR CLASS: 2
LAND: 1,148,400 BUILDING: 411,300 **2026 ASSESSMENT TOTAL: 1,559,700**

NET TAXES BILLED FOR 2025 WERE: \$ 28,121.40 2025 ASSESSMENT TOTAL: 1,559,700

RYAN, ARTHUR P III & MARY L
113 BEACHFRONT
MANASQUAN, NJ 08736-3306

ASSESSOR'S OFFICE
BOROUGH OF MANASQUAN
201 EAST MAIN STREET
MANASQUAN NJ 08736-3004

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District: MANASQUAN BOROUGH

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: 174.01 LOT: 13 QUAL:
PROPERTY LOCATION: 23 CAPTAINS CT CLASS: 2
LAND: 735,800 BUILDING: 823,700 **2026 ASSESSMENT TOTAL:** 1,559,500

NET TAXES BILLED FOR 2025 WERE: \$ 28,117.79 2025 ASSESSMENT TOTAL: 1,559,500

HENDERSON, C KEITH & BARBARA
23 CAPTAINS CT
MANASQUAN, NJ 08736-3303

ASSESSOR'S OFFICE
BOROUGH OF MANASQUAN
201 EAST MAIN STREET
MANASQUAN NJ 08736-3004

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District: MANASQUAN BOROUGH

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: 54 LOT: 2.01 QUAL: T01
PROPERTY LOCATION: 200 CAMP DR CLASS: 4B
LAND: 0 BUILDING: 1,558,500 **2026 ASSESSMENT TOTAL: 1,558,500**

NET TAXES BILLED FOR 2025 WERE: \$ 28,099.76 2025 ASSESSMENT TOTAL: 1,558,500

MFS CABLECO C/O VERIZON COMMUNICATI
899 HEATHROW PARK LN
LAKE MARY, FL 32746

ASSESSOR'S OFFICE
BOROUGH OF MANASQUAN
201 EAST MAIN STREET
MANASQUAN NJ 08736-3004

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District: MANASQUAN BOROUGH

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: 165 LOT: 18 QUAL:
PROPERTY LOCATION: 48 FIRST AVE-49 BEACHFRON CLASS: 2
LAND: 1,151,300 BUILDING: 406,300 **2026 ASSESSMENT TOTAL: 1,557,600**

NET TAXES BILLED FOR 2025 WERE: \$ 28,083.53 2025 ASSESSMENT TOTAL: 1,557,600

KELLNER, JEFFREY & MICHELE
49 BEACHFRONT
MANASQUAN, NJ 08736

ASSESSOR'S OFFICE
BOROUGH OF MANASQUAN
201 EAST MAIN STREET
MANASQUAN NJ 08736-3004

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District: MANASQUAN BOROUGH

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: 185 LOT: 22 QUAL:
PROPERTY LOCATION: 355 BEACHFRONT-356 FIRST CLASS: 2
LAND: 1,168,700 BUILDING: 387,400 **2026 ASSESSMENT TOTAL:** 1,556,100

NET TAXES BILLED FOR 2025 WERE: \$ 28,056.49 2025 ASSESSMENT TOTAL: 1,556,100

356 FIRST AVENUE, LLC C/O MILLIGAN
19 STEWART RD
ESSEX FELS, NJ 07021

ASSESSOR'S OFFICE
BOROUGH OF MANASQUAN
201 EAST MAIN STREET
MANASQUAN NJ 08736-3004

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District: MANASQUAN BOROUGH

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: 61 LOT: 9.03 QUAL:
PROPERTY LOCATION: 119 TAYLOR AVE CLASS: 4A
LAND: 864,000 BUILDING: 683,700 **2026 ASSESSMENT TOTAL: 1,547,700**

NET TAXES BILLED FOR 2025 WERE: \$ 27,905.04 2025 ASSESSMENT TOTAL: 1,547,700

JBS HOLDINGS LLC
PO BOX 386
ALLENWOOD, NJ 08720

ASSESSOR'S OFFICE
BOROUGH OF MANASQUAN
201 EAST MAIN STREET
MANASQUAN NJ 08736-3004

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District: MANASQUAN BOROUGH

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: 90 LOT: 8 QUAL:
PROPERTY LOCATION: 38 TAYLOR AVE CLASS: 4A
LAND: 900,000 BUILDING: 639,300 **2026 ASSESSMENT TOTAL:** 1,539,300

NET TAXES BILLED FOR 2025 WERE: \$ 27,753.58 2025 ASSESSMENT TOTAL: 1,539,300

SUGAR RUN, LLC C/O COYLE
811 RATHJEN RD
BRIELLE, NJ 08730-1729

ASSESSOR'S OFFICE
BOROUGH OF MANASQUAN
201 EAST MAIN STREET
MANASQUAN NJ 08736-3004

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District: MANASQUAN BOROUGH

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: 170 LOT: 8 QUAL:
PROPERTY LOCATION: 180 FIRST AVE-181 BEACHFR CLASS: 2
LAND: 1,254,800 BUILDING: 283,900 **2026 ASSESSMENT TOTAL: 1,538,700**

NET TAXES BILLED FOR 2025 WERE: \$ 27,742.77 2025 ASSESSMENT TOTAL: 1,538,700

MANASQUAN SHORE PROPERTIES, LLC
2 CLARKE DRIVE
CRANBURY, NJ 08512

ASSESSOR'S OFFICE
BOROUGH OF MANASQUAN
201 EAST MAIN STREET
MANASQUAN NJ 08736-3004

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District: MANASQUAN BOROUGH

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: 165 LOT: 5 QUAL:
PROPERTY LOCATION: 24 FIRST AVE-25 BEACHFRON CLASS: 2
LAND: 1,137,900 BUILDING: 396,200 **2026 ASSESSMENT TOTAL: 1,534,100**

NET TAXES BILLED FOR 2025 WERE: \$ 27,659.83 2025 ASSESSMENT TOTAL: 1,534,100

KELLY, MAUREEN
133 LOWE STREET
TAVERNIER, FL 33070

ASSESSOR'S OFFICE
BOROUGH OF MANASQUAN
201 EAST MAIN STREET
MANASQUAN NJ 08736-3004

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District: MANASQUAN BOROUGH

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: 12 QUAL:
PROPERTY LOCATION: 127 BEACHFRONT CLASS: 2
LAND: 1,122,300 BUILDING: 411,200 **2026 ASSESSMENT TOTAL: 1,533,500**

NET TAXES BILLED FOR 2025 WERE: \$ 27,649.01 2025 ASSESSMENT TOTAL: 1,533,500

MANASQUAN PROPERTY HOLDINGS, LLC
ZAMPINO LAW 3 AURORA LN
NEW ROCHELLE, NY 10804

ASSESSOR'S OFFICE
BOROUGH OF MANASQUAN
201 EAST MAIN STREET
MANASQUAN NJ 08736-3004

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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: 187 LOT: 20 QUAL:
PROPERTY LOCATION: 418 FIRST AVE-419 BEACHFR CLASS: 2
LAND: 1,168,700 BUILDING: 377,600 **2026 ASSESSMENT TOTAL: 1,546,300**

NET TAXES BILLED FOR 2025 WERE: \$ 27,629.79 2025 ASSESSMENT TOTAL: 1,546,300

SMITH, JOAN & SMITH, WILLARD TRUST
419 BEACHFRONT
MANASQUAN, NJ 08736-3909

ASSESSOR'S OFFICE
BOROUGH OF MANASQUAN
201 EAST MAIN STREET
MANASQUAN NJ 08736-3004

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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: 167 LOT: 15 QUAL:
PROPERTY LOCATION: 132 FIRST AVE-133 BEACHFR CLASS: 2
LAND: 1,122,300 BUILDING: 408,100 **2026 ASSESSMENT TOTAL: 1,530,400**

NET TAXES BILLED FOR 2025 WERE: \$ 27,593.11 2025 ASSESSMENT TOTAL: 1,530,400

STECHER, JOHN & LINDSAY
77 HUDSON ST UNIT 4604
JERSEY CITY, NJ 07302

ASSESSOR'S OFFICE
BOROUGH OF MANASQUAN
201 EAST MAIN STREET
MANASQUAN NJ 08736-3004

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District: MANASQUAN BOROUGH

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: 165 LOT: 12.01 QUAL:
PROPERTY LOCATION: 40 FIRST AVE-41 BEACHFRON CLASS: 2
LAND: 1,294,100 BUILDING: 227,800 **2026 ASSESSMENT TOTAL: 1,521,900**

NET TAXES BILLED FOR 2025 WERE: \$ 27,439.86 2025 ASSESSMENT TOTAL: 1,521,900

LEWIS, PAMELA W & LEWIS, RICHARD P
40 FIRST AVENUE
MANASQUAN, NJ 08736

ASSESSOR'S OFFICE
BOROUGH OF MANASQUAN
201 EAST MAIN STREET
MANASQUAN NJ 08736-3004

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 11/19/25

BLOCK: 185 LOT: 12 QUAL:
PROPERTY LOCATION: 332 FIRST AVE-333 BEACHFR CLASS: 2
LAND: 1,246,300 BUILDING: 268,200 **2026 ASSESSMENT TOTAL: 1,514,500**

NET TAXES BILLED FOR 2025 WERE: \$ 27,306.44 2025 ASSESSMENT TOTAL: 1,514,500

OTOOLE, BRIAN R & CLARE
66 FAIRCHILD PLACE
WHIPPANY, NJ 07981

ASSESSOR'S OFFICE
BOROUGH OF MANASQUAN
201 EAST MAIN STREET
MANASQUAN NJ 08736-3004

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District: MANASQUAN BOROUGH

NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 11/19/25

BLOCK: 167 LOT: 11 QUAL:
PROPERTY LOCATION: 125 BEACHFRONT CLASS: 2
LAND: 1,135,400 BUILDING: 378,700 **2026 ASSESSMENT TOTAL: 1,514,100**

NET TAXES BILLED FOR 2025 WERE: \$ 27,299.23 2025 ASSESSMENT TOTAL: 1,514,100

MARY T ZAMPINO IRR BEACH HOUSE TST
8 MAGNOLIA AVENUE
LARCHMONT, NY 10538

ASSESSOR'S OFFICE
BOROUGH OF MANASQUAN
201 EAST MAIN STREET
MANASQUAN NJ 08736-3004

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District: MANASQUAN BOROUGH

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: 185 LOT: 17 QUAL:
PROPERTY LOCATION: 344 FIRST AVE-345 BEACHFR CLASS: 2
LAND: 1,153,600 BUILDING: 354,900 **2026 ASSESSMENT TOTAL: 1,508,500**

NET TAXES BILLED FOR 2025 WERE: \$ 27,198.26 2025 ASSESSMENT TOTAL: 1,508,500

344-345 BEACH HOUSE, LLC
PO BOX 179
MANASQUAN, NJ 08736

ASSESSOR'S OFFICE
BOROUGH OF MANASQUAN
201 EAST MAIN STREET
MANASQUAN NJ 08736-3004

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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: 167 LOT: 1 QUAL:
PROPERTY LOCATION: 100 FIRST AVE-101 BEACHFR CLASS: 2
LAND: 1,091,000 BUILDING: 413,600 **2026 ASSESSMENT TOTAL: 1,504,600**

NET TAXES BILLED FOR 2025 WERE: \$ 27,127.94 2025 ASSESSMENT TOTAL: 1,504,600

DONEGAN, JAMES P & ARLENE
66 ROUNDTOP RD
YONKERS, NY 10710-2328

ASSESSOR'S OFFICE
BOROUGH OF MANASQUAN
201 EAST MAIN STREET
MANASQUAN NJ 08736-3004

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APPEAL INFORMATION.

District: MANASQUAN BOROUGH

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: 185 LOT: 25 QUAL:
PROPERTY LOCATION: 361 BEACHFRONT CLASS: 2
LAND: 1,168,700 BUILDING: 333,000 **2026 ASSESSMENT TOTAL: 1,501,700**

NET TAXES BILLED FOR 2025 WERE: \$ 27,075.66 2025 ASSESSMENT TOTAL: 1,501,700

CRESITELLO, DONALD & IRENE
361 BEACHFRONT
MANASQUAN, NJ 08736-3907

ASSESSOR'S OFFICE
BOROUGH OF MANASQUAN
201 EAST MAIN STREET
MANASQUAN NJ 08736-3004

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District: MANASQUAN BOROUGH

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BLOCK: 167 LOT: 3 QUAL:
PROPERTY LOCATION: 104 FIRST AVE-105 BEACHFR CLASS: 2
LAND: 1,072,700 BUILDING: 420,100 **2026 ASSESSMENT TOTAL: 1,492,800**

NET TAXES BILLED FOR 2025 WERE: \$ 26,915.18 2025 ASSESSMENT TOTAL: 1,492,800

PARKER, DOUGLAS A&PEPITONE,DYANNA C
200 N CHESTNUT STREET
WESTFIELD, NJ 07090

ASSESSOR'S OFFICE
BOROUGH OF MANASQUAN
201 EAST MAIN STREET
MANASQUAN NJ 08736-3004

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BLOCK: 52 LOT: 38.01 QUAL:
PROPERTY LOCATION: 224 PARKER AVE CLASS: 4A
LAND: 1,434,800 BUILDING: 56,100 **2026 ASSESSMENT TOTAL: 1,490,900**

NET TAXES BILLED FOR 2025 WERE: \$ 26,880.93 2025 ASSESSMENT TOTAL: 1,490,900

DUNPHEY-SMITH COMPANY
30 PROGRESS ST
UNION, NJ 07083-8123

ASSESSOR'S OFFICE
BOROUGH OF MANASQUAN
201 EAST MAIN STREET
MANASQUAN NJ 08736-3004

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BLOCK: 31 LOT: 1.01 QUAL:
PROPERTY LOCATION: 21 MAIN ST N CLASS: 4A
LAND: 243,000 BUILDING: 1,245,800 **2026 ASSESSMENT TOTAL: 1,488,800**

NET TAXES BILLED FOR 2025 WERE: \$ 26,843.06 2025 ASSESSMENT TOTAL: 1,488,800

21 N MAIN STREET, LLC
139 UNION AVE., UNIT A
MANASQUAN, NJ 08736

ASSESSOR'S OFFICE
BOROUGH OF MANASQUAN
201 EAST MAIN STREET
MANASQUAN NJ 08736-3004

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BLOCK: 187 LOT: 14 QUAL:
PROPERTY LOCATION: 406 FIRST AVE-407 BEACHFR CLASS: 2
LAND: 1,246,300 BUILDING: 240,200 **2026 ASSESSMENT TOTAL: 1,486,500**

NET TAXES BILLED FOR 2025 WERE: \$ 26,801.60 2025 ASSESSMENT TOTAL: 1,486,500

FEDERICI, HANSEN, WEBB & COOK
24 LINCOLN PL
FREEHOLD, NJ 07728-2126

ASSESSOR'S OFFICE
BOROUGH OF MANASQUAN
201 EAST MAIN STREET
MANASQUAN NJ 08736-3004

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BLOCK: 185 LOT: 24 QUAL:
PROPERTY LOCATION: 359 BEACHFRONT-360 FIRST CLASS: 2
LAND: 1,168,700 BUILDING: 313,200 **2026 ASSESSMENT TOTAL: 1,481,900**

NET TAXES BILLED FOR 2025 WERE: \$ 26,718.66 2025 ASSESSMENT TOTAL: 1,481,900

KARBASIAN,CAROLYN K&KORNAS,DAVID M
95 NANTUCKET TR
MEDFORD LAKES, NJ 08055

ASSESSOR'S OFFICE
BOROUGH OF MANASQUAN
201 EAST MAIN STREET
MANASQUAN NJ 08736-3004

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BLOCK: 27 LOT: 10.01 QUAL:
PROPERTY LOCATION: 67-69 MAIN ST CLASS: 2
LAND: 1,005,000 BUILDING: 474,600 **2026 ASSESSMENT TOTAL: 1,479,600**

NET TAXES BILLED FOR 2025 WERE: \$ 26,677.19 2025 ASSESSMENT TOTAL: 1,479,600

DYCAVA PROPERTIES, LLC
1386 ROUTE 9
TOMS RIVER, NJ 08755

ASSESSOR'S OFFICE
BOROUGH OF MANASQUAN
201 EAST MAIN STREET
MANASQUAN NJ 08736-3004

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BLOCK: 165 LOT: 27.01 QUAL:
PROPERTY LOCATION: 66 FIRST AVE-69 BEACHFRON CLASS: 2
LAND: 1,164,700 BUILDING: 308,800 **2026 ASSESSMENT TOTAL: 1,473,500**

NET TAXES BILLED FOR 2025 WERE: \$ 26,567.21 2025 ASSESSMENT TOTAL: 1,473,500

FISH OR CUT BAIT, LLC
20 MITCHELL PLACE
AVENEL, NJ 07001