

ASSESSOR'S OFFICE  
MATAWAN BOROUGH  
201 BROAD STREET  
MATAWAN NJ 07747

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

District: MATAWAN 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: 40 LOT: 6.01 QUAL: C0003  
PROPERTY LOCATION: 233-273 BROAD ST CLASS: 4C  
LAND: 5,572,000 BUILDING: 27,428,000 **2026 ASSESSMENT TOTAL: 33,000,000**

NET TAXES BILLED FOR 2025 WERE: \$ 688,710.00 2025 ASSESSMENT TOTAL: 33,000,000

JSM AT MATAWAN PHASE II, LLC  
1260 STELTON RD  
PISCATAWAY, NJ 08854

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BLOCK: 119 LOT: 39.02 QUAL:  
PROPERTY LOCATION: 36 FRENEAU AVE CLASS: 4A  
LAND: 3,000,000 BUILDING: 18,078,000 **2026 ASSESSMENT TOTAL: 21,078,000**

NET TAXES BILLED FOR 2025 WERE: \$ 439,897.86 2025 ASSESSMENT TOTAL: 21,078,000

38 FRENEAU AVENUE REALTY, LLC  
1815 LAKEWOOD RD S #233  
TOMS RIVER, NJ 08753

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BLOCK: 70 LOT: 3.03 QUAL:  
PROPERTY LOCATION: 201 MIDDLESEX RD CLASS: 4C  
LAND: 5,000,000 BUILDING: 14,279,400 **2026 ASSESSMENT TOTAL: 19,279,400**

NET TAXES BILLED FOR 2025 WERE: \$ 375,835.31 2025 ASSESSMENT TOTAL: 18,008,400

CHESTNUT COURT APARTMENTS, LLC  
45 BROADWAY 25TH FL  
NEW YORK, NY 10004

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BLOCK: 64.02 LOT: 1 QUAL:  
PROPERTY LOCATION: SUTTON DR CLASS: 4C  
LAND: 4,180,000 BUILDING: 9,765,500 **2026 ASSESSMENT TOTAL:** 13,945,500

NET TAXES BILLED FOR 2025 WERE: \$ 277,124.38 2025 ASSESSMENT TOTAL: 13,278,600

TWIN LAKES PROPERTIES, LLC  
2 SUTTON DR., L-11  
MATAWAN, NJ 07747

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BLOCK: 64.02 LOT: 2 QUAL:  
PROPERTY LOCATION: SUTTON DR CLASS: 4C  
LAND: 3,990,000 BUILDING: 8,982,200 **2026 ASSESSMENT TOTAL:** 12,972,200

NET TAXES BILLED FOR 2025 WERE: \$ 257,782.07 2025 ASSESSMENT TOTAL: 12,351,800

TWIN LAKES PROPERTIES, LLC  
2 SUTTON DR., L-11  
MATAWAN, NJ 07747

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BLOCK: 39 LOT: 2.01 QUAL:  
PROPERTY LOCATION: 233-35 MAIN ST CLASS: 4A  
LAND: 2,412,800 BUILDING: 8,422,900 **2026 ASSESSMENT TOTAL: 10,835,700**

NET TAXES BILLED FOR 2025 WERE: \$ 222,705.86 2025 ASSESSMENT TOTAL: 10,671,100

LIONETTI ENTERPRISES, L.L.C.  
P.O. BOX 8198  
JUPITER, FL 33468

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BLOCK: 64.02 LOT: 3 QUAL:  
PROPERTY LOCATION: SUTTON DR CLASS: 4C  
LAND: 3,230,000 BUILDING: 7,873,100 **2026 ASSESSMENT TOTAL:** 11,103,100

NET TAXES BILLED FOR 2025 WERE: \$ 220,639.73 2025 ASSESSMENT TOTAL: 10,572,100

TWIN LAKES PROPERTIES, LLC  
2 SUTTON DR., L-11  
MATAWAN, NJ 07747

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BLOCK: 69 LOT: 1 QUAL:  
PROPERTY LOCATION: 119 MORRISTOWN RD CLASS: 4C  
LAND: 3,420,000 BUILDING: 7,548,700 **2026 ASSESSMENT TOTAL:** 10,968,700

NET TAXES BILLED FOR 2025 WERE: \$ 215,678.93 2025 ASSESSMENT TOTAL: 10,334,400

MATAWAN VILLAGE OPCO, LLC  
51 CLEVELAND STREET  
HACKENSACK, NJ 07601



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BLOCK: 24 LOT: 3.02 QUAL:  
PROPERTY LOCATION: 126 MAIN ST CLASS: 4C  
LAND: 1,750,000 BUILDING: 8,550,000 **2026 ASSESSMENT TOTAL: 10,300,000**

NET TAXES BILLED FOR 2025 WERE: \$ 214,961.00 2025 ASSESSMENT TOTAL: 10,300,000

EMLERICH, LLC  
22 EAGLE DRIVE  
TOWACO, NJ 07082

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BLOCK: 6 LOT: 11 QUAL:  
PROPERTY LOCATION: 90 MAIN ST CLASS: 4C  
LAND: 2,800,000 BUILDING: 6,837,000 **2026 ASSESSMENT TOTAL: 9,637,000**

NET TAXES BILLED FOR 2025 WERE: \$ 192,358.79 2025 ASSESSMENT TOTAL: 9,217,000

MAIN STREET VILLAGE APTS,LLC JERSEY  
300 BLVD OF AMERICAS #202  
LAKEWOOD, NJ 08701

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BLOCK: 62.02 LOT: 2 QUAL:  
PROPERTY LOCATION: 171 MATAWAN AVE CLASS: 4C  
LAND: 3,230,000 BUILDING: 5,453,000 **2026 ASSESSMENT TOTAL: 8,683,000**

NET TAXES BILLED FOR 2025 WERE: \$ 172,546.90 2025 ASSESSMENT TOTAL: 8,267,700

MARC HAMPTON ASSOCIATES, L.L.C.  
171 MATAWAN AVE  
MATAWAN, NJ 07747

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BLOCK: 71 LOT: 25 QUAL:  
PROPERTY LOCATION: 120 RAVINE DR CLASS: 4C  
LAND: 3,200,000 BUILDING: 6,728,500 **2026 ASSESSMENT TOTAL: 9,928,500**

NET TAXES BILLED FOR 2025 WERE: \$ 168,289.42 2025 ASSESSMENT TOTAL: 8,063,700

TREE HAVEN APARTMENTS, LLC  
141 W FRONT ST., STE 410  
RED BANK, NJ 07701

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BLOCK: 71 LOT: 19 QUAL:  
PROPERTY LOCATION: RAVINE DR CLASS: 4C  
LAND: 3,200,000 BUILDING: 6,364,500 **2026 ASSESSMENT TOTAL: 9,564,500**

NET TAXES BILLED FOR 2025 WERE: \$ 168,289.42 2025 ASSESSMENT TOTAL: 8,063,700

TREE HAVEN APARTMENTS, LLC  
141 W FRONT ST., STE 410  
RED BANK, NJ 07701

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BLOCK: 62.02 LOT: 1 QUAL:  
PROPERTY LOCATION: 171 MATAWAN AVE CLASS: 4C  
LAND: 2,660,000 BUILDING: 4,762,300 **2026 ASSESSMENT TOTAL: 7,422,300**

NET TAXES BILLED FOR 2025 WERE: \$ 147,496.64 2025 ASSESSMENT TOTAL: 7,067,400

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MATAWAN, NJ 07747

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BLOCK: 66 LOT: 3 QUAL:  
PROPERTY LOCATION: 130 ABERDEEN RD CLASS: 4C  
LAND: 2,600,000 BUILDING: 5,992,200 **2026 ASSESSMENT TOTAL:** 8,592,200

NET TAXES BILLED FOR 2025 WERE: \$ 145,248.94 2025 ASSESSMENT TOTAL: 6,959,700

BALMORAL ARMS, LLC C/O BRACH  
101 EISENHOWER PKWY  
ROSELAND, NJ 07068

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BLOCK: 113 LOT: 1.05 QUAL:  
PROPERTY LOCATION: 762-764 HIGHWAY 34 CLASS: 4A  
LAND: 1,775,500 BUILDING: 5,074,800 **2026 ASSESSMENT TOTAL: 6,850,300**

NET TAXES BILLED FOR 2025 WERE: \$ 142,517.06 2025 ASSESSMENT TOTAL: 6,828,800

762 HIGHWAY 34 LLC  
3010 BORDENTOWN AVE,STE 1  
PARLIN, NJ 08859



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BLOCK: 67 LOT: 17 QUAL:  
PROPERTY LOCATION: FREDWOOD PL CLASS: 4C  
LAND: 2,300,000 BUILDING: 4,425,000 **2026 ASSESSMENT TOTAL: 6,725,000**

NET TAXES BILLED FOR 2025 WERE: \$ 133,638.96 2025 ASSESSMENT TOTAL: 6,403,400

11 FREDWOOD PLACE, LLC  
405 MYRTLE AVE  
IRVINGTON, NJ 07111

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BLOCK: 123.01 LOT: 16.01 QUAL:  
PROPERTY LOCATION: 1070 HIGHWAY 34 CLASS: 4A  
LAND: 1,976,300 BUILDING: 4,023,700 **2026 ASSESSMENT TOTAL:** 6,000,000

NET TAXES BILLED FOR 2025 WERE: \$ 125,220.00 2025 ASSESSMENT TOTAL: 6,000,000

1070 ROUTE 34 REALTY INC  
1070 RT 34  
MATAWAN, NJ 07747

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BLOCK: 29 LOT: 13 QUAL:  
PROPERTY LOCATION: WYCKOFF ST CLASS: 4C  
LAND: 2,050,000 BUILDING: 3,591,200 **2026 ASSESSMENT TOTAL:** 5,641,200

NET TAXES BILLED FOR 2025 WERE: \$ 112,213.82 2025 ASSESSMENT TOTAL: 5,376,800

PROSPECT POINT GARDENS INC  
18 EAST 22ND ST  
NEW YORK, NY 10010

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BLOCK: 40 LOT: 6.01 QUAL: C0001  
PROPERTY LOCATION: 947 HIGHWAY 34 CLASS: 4A  
LAND: 1,000,000 BUILDING: 4,200,000 **2026 ASSESSMENT TOTAL: 5,200,000**

NET TAXES BILLED FOR 2025 WERE: \$ 108,524.00 2025 ASSESSMENT TOTAL: 5,200,000

JSM AT MATAWAN, LLC  
1260 STELTON ROAD  
PISCATWAY, NJ 08854

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BLOCK: 50 LOT: 1 QUAL:  
PROPERTY LOCATION: 952 HIGHWAY 34 CLASS: 4A  
LAND: 1,332,000 BUILDING: 3,049,100 **2026 ASSESSMENT TOTAL: 4,381,100**

NET TAXES BILLED FOR 2025 WERE: \$ 87,052.94 2025 ASSESSMENT TOTAL: 4,171,200

952 HIGHWAY 34, LLC C/O ETC MNGMT  
270 KING STREET  
PERTH AMBOY, NJ 08862

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BLOCK: 120.01 LOT: 10 QUAL:  
PROPERTY LOCATION: 1016 HIGHWAY 34 CLASS: 4A  
LAND: 1,278,200 BUILDING: 2,609,900 **2026 ASSESSMENT TOTAL: 3,888,100**

NET TAXES BILLED FOR 2025 WERE: \$ 77,191.87 2025 ASSESSMENT TOTAL: 3,698,700

RUBANI, LLC  
1 GABRIELLA LN  
WARREN, NJ 07059

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BLOCK: 50 LOT: 16 QUAL:  
PROPERTY LOCATION: MAIN ST CLASS: 4A  
LAND: 1,261,500 BUILDING: 2,294,300 **2026 ASSESSMENT TOTAL: 3,555,800**

NET TAXES BILLED FOR 2025 WERE: \$ 66,456.34 2025 ASSESSMENT TOTAL: 3,184,300

347 MAIN STREET RC&347 MAIN STREET  
31 SIRE STAKES DRIVE  
TINTON FALLS, NJ 07724

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BLOCK: 120.01 LOT: 6 QUAL:  
PROPERTY LOCATION: 1008 HIGHWAY 34 CLASS: 4A  
LAND: 1,096,000 BUILDING: 1,845,500 **2026 ASSESSMENT TOTAL: 2,941,500**

NET TAXES BILLED FOR 2025 WERE: \$ 58,463.13 2025 ASSESSMENT TOTAL: 2,801,300

RUBANI, LLC  
1 GABRIELLA LANE  
WARREN, NJ 07059



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BLOCK: 10 LOT: 17 QUAL:  
PROPERTY LOCATION: 93 BROAD ST CLASS: 4C  
LAND: 950,000 BUILDING: 1,568,800 **2026 ASSESSMENT TOTAL: 2,518,800**

NET TAXES BILLED FOR 2025 WERE: \$ 57,772.33 2025 ASSESSMENT TOTAL: 2,768,200

COOLIDGE APARTMENTS LLC  
7822 BERGENLINE AVE  
NORTH BERGEN, NJ 07047

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BLOCK: 10 LOT: 8 QUAL:  
PROPERTY LOCATION: 55-57 BROAD ST CLASS: 4C  
LAND: 850,000 BUILDING: 1,589,500 **2026 ASSESSMENT TOTAL: 2,439,500**

NET TAXES BILLED FOR 2025 WERE: \$ 57,275.63 2025 ASSESSMENT TOTAL: 2,744,400

LISALENE PROPERTIES LLC  
7822 BERGENLINE AVENUE  
NORTH BERGEN, NJ 07047

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BLOCK: 26 LOT: 1 QUAL:  
PROPERTY LOCATION: 140 MAIN ST CLASS: 4A  
LAND: 1,800,000 BUILDING: 1,352,200 **2026 ASSESSMENT TOTAL: 3,152,200**

NET TAXES BILLED FOR 2025 WERE: \$ 52,444.22 2025 ASSESSMENT TOTAL: 2,512,900

140 MAIN STREET PROPCO, LLC  
935 ROUTE 34, SUITE 3A  
MATAWAN, NJ 07747

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BLOCK: 119 LOT: 39.01 QUAL:  
PROPERTY LOCATION: 30 FRENEAU AVE CLASS: 4A  
LAND: 647,900 BUILDING: 1,738,900 **2026 ASSESSMENT TOTAL: 2,386,800**

NET TAXES BILLED FOR 2025 WERE: \$ 49,812.52 2025 ASSESSMENT TOTAL: 2,386,800

AVB AT VICTORIA PLAZA, LLC  
30 FRENEAU AVE  
MATAWAN, NJ 07747

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BLOCK: 113 LOT: 1.03 QUAL:  
PROPERTY LOCATION: HIGHWAY 34 CLASS: 4A  
LAND: 735,000 BUILDING: 2,033,600 **2026 ASSESSMENT TOTAL: 2,768,600**

NET TAXES BILLED FOR 2025 WERE: \$ 49,802.08 2025 ASSESSMENT TOTAL: 2,386,300

COUSINS ALL 750, L.L.C.  
740 STATE HWY 34  
MATAWAN, NJ 07747

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DATE MAILED: 11/19/25

BLOCK: 36 LOT: 2 QUAL:  
PROPERTY LOCATION: 168 MAIN ST CLASS: 4A  
LAND: 890,500 BUILDING: 1,620,300 **2026 ASSESSMENT TOTAL: 2,510,800**

NET TAXES BILLED FOR 2025 WERE: \$ 49,240.68 2025 ASSESSMENT TOTAL: 2,359,400

SYNERGY FEDERAL SAVINGS BANK  
310 NORTH AVE EAST  
CRANFORD, NJ 07016

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DATE MAILED: 11/19/25

BLOCK: 123 LOT: 33 QUAL:  
PROPERTY LOCATION: 227 FRENEAU AVE CLASS: 4A  
LAND: 768,700 BUILDING: 1,420,600 **2026 ASSESSMENT TOTAL: 2,189,300**

NET TAXES BILLED FOR 2025 WERE: \$ 48,320.31 2025 ASSESSMENT TOTAL: 2,315,300

STERLING GARDENS REALTY, LLC  
227 FRENEAU AVE  
MATAWAN, NJ 07747

ASSESSOR'S OFFICE  
MATAWAN BOROUGH  
201 BROAD STREET  
MATAWAN NJ 07747

THIS IS NOT A BILL.  
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District: MATAWAN 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: 120.01 LOT: 43 QUAL:  
PROPERTY LOCATION: 39 MILL RD CLASS: 4A  
LAND: 620,000 BUILDING: 2,272,400 **2026 ASSESSMENT TOTAL: 2,892,400**

NET TAXES BILLED FOR 2025 WERE: \$ 46,665.32 2025 ASSESSMENT TOTAL: 2,236,000

AVP ASGP 39 MILL ROAD REAL ESTATE H  
505 EWING STREET  
PRINCETON, NJ 08540



ASSESSOR'S OFFICE  
MATAWAN BOROUGH  
201 BROAD STREET  
MATAWAN NJ 07747

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District: MATAWAN 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: 49 LOT: 33 QUAL:  
PROPERTY LOCATION: 938 HIGHWAY 34 CLASS: 4A  
LAND: 660,000 BUILDING: 1,540,000 **2026 ASSESSMENT TOTAL: 2,200,000**

NET TAXES BILLED FOR 2025 WERE: \$ 45,914.00 2025 ASSESSMENT TOTAL: 2,200,000

HARLEY-BEAU ENTERPRISES LLC  
938 HWY 34, STE 1  
MATAWAN, NJ 07747

ASSESSOR'S OFFICE  
MATAWAN BOROUGH  
201 BROAD STREET  
MATAWAN NJ 07747

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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: 108 LOT: 14 QUAL:  
PROPERTY LOCATION: 845 HIGHWAY 34 CLASS: 4A  
LAND: 1,000,000 BUILDING: 1,598,500 **2026 ASSESSMENT TOTAL: 2,598,500**

NET TAXES BILLED FOR 2025 WERE: \$ 43,920.92 2025 ASSESSMENT TOTAL: 2,104,500

845 MATAWAN REAL ESTATE HOLDINGS LL  
845 HIGHWAY 34  
MATAWAN, NJ 07747

ASSESSOR'S OFFICE  
MATAWAN BOROUGH  
201 BROAD STREET  
MATAWAN NJ 07747

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026**

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DATE MAILED: 11/19/25

BLOCK: 51 LOT: 7 QUAL:  
PROPERTY LOCATION: 356 MAIN ST CLASS: 4A  
LAND: 743,300 BUILDING: 1,534,800 **2026 ASSESSMENT TOTAL: 2,278,100**

NET TAXES BILLED FOR 2025 WERE: \$ 42,685.41 2025 ASSESSMENT TOTAL: 2,045,300

AI PROPERTY MANAGEMENT, LLC  
356 MAIN ST.  
MATAWAN, NJ 07747

ASSESSOR'S OFFICE  
MATAWAN BOROUGH  
201 BROAD STREET  
MATAWAN NJ 07747

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DATE MAILED: 11/19/25

BLOCK: 6 LOT: 3 QUAL:  
PROPERTY LOCATION: 60 MAIN ST CLASS: 4A  
LAND: 1,037,000 BUILDING: 829,200 **2026 ASSESSMENT TOTAL: 1,866,200**

NET TAXES BILLED FOR 2025 WERE: \$ 41,403.99 2025 ASSESSMENT TOTAL: 1,983,900

REXMONTE MAIN STREET, LLC  
PO BOX 726  
WESTFIELD, NJ 07090

ASSESSOR'S OFFICE  
MATAWAN BOROUGH  
201 BROAD STREET  
MATAWAN NJ 07747

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District: MATAWAN BOROUGH

**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026**

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DATE MAILED: 11/19/25

BLOCK: 27 LOT: 2 QUAL:  
PROPERTY LOCATION: 160 MAIN ST CLASS: 4A  
LAND: 840,000 BUILDING: 777,500 **2026 ASSESSMENT TOTAL: 1,617,500**

NET TAXES BILLED FOR 2025 WERE: \$ 38,795.24 2025 ASSESSMENT TOTAL: 1,858,900

160 MAIN STREET, LLC  
270 KING ST, PO 2275  
PERTH AMBOY, NJ 08862

ASSESSOR'S OFFICE  
MATAWAN BOROUGH  
201 BROAD STREET  
MATAWAN NJ 07747

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026**

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DATE MAILED: 11/19/25

BLOCK: 40 LOT: 6.01 QUAL: C0002  
PROPERTY LOCATION: 955 HIGHWAY 34 CLASS: 4A  
LAND: 980,000 BUILDING: 820,000 **2026 ASSESSMENT TOTAL:** 1,800,000

NET TAXES BILLED FOR 2025 WERE: \$ 37,566.00 2025 ASSESSMENT TOTAL: 1,800,000

JSM AT MATAWAN PHASE II, LLC  
1260 STELTON RD  
PISCATAWAY, NJ 08854

ASSESSOR'S OFFICE  
MATAWAN BOROUGH  
201 BROAD STREET  
MATAWAN NJ 07747

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026**

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DATE MAILED: 11/19/25

BLOCK: 113 LOT: 1.04 QUAL:  
PROPERTY LOCATION: HIGHWAY 34 CLASS: 4A  
LAND: 490,000 BUILDING: 1,594,600 **2026 ASSESSMENT TOTAL: 2,084,600**

NET TAXES BILLED FOR 2025 WERE: \$ 37,499.22 2025 ASSESSMENT TOTAL: 1,796,800

COUSINS ALL 746, L.L.C.  
740 HIGHWAY 34  
MATAWAN, NJ 07747

ASSESSOR'S OFFICE  
MATAWAN BOROUGH  
201 BROAD STREET  
MATAWAN NJ 07747

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DATE MAILED: 11/19/25

BLOCK: 121 LOT: 17 QUAL:  
PROPERTY LOCATION: 92 FRENEAU AVE CLASS: 4A  
LAND: 744,000 BUILDING: 1,056,800 **2026 ASSESSMENT TOTAL: 1,800,800**

NET TAXES BILLED FOR 2025 WERE: \$ 36,706.16 2025 ASSESSMENT TOTAL: 1,758,800

MATAWAN EMERALD INVESTMENT LLC  
96 FRENEAU AVE  
MATAWAN, NJ 07747



ASSESSOR'S OFFICE  
MATAWAN BOROUGH  
201 BROAD STREET  
MATAWAN NJ 07747

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DATE MAILED: 11/19/25

BLOCK: 119 LOT: 44 QUAL:  
PROPERTY LOCATION: 62-76 FRENEAU AVE CLASS: 4A  
LAND: 600,000 BUILDING: 1,284,800 **2026 ASSESSMENT TOTAL: 1,884,800**

NET TAXES BILLED FOR 2025 WERE: \$ 35,479.00 2025 ASSESSMENT TOTAL: 1,700,000

62-67 FRENEAU, LLC  
PO BOX 697  
WEST LONG BRANCH, NJ 07764

ASSESSOR'S OFFICE  
MATAWAN BOROUGH  
201 BROAD STREET  
MATAWAN NJ 07747

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BLOCK: 120.01 LOT: 5 QUAL:  
PROPERTY LOCATION: 1000 HIGHWAY 34 CLASS: 4A  
LAND: 685,000 BUILDING: 1,200,900 **2026 ASSESSMENT TOTAL: 1,885,900**

NET TAXES BILLED FOR 2025 WERE: \$ 35,180.56 2025 ASSESSMENT TOTAL: 1,685,700

STRATHMORE ASSOCIATES, LLC  
105 LOVETT AVENUE  
LITTLE SILVER, NJ 07739

ASSESSOR'S OFFICE  
MATAWAN BOROUGH  
201 BROAD STREET  
MATAWAN NJ 07747

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026**

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DATE MAILED: 11/19/25

BLOCK: 11 LOT: 24 QUAL:  
PROPERTY LOCATION: JOHNSON AVE CLASS: 4A  
LAND: 419,800 BUILDING: 1,252,900 **2026 ASSESSMENT TOTAL: 1,672,700**

NET TAXES BILLED FOR 2025 WERE: \$ 34,844.55 2025 ASSESSMENT TOTAL: 1,669,600

2 JOHNSON MATAWAN, LLC  
5 GARNER RD  
BLOOMSBURY, NJ 08804

ASSESSOR'S OFFICE  
MATAWAN BOROUGH  
201 BROAD STREET  
MATAWAN NJ 07747

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DATE MAILED: 11/19/25

BLOCK: 11.01 LOT: 14 QUAL:  
PROPERTY LOCATION: ATLANTIC AVE CLASS: 4B  
LAND: 332,800 BUILDING: 1,673,600 **2026 ASSESSMENT TOTAL: 2,006,400**

NET TAXES BILLED FOR 2025 WERE: \$ 34,343.67 2025 ASSESSMENT TOTAL: 1,645,600

STATIONSIDE, L.L.C. C/O GEMTOR INC  
ONE JOHNSON AVE  
MATAWAN, NJ 07747

ASSESSOR'S OFFICE  
MATAWAN BOROUGH  
201 BROAD STREET  
MATAWAN NJ 07747

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DATE MAILED: 11/19/25

BLOCK: 47    LOT: 18.01    QUAL:  
PROPERTY LOCATION: 4 1/2 EDGEMERE DR    CLASS: 2  
LAND: 455,000    BUILDING: 1,180,400    **2026 ASSESSMENT TOTAL: 1,635,400**

NET TAXES BILLED FOR 2025 WERE: \$ 34,130.80    2025 ASSESSMENT TOTAL: 1,635,400

VALLEE, BRIAN & CHRISTINA  
4 1/2 EDGEMERE DR  
MATAWAN, NJ                      07747

ASSESSOR'S OFFICE  
MATAWAN BOROUGH  
201 BROAD STREET  
MATAWAN NJ 07747

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DATE MAILED: 11/19/25

BLOCK: 49 LOT: 3.01 QUAL:  
PROPERTY LOCATION: 277 MAIN ST CLASS: 4A  
LAND: 992,000 BUILDING: 1,120,700 **2026 ASSESSMENT TOTAL: 2,112,700**

NET TAXES BILLED FOR 2025 WERE: \$ 33,801.05 2025 ASSESSMENT TOTAL: 1,619,600

HILTON 49301 LLC  
285 MAIN ST  
MATAWAN, NJ 07747

ASSESSOR'S OFFICE  
MATAWAN BOROUGH  
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MATAWAN NJ 07747

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DATE MAILED: 11/19/25

BLOCK: 1 LOT: 14.01 QUAL:  
PROPERTY LOCATION: 20 MAIN ST CLASS: 4A  
LAND: 633,500 BUILDING: 1,111,700 **2026 ASSESSMENT TOTAL: 1,745,200**

NET TAXES BILLED FOR 2025 WERE: \$ 32,542.59 2025 ASSESSMENT TOTAL: 1,559,300

A & B COLLISION CENTER, LLC  
20 MAIN ST  
MATAWAN, NJ 07747

ASSESSOR'S OFFICE  
MATAWAN BOROUGH  
201 BROAD STREET  
MATAWAN NJ 07747

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DATE MAILED: 11/19/25

BLOCK: 9 LOT: 18.01 QUAL:  
PROPERTY LOCATION: 113 MAIN ST CLASS: 4A  
LAND: 693,100 BUILDING: 783,200 **2026 ASSESSMENT TOTAL: 1,476,300**

NET TAXES BILLED FOR 2025 WERE: \$ 31,551.27 2025 ASSESSMENT TOTAL: 1,511,800

111-113 MAIN STREET, LLC  
28 ELTINGVILLE BLVD  
STATEN ISLAND, NY 10312



ASSESSOR'S OFFICE  
MATAWAN BOROUGH  
201 BROAD STREET  
MATAWAN NJ 07747

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026**

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DATE MAILED: 11/19/25

BLOCK: 120.01 LOT: 4 QUAL:  
PROPERTY LOCATION: 992 HIGHWAY 34 CLASS: 4A  
LAND: 601,800 BUILDING: 1,094,000 **2026 ASSESSMENT TOTAL: 1,695,800**

NET TAXES BILLED FOR 2025 WERE: \$ 31,459.44 2025 ASSESSMENT TOTAL: 1,507,400

GEORGETOWNE REALTY ASSOCIATES  
105 WHITE OAK LN,STE 201B  
OLD BRIDGE, NJ 08857

ASSESSOR'S OFFICE  
MATAWAN BOROUGH  
201 BROAD STREET  
MATAWAN NJ 07747

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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: 112 LOT: 1 QUAL:  
PROPERTY LOCATION: 771 HIGHWAY 34 CLASS: 4A  
LAND: 706,800 BUILDING: 876,100 **2026 ASSESSMENT TOTAL:** 1,582,900

NET TAXES BILLED FOR 2025 WERE: \$ 31,442.74 2025 ASSESSMENT TOTAL: 1,506,600

FIERRO & SONS INC  
771 HIGHWAY 34  
MATAWAN, NJ 07747

ASSESSOR'S OFFICE  
MATAWAN BOROUGH  
201 BROAD STREET  
MATAWAN NJ 07747

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DATE MAILED: 11/19/25

BLOCK: 25 LOT: 4.01 QUAL:  
PROPERTY LOCATION: 128 MAIN ST CLASS: 4A  
LAND: 445,000 BUILDING: 1,080,700 **2026 ASSESSMENT TOTAL: 1,525,700**

NET TAXES BILLED FOR 2025 WERE: \$ 31,213.17 2025 ASSESSMENT TOTAL: 1,495,600

128-130 MAIN STREET LLC  
7 IZAK CT  
JACKSON, NJ 08527

ASSESSOR'S OFFICE  
MATAWAN BOROUGH  
201 BROAD STREET  
MATAWAN NJ 07747

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026**

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DATE MAILED: 11/19/25

BLOCK: 47 LOT: 17 QUAL:  
PROPERTY LOCATION: 4 EDGEMERE DR CLASS: 2  
LAND: 548,100 BUILDING: 989,200 **2026 ASSESSMENT TOTAL:** 1,537,300

NET TAXES BILLED FOR 2025 WERE: \$ 30,503.59 2025 ASSESSMENT TOTAL: 1,461,600

CANTONE, ANTHONY  
4 EDGEMERE DR.  
MATAWAN, NJ 07747

ASSESSOR'S OFFICE  
MATAWAN BOROUGH  
201 BROAD STREET  
MATAWAN NJ 07747

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DATE MAILED: 11/19/25

BLOCK: 119 LOT: 1 QUAL:  
PROPERTY LOCATION: CENTER AVE CLASS: 4B  
LAND: 1,138,300 BUILDING: 324,000 **2026 ASSESSMENT TOTAL: 1,462,300**

NET TAXES BILLED FOR 2025 WERE: \$ 29,944.28 2025 ASSESSMENT TOTAL: 1,434,800

JCP&L GPU SERVICE TAX DEPARTMENT  
341 WHITE POND DR  
AKRON, OH 44320-1911

ASSESSOR'S OFFICE  
MATAWAN BOROUGH  
201 BROAD STREET  
MATAWAN NJ 07747

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DATE MAILED: 11/19/25

BLOCK: 120 LOT: 9 QUAL:

PROPERTY LOCATION: 27 FRENEAU AVE CLASS: 4A

LAND: 565,000 BUILDING: 840,600 **2026 ASSESSMENT TOTAL:** 1,405,600

NET TAXES BILLED FOR 2025 WERE: \$ 28,798.51 2025 ASSESSMENT TOTAL: 1,379,900

27 FRENEAU HOLDINGS, LLC  
120 PARLIN LN  
WATCHUNG, NJ 07069

ASSESSOR'S OFFICE  
MATAWAN BOROUGH  
201 BROAD STREET  
MATAWAN NJ 07747

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DATE MAILED: 11/19/25

BLOCK: 62 LOT: 2.21 QUAL:  
PROPERTY LOCATION: 24 ANGELICA CT CLASS: 2  
LAND: 593,600 BUILDING: 1,178,800 **2026 ASSESSMENT TOTAL: 1,772,400**

NET TAXES BILLED FOR 2025 WERE: \$ 28,262.15 2025 ASSESSMENT TOTAL: 1,354,200

PITRE, ROLANDO & THERESA  
24 ANGELICA CT  
MATAWAN, NJ 07747

ASSESSOR'S OFFICE  
MATAWAN BOROUGH  
201 BROAD STREET  
MATAWAN NJ 07747

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DATE MAILED: 11/19/25

BLOCK: 121 LOT: 29.01 QUAL:  
PROPERTY LOCATION: 160 FRENEAU AVE CLASS: 2  
LAND: 296,800 BUILDING: 1,106,500 **2026 ASSESSMENT TOTAL: 1,403,300**

NET TAXES BILLED FOR 2025 WERE: \$ 27,477.44 2025 ASSESSMENT TOTAL: 1,316,600

HAR-BEAU ENTERPRISES, LLC  
938 ROUTE 34, STE 1  
MATAWAN, NJ 07747



ASSESSOR'S OFFICE  
MATAWAN BOROUGH  
201 BROAD STREET  
MATAWAN NJ 07747

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DATE MAILED: 11/19/25

BLOCK: 120.01 LOT: 41 QUAL:  
PROPERTY LOCATION: 1040 HIGHWAY 34 CLASS: 4A  
LAND: 1,006,500 BUILDING: 512,200 **2026 ASSESSMENT TOTAL: 1,518,700**

NET TAXES BILLED FOR 2025 WERE: \$ 27,249.96 2025 ASSESSMENT TOTAL: 1,305,700

KARAMINAS, MINAS ETALS  
1040 HIGHWAY 34 DINER  
MATAWAN, N J 07747

ASSESSOR'S OFFICE  
MATAWAN BOROUGH  
201 BROAD STREET  
MATAWAN NJ 07747

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DATE MAILED: 11/19/25

BLOCK: 120 LOT: 1 QUAL:  
PROPERTY LOCATION: 89 HIGHWAY 79 CLASS: 4A  
LAND: 504,000 BUILDING: 1,065,700 **2026 ASSESSMENT TOTAL: 1,569,700**

NET TAXES BILLED FOR 2025 WERE: \$ 27,131.00 2025 ASSESSMENT TOTAL: 1,300,000

SAINT NEKTARIOS  
89 ROUTE 79  
MATAWAN, NJ 07747

ASSESSOR'S OFFICE  
MATAWAN BOROUGH  
201 BROAD STREET  
MATAWAN NJ 07747

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026**

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DATE MAILED: 11/19/25

BLOCK: 35 LOT: 4 QUAL:  
PROPERTY LOCATION: 177 MAIN ST CLASS: 4A  
LAND: 454,200 BUILDING: 861,700 **2026 ASSESSMENT TOTAL: 1,315,900**

NET TAXES BILLED FOR 2025 WERE: \$ 27,083.00 2025 ASSESSMENT TOTAL: 1,297,700

PANEZAI, FAZAL R & ANN N  
431 FAWNS RUN  
MORGANVILLE, NJ 07751

ASSESSOR'S OFFICE  
MATAWAN BOROUGH  
201 BROAD STREET  
MATAWAN NJ 07747

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DATE MAILED: 11/19/25

BLOCK: 9 LOT: 22 QUAL:  
PROPERTY LOCATION: 123 MAIN ST CLASS: 4A  
LAND: 577,600 BUILDING: 657,500 **2026 ASSESSMENT TOTAL:** 1,235,100

NET TAXES BILLED FOR 2025 WERE: \$ 26,546.64 2025 ASSESSMENT TOTAL: 1,272,000

PHOENIX OF MATAWAN, INC.  
17 VANADA DR  
TINTON FALLS, NJ 07753

ASSESSOR'S OFFICE  
MATAWAN BOROUGH  
201 BROAD STREET  
MATAWAN NJ 07747

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

DATE MAILED: 11/19/25

BLOCK: 112 LOT: 3.05 QUAL:  
PROPERTY LOCATION: 745 HIGHWAY 34 CLASS: 4A  
LAND: 411,600 BUILDING: 838,500 **2026 ASSESSMENT TOTAL:** 1,250,100

NET TAXES BILLED FOR 2025 WERE: \$ 25,885.06 2025 ASSESSMENT TOTAL: 1,240,300

JA ROUTE 34, LLC  
P.O. BOX 90100  
STATEN ISLAND, NY 10309

ASSESSOR'S OFFICE  
MATAWAN BOROUGH  
201 BROAD STREET  
MATAWAN NJ 07747

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District: MATAWAN 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: 6 LOT: 1 QUAL:  
PROPERTY LOCATION: 58 MAIN ST CLASS: 4A  
LAND: 600,000 BUILDING: 1,426,400 **2026 ASSESSMENT TOTAL: 2,026,400**

NET TAXES BILLED FOR 2025 WERE: \$ 25,390.44 2025 ASSESSMENT TOTAL: 1,216,600

REXMONTE MAIN STREET, LLC  
PO BOX 726  
WESTFIELD, NJ 07090

ASSESSOR'S OFFICE  
MATAWAN BOROUGH  
201 BROAD STREET  
MATAWAN NJ 07747

THIS IS NOT A BILL.  
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District: MATAWAN 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: 47 LOT: 19.01 QUAL:  
PROPERTY LOCATION: 8 EDGEMERE DR CLASS: 2  
LAND: 576,600 BUILDING: 1,106,800 **2026 ASSESSMENT TOTAL: 1,683,400**

NET TAXES BILLED FOR 2025 WERE: \$ 25,044.00 2025 ASSESSMENT TOTAL: 1,200,000

LIU, PENG & MENGXIONG & LI, BOER  
8 EDGEMERE DR  
MATAWAN, NJ 07747

ASSESSOR'S OFFICE  
MATAWAN BOROUGH  
201 BROAD STREET  
MATAWAN NJ 07747

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DATE MAILED: 11/19/25

BLOCK: 123 LOT: 33.01 QUAL:  
PROPERTY LOCATION: 35 SOMERSET PL CLASS: 2  
LAND: 333,800 BUILDING: 885,500 **2026 ASSESSMENT TOTAL:** 1,219,300

NET TAXES BILLED FOR 2025 WERE: \$ 24,849.91 2025 ASSESSMENT TOTAL: 1,190,700

LAMB, LON WILLIAM JR & STIRLING, KIM  
35 SOMERSET PL  
MATAWAN, NJ 07747



ASSESSOR'S OFFICE  
MATAWAN BOROUGH  
201 BROAD STREET  
MATAWAN NJ 07747

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DATE MAILED: 11/19/25

BLOCK: 2 LOT: 6 QUAL:  
PROPERTY LOCATION: 32 MAIN ST CLASS: 4A  
LAND: 669,500 BUILDING: 682,900 **2026 ASSESSMENT TOTAL:** 1,352,400

NET TAXES BILLED FOR 2025 WERE: \$ 24,653.73 2025 ASSESSMENT TOTAL: 1,181,300

LAXMI SMN, LLC  
3652 RED SAGE WAY N  
FREDERICK, MD 21704

ASSESSOR'S OFFICE  
MATAWAN BOROUGH  
201 BROAD STREET  
MATAWAN NJ 07747

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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: 123 LOT: 33.06 QUAL:  
PROPERTY LOCATION: 3 MAGNOLIA CT CLASS: 2  
LAND: 307,100 BUILDING: 900,100 **2026 ASSESSMENT TOTAL:** 1,207,200

NET TAXES BILLED FOR 2025 WERE: \$ 24,545.21 2025 ASSESSMENT TOTAL: 1,176,100

DEVITO, DIANE & RALPH  
3 MAGNOLIA CT  
MATAWAN, NJ 07747

ASSESSOR'S OFFICE  
MATAWAN BOROUGH  
201 BROAD STREET  
MATAWAN NJ 07747

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DATE MAILED: 11/19/25

BLOCK: 119 LOT: 36 QUAL:  
PROPERTY LOCATION: 360 MAIN ST CLASS: 4B  
LAND: 577,000 BUILDING: 995,600 **2026 ASSESSMENT TOTAL: 1,572,600**

NET TAXES BILLED FOR 2025 WERE: \$ 24,451.29 2025 ASSESSMENT TOTAL: 1,171,600

JC SAYREVILLE, LLC C/O J. WILLIAM  
6 SUSSEX RD  
HOLMDEL, NJ 07733

ASSESSOR'S OFFICE  
MATAWAN BOROUGH  
201 BROAD STREET  
MATAWAN NJ 07747

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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: 47 LOT: 18 QUAL:  
PROPERTY LOCATION: 6 EDGEMERE DR CLASS: 2  
LAND: 420,000 BUILDING: 787,700 **2026 ASSESSMENT TOTAL: 1,207,700**

NET TAXES BILLED FOR 2025 WERE: \$ 24,117.37 2025 ASSESSMENT TOTAL: 1,155,600

ROSENBLUM, HARRY & JUDY  
6 EDGEMERE DR  
MATAWAN, NJ 07747

ASSESSOR'S OFFICE  
MATAWAN BOROUGH  
201 BROAD STREET  
MATAWAN NJ 07747

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DATE MAILED: 11/19/25

BLOCK: 2 LOT: 4 QUAL:  
PROPERTY LOCATION: 40 MAIN ST CLASS: 4A  
LAND: 696,000 BUILDING: 515,500 **2026 ASSESSMENT TOTAL: 1,211,500**

NET TAXES BILLED FOR 2025 WERE: \$ 24,031.81 2025 ASSESSMENT TOTAL: 1,151,500

VJF ASSOCIATES LLC  
49 BROAD ST  
MATAWAN, NJ 07747

ASSESSOR'S OFFICE  
MATAWAN BOROUGH  
201 BROAD STREET  
MATAWAN NJ 07747

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DATE MAILED: 11/19/25

BLOCK: 116 LOT: 4 QUAL:

PROPERTY LOCATION: 11 WELDON RD CLASS: 2

LAND: 404,500 BUILDING: 792,200 **2026 ASSESSMENT TOTAL:** 1,196,700

NET TAXES BILLED FOR 2025 WERE: \$ 23,839.80 2025 ASSESSMENT TOTAL: 1,142,300

MILLER, BRANDON & TINA  
11 WELDON ROAD  
MATAWAN, NJ 07747

ASSESSOR'S OFFICE  
MATAWAN BOROUGH  
201 BROAD STREET  
MATAWAN NJ 07747

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DATE MAILED: 11/19/25

BLOCK: 9 LOT: 26 QUAL:  
PROPERTY LOCATION: 127 MAIN ST CLASS: 4A  
LAND: 390,600 BUILDING: 988,600 **2026 ASSESSMENT TOTAL: 1,379,200**

NET TAXES BILLED FOR 2025 WERE: \$ 23,710.41 2025 ASSESSMENT TOTAL: 1,136,100

PHOENIX OF MATAWAN, INC.  
17 VANADA DR  
TINTON FALLS, NJ 07753

ASSESSOR'S OFFICE  
MATAWAN BOROUGH  
201 BROAD STREET  
MATAWAN NJ 07747

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DATE MAILED: 11/19/25

BLOCK: 120.01 LOT: 47 QUAL:  
PROPERTY LOCATION: 31 MILL RD CLASS: 2  
LAND: 462,500 BUILDING: 725,700 **2026 ASSESSMENT TOTAL:** 1,188,200

NET TAXES BILLED FOR 2025 WERE: \$ 23,378.57 2025 ASSESSMENT TOTAL: 1,120,200

WARD, FRANCIS T & TAMMY A  
31 MILL RD  
MATAWAN, NJ 07747



ASSESSOR'S OFFICE  
MATAWAN BOROUGH  
201 BROAD STREET  
MATAWAN NJ 07747

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BLOCK: 123.01 LOT: 19 QUAL:  
PROPERTY LOCATION: 1082 HIGHWAY 34 CLASS: 4A  
LAND: 338,000 BUILDING: 1,024,500 **2026 ASSESSMENT TOTAL: 1,362,500**

NET TAXES BILLED FOR 2025 WERE: \$ 23,290.92 2025 ASSESSMENT TOTAL: 781,200

RICCI, SVETLANA  
1082 HIGHWAY 34  
MATAWAN, NJ 07747

ASSESSOR'S OFFICE  
MATAWAN BOROUGH  
201 BROAD STREET  
MATAWAN NJ 07747

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BLOCK: 112 LOT: 3.06 QUAL:  
PROPERTY LOCATION: 747 HIGHWAY 34 CLASS: 4A  
LAND: 810,200 BUILDING: 432,400 **2026 ASSESSMENT TOTAL:** 1,242,600

NET TAXES BILLED FOR 2025 WERE: \$ 23,259.62 2025 ASSESSMENT TOTAL: 1,114,500

CHARLES GAVARIS ESTATE  
30 DEPUTY MINISTER DR  
COLTS NECK, NJ 07722

ASSESSOR'S OFFICE  
MATAWAN BOROUGH  
201 BROAD STREET  
MATAWAN NJ 07747

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BLOCK: 123 LOT: 33.07 QUAL:  
PROPERTY LOCATION: 4 MAGNOLIA CT CLASS: 2  
LAND: 323,300 BUILDING: 814,800 **2026 ASSESSMENT TOTAL: 1,138,100**

NET TAXES BILLED FOR 2025 WERE: \$ 23,253.35 2025 ASSESSMENT TOTAL: 1,114,200

SPERDUTO, JAMES & HEATHER  
4 MAGNOLIA CT  
MATAWAN, NJ 07747

ASSESSOR'S OFFICE  
MATAWAN BOROUGH  
201 BROAD STREET  
MATAWAN NJ 07747

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DATE MAILED: 11/19/25

BLOCK: 95 LOT: 1.02 QUAL:  
PROPERTY LOCATION: 10 HIGHLAND AVE CLASS: 2  
LAND: 312,700 BUILDING: 869,400 **2026 ASSESSMENT TOTAL:** 1,182,100

NET TAXES BILLED FOR 2025 WERE: \$ 22,953.27 2025 ASSESSMENT TOTAL: 1,111,800

NAZARIAN, GREGORY & GLORIA TC  
10 HIGHLAND AVE  
MATAWAN, NJ 07747

ASSESSOR'S OFFICE  
MATAWAN BOROUGH  
201 BROAD STREET  
MATAWAN NJ 07747

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BLOCK: 115 LOT: 4 QUAL:  
PROPERTY LOCATION: 27 FIERRO AVE CLASS: 2  
LAND: 361,100 BUILDING: 775,800 **2026 ASSESSMENT TOTAL:** 1,136,900

NET TAXES BILLED FOR 2025 WERE: \$ 22,614.73 2025 ASSESSMENT TOTAL: 1,083,600

COX, WILLIAM J & COSTANZA, JENNY  
27 FIERRO AVE  
MATAWAN, NJ 07747

ASSESSOR'S OFFICE  
MATAWAN BOROUGH  
201 BROAD STREET  
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BLOCK: 123 LOT: 33.08 QUAL:  
PROPERTY LOCATION: 43 SOMERSET PL CLASS: 2  
LAND: 325,700 BUILDING: 771,600 **2026 ASSESSMENT TOTAL:** 1,097,300

NET TAXES BILLED FOR 2025 WERE: \$ 22,460.29 2025 ASSESSMENT TOTAL: 1,076,200

SAPORITO, JOSEPH & KATHLEEN  
43 SOMERSET PL  
MATAWAN, NJ 07747

ASSESSOR'S OFFICE  
MATAWAN BOROUGH  
201 BROAD STREET  
MATAWAN NJ 07747

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DATE MAILED: 11/19/25

BLOCK: 123 LOT: 33.11 QUAL:  
PROPERTY LOCATION: 38 SOMERSET PL CLASS: 2  
LAND: 290,400 BUILDING: 807,900 **2026 ASSESSMENT TOTAL:** 1,098,300

NET TAXES BILLED FOR 2025 WERE: \$ 22,370.55 2025 ASSESSMENT TOTAL: 1,071,900

KAZARYAN, ALEXEY  
38 SOMERSET PL  
MATAWAN, NJ 07747

ASSESSOR'S OFFICE  
MATAWAN BOROUGH  
201 BROAD STREET  
MATAWAN NJ 07747

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DATE MAILED: 11/19/25

BLOCK: 49 LOT: 18 QUAL:  
PROPERTY LOCATION: BROAD & MAIN CLASS: 4A  
LAND: 467,400 BUILDING: 781,100 **2026 ASSESSMENT TOTAL: 1,248,500**

NET TAXES BILLED FOR 2025 WERE: \$ 22,335.07 2025 ASSESSMENT TOTAL: 1,070,200

MULLANEY HOLDINGS LOT 18,LLC  
36 EDGEMERE DR  
MATAWAN, NJ 07747



ASSESSOR'S OFFICE  
MATAWAN BOROUGH  
201 BROAD STREET  
MATAWAN NJ 07747

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BLOCK: 123 LOT: 33.03 QUAL:  
PROPERTY LOCATION: 39 SOMERSET PL CLASS: 2  
LAND: 319,000 BUILDING: 770,500 **2026 ASSESSMENT TOTAL:** 1,089,500

NET TAXES BILLED FOR 2025 WERE: \$ 22,299.60 2025 ASSESSMENT TOTAL: 1,068,500

DESPOSITO, GERARD T & JANET F, ETAL  
39 SOMERSET PL  
MATAWAN, NJ 07747

ASSESSOR'S OFFICE  
MATAWAN BOROUGH  
201 BROAD STREET  
MATAWAN NJ 07747

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DATE MAILED: 11/19/25

BLOCK: 9 LOT: 21 QUAL:  
PROPERTY LOCATION: 117-119 MAIN ST CLASS: 4A  
LAND: 481,000 BUILDING: 780,600 **2026 ASSESSMENT TOTAL:** 1,261,600

NET TAXES BILLED FOR 2025 WERE: \$ 22,184.81 2025 ASSESSMENT TOTAL: 1,063,000

PHOENIX OF MATAWAN, INC  
17 VANADA DR  
TINTON FALLS, NJ 07753

ASSESSOR'S OFFICE  
MATAWAN BOROUGH  
201 BROAD STREET  
MATAWAN NJ 07747

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DATE MAILED: 11/19/25

BLOCK: 22 LOT: 4.01 QUAL:  
PROPERTY LOCATION: 147 MAIN ST CLASS: 4A  
LAND: 476,800 BUILDING: 709,800 **2026 ASSESSMENT TOTAL: 1,186,600**

NET TAXES BILLED FOR 2025 WERE: \$ 22,176.46 2025 ASSESSMENT TOTAL: 1,062,600

YURA REAL ESTATE LLC  
P.O BOX 7011  
FAIRFAX STATION, VA 22039

ASSESSOR'S OFFICE  
MATAWAN BOROUGH  
201 BROAD STREET  
MATAWAN NJ 07747

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DATE MAILED: 11/19/25

BLOCK: 123 LOT: 33.13 QUAL:  
PROPERTY LOCATION: 34 SOMERSET PL CLASS: 2  
LAND: 320,900 BUILDING: 758,400 **2026 ASSESSMENT TOTAL:** 1,079,300

NET TAXES BILLED FOR 2025 WERE: \$ 22,105.50 2025 ASSESSMENT TOTAL: 1,059,200

ATTENASIO, MICHAEL ANTHONY & AMANDA  
34 SOMERSET PL  
MATAWAN, NJ 07747

ASSESSOR'S OFFICE  
MATAWAN BOROUGH  
201 BROAD STREET  
MATAWAN NJ 07747

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DATE MAILED: 11/19/25

BLOCK: 121 LOT: 26.06 QUAL:  
PROPERTY LOCATION: 6 TINA PL CLASS: 2  
LAND: 430,500 BUILDING: 747,100 **2026 ASSESSMENT TOTAL: 1,177,600**

NET TAXES BILLED FOR 2025 WERE: \$ 21,980.28 2025 ASSESSMENT TOTAL: 1,053,200

CHIRICO, ERNEST A & DOLORES  
6 TINA PL  
MATAWAN, NJ 07747

ASSESSOR'S OFFICE  
MATAWAN BOROUGH  
201 BROAD STREET  
MATAWAN NJ 07747

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BLOCK: 121 LOT: 6.04 QUAL:  
PROPERTY LOCATION: 10 TINA PL CLASS: 2  
LAND: 420,700 BUILDING: 752,800 **2026 ASSESSMENT TOTAL:** 1,173,500

NET TAXES BILLED FOR 2025 WERE: \$ 21,886.37 2025 ASSESSMENT TOTAL: 1,048,700

VERA, LUIS A & JUANITA GOMEZ  
10 TINA PL  
MATAWAN, NJ 07747

ASSESSOR'S OFFICE  
MATAWAN BOROUGH  
201 BROAD STREET  
MATAWAN NJ 07747

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DATE MAILED: 11/19/25

BLOCK: 123 LOT: 33.12 QUAL:  
PROPERTY LOCATION: 36 SOMERSET PL CLASS: 2  
LAND: 322,500 BUILDING: 734,500 **2026 ASSESSMENT TOTAL:** 1,057,000

NET TAXES BILLED FOR 2025 WERE: \$ 21,671.41 2025 ASSESSMENT TOTAL: 1,038,400

PATEL, NIMESH & KAVI, SONAM  
36 SOMERSET PL  
MATAWAN, NJ 07747

ASSESSOR'S OFFICE  
MATAWAN BOROUGH  
201 BROAD STREET  
MATAWAN NJ 07747

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DATE MAILED: 11/19/25

BLOCK: 65.02 LOT: 1 QUAL:  
PROPERTY LOCATION: 32 MARC DR CLASS: 2  
LAND: 377,300 BUILDING: 744,800 **2026 ASSESSMENT TOTAL: 1,122,100**

NET TAXES BILLED FOR 2025 WERE: \$ 21,640.10 2025 ASSESSMENT TOTAL: 1,036,900

KREBS, THOMAS & DIANA  
32 MARC DR  
MATAWAN, NJ 07747



ASSESSOR'S OFFICE  
MATAWAN BOROUGH  
201 BROAD STREET  
MATAWAN NJ 07747

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DATE MAILED: 11/19/25

BLOCK: 6 LOT: 18 QUAL:  
PROPERTY LOCATION: 110 MAIN ST CLASS: 4A  
LAND: 1,500,000 BUILDING: 439,300 **2026 ASSESSMENT TOTAL: 1,939,300**

NET TAXES BILLED FOR 2025 WERE: \$ 21,612.97 2025 ASSESSMENT TOTAL: 1,035,600

LENNYS'S MATAWAN, LLC  
22 EAGLE DRIVE  
TOWACO, NJ 07082

ASSESSOR'S OFFICE  
MATAWAN BOROUGH  
201 BROAD STREET  
MATAWAN NJ 07747

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BLOCK: 115 LOT: 30 QUAL:  
PROPERTY LOCATION: 13 LAKESIDE DR CLASS: 2  
LAND: 398,400 BUILDING: 672,400 **2026 ASSESSMENT TOTAL:** 1,070,800

NET TAXES BILLED FOR 2025 WERE: \$ 21,577.49 2025 ASSESSMENT TOTAL: 1,033,900

NOVICK, SCOTT  
13 LAKESIDE DR  
MATAWAN, NJ 07747

ASSESSOR'S OFFICE  
MATAWAN BOROUGH  
201 BROAD STREET  
MATAWAN NJ 07747

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BLOCK: 123 LOT: 33.02 QUAL:  
PROPERTY LOCATION: 37 SOMERSET PL CLASS: 2  
LAND: 315,700 BUILDING: 736,800 **2026 ASSESSMENT TOTAL:** 1,052,500

NET TAXES BILLED FOR 2025 WERE: \$ 21,573.32 2025 ASSESSMENT TOTAL: 1,033,700

AKTER, SARMIN  
37 SOMERSET PL  
MATAWAN, NJ 07747

ASSESSOR'S OFFICE  
MATAWAN BOROUGH  
201 BROAD STREET  
MATAWAN NJ 07747

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026**

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DATE MAILED: 11/19/25

BLOCK: 29 LOT: 42.05 QUAL:  
PROPERTY LOCATION: 228 JACKSON ST CLASS: 2  
LAND: 293,800 BUILDING: 804,700 **2026 ASSESSMENT TOTAL:** 1,098,500

NET TAXES BILLED FOR 2025 WERE: \$ 21,533.67 2025 ASSESSMENT TOTAL: 1,031,800

LOOS, JOSEPH FRANCIS II  
228 JACKSON ST  
MATAWAN, NJ 07747

ASSESSOR'S OFFICE  
MATAWAN BOROUGH  
201 BROAD STREET  
MATAWAN NJ 07747

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District: MATAWAN 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: 121 LOT: 26.04 QUAL:  
PROPERTY LOCATION: 4 TINA PL CLASS: 2  
LAND: 427,000 BUILDING: 718,900 **2026 ASSESSMENT TOTAL: 1,145,900**

NET TAXES BILLED FOR 2025 WERE: \$ 21,358.36 2025 ASSESSMENT TOTAL: 1,023,400

BORELLA, LOUIS & MARIA  
4 TINA PL  
MATAWAN, NJ 07747

ASSESSOR'S OFFICE  
MATAWAN BOROUGH  
201 BROAD STREET  
MATAWAN NJ 07747

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

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BLOCK: 123 LOT: 33.05 QUAL:  
PROPERTY LOCATION: 2 MAGNOLIA CT CLASS: 2  
LAND: 299,500 BUILDING: 736,000 **2026 ASSESSMENT TOTAL:** 1,035,500

NET TAXES BILLED FOR 2025 WERE: \$ 21,189.31 2025 ASSESSMENT TOTAL: 1,015,300

CRUDO, EMILIO  
2 MAGNOLIA CT  
MATAWAN, NJ 07747

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201 BROAD STREET  
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BLOCK: 29 LOT: 21.03 QUAL:  
PROPERTY LOCATION: 68B WYCKOFF ST CLASS: 2  
LAND: 531,000 BUILDING: 584,000 **2026 ASSESSMENT TOTAL:** 1,115,000

NET TAXES BILLED FOR 2025 WERE: \$ 21,093.31 2025 ASSESSMENT TOTAL: 1,010,700

GRIPPI, DAVID  
68B WYCKOFF ST  
MATAWAN, NJ 07747

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BLOCK: 56 LOT: 1 QUAL:  
PROPERTY LOCATION: 9 EDMERE DR CLASS: 2  
LAND: 350,000 BUILDING: 751,000 **2026 ASSESSMENT TOTAL: 1,101,000**

NET TAXES BILLED FOR 2025 WERE: \$ 21,076.61 2025 ASSESSMENT TOTAL: 1,009,900

GLUZMANOV, PETER  
9 EDMERE DR  
MATAWAN, NJ 07747



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201 BROAD STREET  
MATAWAN NJ 07747

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BLOCK: 123 LOT: 33.09 QUAL:  
PROPERTY LOCATION: 42 SOMERSET PL CLASS: 2  
LAND: 306,800 BUILDING: 718,900 **2026 ASSESSMENT TOTAL:** 1,025,700

NET TAXES BILLED FOR 2025 WERE: \$ 21,009.83 2025 ASSESSMENT TOTAL: 1,006,700

DZIUBAN, RICHARD & ALISON  
42 SOMERSET PL  
MATAWAN, NJ 07747

ASSESSOR'S OFFICE  
MATAWAN BOROUGH  
201 BROAD STREET  
MATAWAN NJ 07747

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BLOCK: 33 LOT: 3 QUAL:  
PROPERTY LOCATION: 12 CLINTON ST CLASS: 2  
LAND: 332,400 BUILDING: 726,600 **2026 ASSESSMENT TOTAL:** 1,059,000

NET TAXES BILLED FOR 2025 WERE: \$ 20,786.52 2025 ASSESSMENT TOTAL: 996,000

MACKEY, LATIEFFA Y & WILLIAMS, ZIARE  
12 CLINTON ST  
MATAWAN, N J 07747

ASSESSOR'S OFFICE  
MATAWAN BOROUGH  
201 BROAD STREET  
MATAWAN NJ 07747

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BLOCK: 110 LOT: 7.05 QUAL:  
PROPERTY LOCATION: 23 CRESCENT PL CLASS: 2  
LAND: 526,800 BUILDING: 626,100 **2026 ASSESSMENT TOTAL:** 1,152,900

NET TAXES BILLED FOR 2025 WERE: \$ 20,782.35 2025 ASSESSMENT TOTAL: 995,800

CLIFTON, TIMOTHY SR & JOAN K  
P.O. BOX 274  
MATAWAN, NJ 07747

ASSESSOR'S OFFICE  
MATAWAN BOROUGH  
201 BROAD STREET  
MATAWAN NJ 07747

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BLOCK: 24 LOT: 12 QUAL:  
PROPERTY LOCATION: 5 RAVINE DR CLASS: 4A  
LAND: 428,000 BUILDING: 639,600 **2026 ASSESSMENT TOTAL: 1,067,600**

NET TAXES BILLED FOR 2025 WERE: \$ 20,473.47 2025 ASSESSMENT TOTAL: 981,000

ANNAPOLIS PROPERTIES  
955 HIGHWAY 34, SUITE 200  
MATAWAN, NJ 07747