

ASSESSOR'S OFFICE  
BOROUGH OF RUMSON  
80 EAST RIVER ROAD  
RUMSON NJ 07760

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

District: BOROUGH OF RUMSON

**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: 1.01 QUAL:  
PROPERTY LOCATION: 163 RUMSON ROAD CLASS: 4A  
LAND: 59,334,300 BUILDING: 5,458,300 **2026 ASSESSMENT TOTAL: 64,792,600**

NET TAXES BILLED FOR 2025 WERE: \$ 594,988.60 2025 ASSESSMENT TOTAL: 56,719,600

RUMSON COUNTRY CLUB  
163 RUMSON ROAD  
RUMSON, N J 07760

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BLOCK: 72 LOT: 8 QUAL:  
PROPERTY LOCATION: 142 BLACKPOINT ROAD CLASS: 4A  
LAND: 22,600,000 BUILDING: 13,226,500 **2026 ASSESSMENT TOTAL:** 35,826,500

NET TAXES BILLED FOR 2025 WERE: \$ 327,347.79 2025 ASSESSMENT TOTAL: 31,205,700

BARLEY POINT, INC.  
P.O. BOX 38  
RUMSON, NJ 07760

ASSESSOR'S OFFICE  
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BLOCK: 1 LOT: 13 QUAL:  
PROPERTY LOCATION: 80 W. RIVER ROAD CLASS: 2  
LAND: 9,953,200 BUILDING: 10,017,800 **2026 ASSESSMENT TOTAL: 19,971,000**

NET TAXES BILLED FOR 2025 WERE: \$ 184,375.39 2025 ASSESSMENT TOTAL: 17,576,300

80 W RIVER RD LLC CLINTON GRP LLC  
80 WEST RIVER ROAD  
RUMSON, NJ 07760

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BLOCK: 80 LOT: 8.01 QUAL:  
PROPERTY LOCATION: 29 WARD AVENUE CLASS: 2  
LAND: 5,956,100 BUILDING: 12,100,200 **2026 ASSESSMENT TOTAL: 18,056,300**

NET TAXES BILLED FOR 2025 WERE: \$ 164,826.22 2025 ASSESSMENT TOTAL: 5,515,100

KARMAZIN, MELVIN & THERESA  
934 NAVESINK RIVER ROAD  
MIDDLETOWN, NJ 07760

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BLOCK: 1 LOT: 14 QUAL:  
PROPERTY LOCATION: 76 W RIVER ROAD CLASS: 2  
LAND: 9,600,000 BUILDING: 6,001,100 **2026 ASSESSMENT TOTAL:** 15,601,100

NET TAXES BILLED FOR 2025 WERE: \$ 145,119.71 2025 ASSESSMENT TOTAL: 13,834,100

GOOCH, DIANE  
76 W RIVER ROAD  
RUMSON, NJ 07760

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BLOCK: 1 LOT: 15 QUAL:  
PROPERTY LOCATION: 74 W. RIVER ROAD CLASS: 2  
LAND: 7,871,900 BUILDING: 7,006,900 **2026 ASSESSMENT TOTAL: 14,878,800**

NET TAXES BILLED FOR 2025 WERE: \$ 137,637.19 2025 ASSESSMENT TOTAL: 13,120,800

74 W RIVER ROAD, LLC PEIFER, ELLEN  
PO BOX 8020  
GARDEN CITY, NY 11530

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BLOCK: 80 LOT: 10.01 QUAL:  
PROPERTY LOCATION: 27 WARD AVE. CLASS: 2  
LAND: 4,129,700 BUILDING: 8,221,900 **2026 ASSESSMENT TOTAL:** 12,351,600

NET TAXES BILLED FOR 2025 WERE: \$ 127,707.36 2025 ASSESSMENT TOTAL: 12,174,200

SCHLEIMER, ANDREW  
142 DUANE ST, PH#1  
NEW YORK, NY 10010

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BLOCK: 121 LOT: 1.01 QUAL:  
PROPERTY LOCATION: 18 BROADMOOR DRIVE CLASS: 2  
LAND: 3,389,300 BUILDING: 9,607,300 **2026 ASSESSMENT TOTAL:** 12,996,600

NET TAXES BILLED FOR 2025 WERE: \$ 119,148.58 2025 ASSESSMENT TOTAL: 3,198,400

FAZIO, MICHAEL  
18 BROADMOOR DRIVE  
RUMSON, NJ 07760



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BLOCK: 1    LOT: 9    QUAL:  
PROPERTY LOCATION: 92 W. RIVER ROAD    CLASS: 2  
LAND: 6,446,500    BUILDING: 5,797,200    **2026 ASSESSMENT TOTAL:** 12,243,700

NET TAXES BILLED FOR 2025 WERE: \$ 113,760.90    2025 ASSESSMENT TOTAL: 10,844,700

PADOVANO, KRISTEN HOGG & STEPHEN  
92 WEST RIVER ROAD  
RUMSON, NJ                      07760

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BLOCK: 124 LOT: 25.02 QUAL:  
PROPERTY LOCATION: 28 OSPREY LANE CLASS: 2  
LAND: 3,256,300 BUILDING: 8,650,100 **2026 ASSESSMENT TOTAL:** 11,906,400

NET TAXES BILLED FOR 2025 WERE: \$ 110,015.97 2025 ASSESSMENT TOTAL: 10,487,700

28 OSPREY, LLC  
28 OSPREY LANE  
RUMSON, NJ 07760

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BLOCK: 105 LOT: 1.01 QUAL:  
PROPERTY LOCATION: 41 OAKES ROAD CLASS: 2  
LAND: 3,552,800 BUILDING: 7,222,500 **2026 ASSESSMENT TOTAL:** 10,775,300

NET TAXES BILLED FOR 2025 WERE: \$ 106,709.53 2025 ASSESSMENT TOTAL: 10,172,500

REICH, DANIEL  
41 OAKES ROAD  
RUMSON, NJ 07760

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BLOCK: 1    LOT: 4    QUAL:  
PROPERTY LOCATION: 102 W RIVER ROAD    CLASS: 2  
LAND: 7,707,900    BUILDING: 3,665,300    **2026 ASSESSMENT TOTAL:** 11,373,200

NET TAXES BILLED FOR 2025 WERE: \$ 106,223.84    2025 ASSESSMENT TOTAL: 10,126,200

KROON, RICHARD E & MARY JANE  
102 WEST RIVER RD  
RUMSON, NJ                      07760

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BLOCK: 1    LOT: 12    QUAL:  
PROPERTY LOCATION: 82 W. RIVER ROAD    CLASS: 2  
LAND: 7,625,900    BUILDING: 3,369,900    **2026 ASSESSMENT TOTAL:** 10,995,800

NET TAXES BILLED FOR 2025 WERE: \$ 102,805.15    2025 ASSESSMENT TOTAL: 9,800,300

MANLEY, GRAHAM & KATIE  
82 WEST RIVER ROAD  
RUMSON, NJ                      07760

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BLOCK: 80 LOT: 11 QUAL:  
PROPERTY LOCATION: 23 N WARD AVE. CLASS: 2  
LAND: 5,030,600 BUILDING: 4,737,900 **2026 ASSESSMENT TOTAL: 9,768,500**

NET TAXES BILLED FOR 2025 WERE: \$ 97,674.50 2025 ASSESSMENT TOTAL: 4,712,000

CURRO, JOSEPH & ALEXIS  
3 HARBOR DRIVE  
RUMSON, NJ 07760

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BLOCK: 1 LOT: 5 QUAL:  
PROPERTY LOCATION: 100 W. RIVER ROAD CLASS: 2  
LAND: 5,424,800 BUILDING: 4,944,400 **2026 ASSESSMENT TOTAL:** 10,369,200

NET TAXES BILLED FOR 2025 WERE: \$ 96,399.95 2025 ASSESSMENT TOTAL: 9,189,700

UNTERBERG, THOMAS I & TOWBIN ROBERT  
100 WEST RIVER RD  
RUMSON, NJ 07760

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BLOCK: 80 LOT: 20 QUAL:  
PROPERTY LOCATION: 9 N WARD AVE. CLASS: 2  
LAND: 3,443,200 BUILDING: 7,049,400 **2026 ASSESSMENT TOTAL:** 10,492,600

NET TAXES BILLED FOR 2025 WERE: \$ 95,848.18 2025 ASSESSMENT TOTAL: 9,137,100

MORAN, SEAN & MARION  
9 N WARD AVE  
RUMSON, NJ 07760



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BLOCK: 1 LOT: 10.01 QUAL:  
PROPERTY LOCATION: 90 W RIVER ROAD CLASS: 2  
LAND: 5,595,100 BUILDING: 4,621,300 **2026 ASSESSMENT TOTAL: 10,216,400**

NET TAXES BILLED FOR 2025 WERE: \$ 94,690.08 2025 ASSESSMENT TOTAL: 9,026,700

WEST RIVER ROAD, LLC  
90 W RIVER RD  
RUMSON, NJ 07760

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BLOCK: 18 LOT: 12.01 QUAL:  
PROPERTY LOCATION: 21 BELLEVUE AVENUE CLASS: 2  
LAND: 3,704,000 BUILDING: 5,937,000 **2026 ASSESSMENT TOTAL: 9,641,000**

NET TAXES BILLED FOR 2025 WERE: \$ 89,141.92 2025 ASSESSMENT TOTAL: 8,497,800

LEE, VICTOR & TERESA  
21 BELLEVUE AVENUE  
RUMSON, NJ 07760

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BLOCK: 1 LOT: 10 QUAL:  
PROPERTY LOCATION: 88 W RIVER RD CLASS: 3A  
LAND: 4,693,200 BUILDING: 4,666,900 **2026 ASSESSMENT TOTAL:** 9,360,100

NET TAXES BILLED FOR 2025 WERE: \$ 86,860.35 2025 ASSESSMENT TOTAL: 8,280,300

88 WEST RIVER ROAD LLC  
88 WEST RIVER ROAD  
RUMSON, NJ 07760

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BLOCK: 72 LOT: 31 QUAL:  
PROPERTY LOCATION: 8 NAVESINK AVENUE CLASS: 2  
LAND: 4,450,800 BUILDING: 4,991,900 **2026 ASSESSMENT TOTAL: 9,442,700**

NET TAXES BILLED FOR 2025 WERE: \$ 86,795.31 2025 ASSESSMENT TOTAL: 8,274,100

LYNCH, DENNIS & MARSHALL  
PO BOX 7138  
GARDEN CITY, NY 11530

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BLOCK: 115 LOT: 19 QUAL:  
PROPERTY LOCATION: 97 BUENA VISTA AVE CLASS: 2  
LAND: 3,401,800 BUILDING: 5,788,400 **2026 ASSESSMENT TOTAL:** 9,190,200

NET TAXES BILLED FOR 2025 WERE: \$ 84,867.25 2025 ASSESSMENT TOTAL: 8,090,300

DIACO, P ANTHONY DIACO  
948 HIGHWAY 36  
LEONARDO, NJ 07737

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BLOCK: 1    LOT: 16    QUAL:  
PROPERTY LOCATION: 72 W. RIVER ROAD    CLASS: 3A  
LAND: 4,548,100    BUILDING: 4,596,800    **2026 ASSESSMENT TOTAL: 9,144,900**

NET TAXES BILLED FOR 2025 WERE: \$ 84,444.50    2025 ASSESSMENT TOTAL: 8,050,000

KNOPF, HEYWOOD  
93 SHREWSBURY AVENUE  
RED BANK, NJ    07701

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BLOCK: 104 LOT: 2 QUAL:  
PROPERTY LOCATION: TENNIS COURT LANE CLASS: 4A  
LAND: 7,112,000 BUILDING: 1,723,300 **2026 ASSESSMENT TOTAL:** 8,835,300

NET TAXES BILLED FOR 2025 WERE: \$ 83,399.70 2025 ASSESSMENT TOTAL: 7,950,400

SEABRIGHT LAWN TENNIS & CRICKET CLU  
PO BOX 67  
WICKATUNK, NJ 07765

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BLOCK: 80 LOT: 16 QUAL:  
PROPERTY LOCATION: 17 NO WARD AVENUE CLASS: 2  
LAND: 5,432,200 BUILDING: 3,437,100 **2026 ASSESSMENT TOTAL:** 8,869,300

NET TAXES BILLED FOR 2025 WERE: \$ 82,488.12 2025 ASSESSMENT TOTAL: 7,863,500

MULHEREN, JOHN & NANCY  
17 NO WARD AVENUE  
RUMSON, N J 07760



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BLOCK: 49 LOT: 8 QUAL:  
PROPERTY LOCATION: WILSON CIRCLE CLASS: 2  
LAND: 4,470,300 BUILDING: 2,956,700 **2026 ASSESSMENT TOTAL: 7,427,000**

NET TAXES BILLED FOR 2025 WERE: \$ 81,579.68 2025 ASSESSMENT TOTAL: 7,776,900

WHITEHOUSE, DOROTHY A & EDWARD J  
0 WILSON CIRCLE  
RUMSON, NJ 07760

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BLOCK: 113 LOT: 1 QUAL:  
PROPERTY LOCATION: 147 RUMSON ROAD CLASS: 2  
LAND: 2,631,800 BUILDING: 6,193,600 **2026 ASSESSMENT TOTAL: 8,825,400**

NET TAXES BILLED FOR 2025 WERE: \$ 81,031.05 2025 ASSESSMENT TOTAL: 7,724,600

ANDRESKI, JEFFREY B & SARAH E  
147 RUMSON ROAD  
RUMSON, NJ 07760

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BLOCK: 128 LOT: 8 QUAL:  
PROPERTY LOCATION: 12 OYSTER BAY DRIVE CLASS: 2  
LAND: 3,040,300 BUILDING: 4,966,300 **2026 ASSESSMENT TOTAL:** 8,006,600

NET TAXES BILLED FOR 2025 WERE: \$ 78,308.90 2025 ASSESSMENT TOTAL: 7,465,100

SHI, FENG & LING, BEI  
12 OYSTER BAY DRIVE  
RUMSON, NJ 07760

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BLOCK: 72 LOT: 32 QUAL:  
PROPERTY LOCATION: 4 NAVESINK AVENUE CLASS: 2  
LAND: 4,591,000 BUILDING: 3,943,900 **2026 ASSESSMENT TOTAL: 8,534,900**

NET TAXES BILLED FOR 2025 WERE: \$ 78,104.34 2025 ASSESSMENT TOTAL: 7,445,600

ZIEGLER, DONNA VICTORIA  
4 NAVESINK AVENUE  
RUMSON, NJ 07760

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BLOCK: 80 LOT: 13 QUAL:  
PROPERTY LOCATION: 21A N WARD AVE. CLASS: 2  
LAND: 4,372,800 BUILDING: 4,022,100 **2026 ASSESSMENT TOTAL:** 8,394,900

NET TAXES BILLED FOR 2025 WERE: \$ 77,608.17 2025 ASSESSMENT TOTAL: 7,398,300

GLENN, STEVEN  
21A NORTH WARD AVENUE  
RUMSON, NJ 07760

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BLOCK: 128 LOT: 6.02 QUAL:  
PROPERTY LOCATION: 17 AVE OF TWO RIVERS SO CLASS: 2  
LAND: 3,029,300 BUILDING: 5,154,000 **2026 ASSESSMENT TOTAL:** 8,183,300

NET TAXES BILLED FOR 2025 WERE: \$ 76,706.03 2025 ASSESSMENT TOTAL: 7,312,300

HERMAN, RUSSELL & IVY J, TRUSTEES  
17 AVENUE OF TWO RIVERS S  
RUMSON, NJ 07760

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DATE MAILED: 11/19/25

BLOCK: 114 LOT: 11.01 QUAL:  
PROPERTY LOCATION: 23 CONOVER LANE CLASS: 2  
LAND: 3,164,800 BUILDING: 5,045,300 **2026 ASSESSMENT TOTAL:** 8,210,100

NET TAXES BILLED FOR 2025 WERE: \$ 76,540.29 2025 ASSESSMENT TOTAL: 7,296,500

DIACO, NICOLAS ANTHONY DIACO  
948 HIGHWAY 36  
LEONARDO, NJ 07737

ASSESSOR'S OFFICE  
BOROUGH OF RUMSON  
80 EAST RIVER ROAD  
RUMSON NJ 07760

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

District: BOROUGH OF RUMSON

**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: 70 LOT: 5.08 QUAL:  
PROPERTY LOCATION: 14 RIDGE ROAD CLASS: 2  
LAND: 2,288,200 BUILDING: 4,809,100 **2026 ASSESSMENT TOTAL:** 7,097,300

NET TAXES BILLED FOR 2025 WERE: \$ 76,365.10 2025 ASSESSMENT TOTAL: 7,279,800

LANDES, BRADLEY & MELODY FUNK  
14 RIDGE ROAD  
RUMSON, NJ 07760



ASSESSOR'S OFFICE  
BOROUGH OF RUMSON  
80 EAST RIVER ROAD  
RUMSON NJ 07760

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District: BOROUGH OF RUMSON

**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: 80 LOT: 6.03 QUAL:  
PROPERTY LOCATION: 31A WARD AVENUE CLASS: 2  
LAND: 5,199,400 BUILDING: 2,865,600 **2026 ASSESSMENT TOTAL:** 8,065,000

NET TAXES BILLED FOR 2025 WERE: \$ 75,167.14 2025 ASSESSMENT TOTAL: 7,165,600

EMEM HOLDINGS LLC  
31A WARD AVENUE  
RUMSON, NJ 07760

ASSESSOR'S OFFICE  
BOROUGH OF RUMSON  
80 EAST RIVER ROAD  
RUMSON NJ 07760

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District: BOROUGH OF RUMSON

**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: 124 LOT: 7 QUAL:  
PROPERTY LOCATION: 14 EDWARDS POINT ROAD CLASS: 2  
LAND: 3,271,200 BUILDING: 4,813,500 **2026 ASSESSMENT TOTAL:** 8,084,700

NET TAXES BILLED FOR 2025 WERE: \$ 74,889.16 2025 ASSESSMENT TOTAL: 7,139,100

PUCCI, JOSEPH & EILEEN  
14 EDWARDS POINT ROAD  
RUMSON, NJ 07760

ASSESSOR'S OFFICE  
BOROUGH OF RUMSON  
80 EAST RIVER ROAD  
RUMSON NJ 07760

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District: BOROUGH OF RUMSON

**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: 3    QUAL:  
PROPERTY LOCATION: 104 W. RIVER ROAD    CLASS: 2  
LAND: 6,377,100    BUILDING: 1,481,900    **2026 ASSESSMENT TOTAL:** 7,859,000

NET TAXES BILLED FOR 2025 WERE: \$ 74,041.57    2025 ASSESSMENT TOTAL: 7,058,300

MERCER, HENRY D JR & BARBARA L  
104 W RIVER ROAD  
RUMSON, N.J.    07760

ASSESSOR'S OFFICE  
BOROUGH OF RUMSON  
80 EAST RIVER ROAD  
RUMSON NJ 07760

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District: BOROUGH OF RUMSON

**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: 124 LOT: 25.01 QUAL:  
PROPERTY LOCATION: 26 OSPREY LANE CLASS: 2  
LAND: 3,378,300 BUILDING: 4,470,500 **2026 ASSESSMENT TOTAL:** 7,848,800

NET TAXES BILLED FOR 2025 WERE: \$ 73,586.30 2025 ASSESSMENT TOTAL: 7,014,900

COOK, JOHN & COLLEEN  
26 OSPREY LANE  
RUMSON, NJ 07760

ASSESSOR'S OFFICE  
BOROUGH OF RUMSON  
80 EAST RIVER ROAD  
RUMSON NJ 07760

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District: BOROUGH OF RUMSON

**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: 127 LOT: 5.03 QUAL:  
PROPERTY LOCATION: 14 AVE OF TWO RIVERS SO CLASS: 2  
LAND: 3,096,800 BUILDING: 4,659,500 **2026 ASSESSMENT TOTAL:** 7,756,300

NET TAXES BILLED FOR 2025 WERE: \$ 71,907.90 2025 ASSESSMENT TOTAL: 6,854,900

SALERNO REALTY GROUP LLC  
494 SYCAMORE AVE, STE 100  
SHREWSBURY, NJ 07702

ASSESSOR'S OFFICE  
BOROUGH OF RUMSON  
80 EAST RIVER ROAD  
RUMSON NJ 07760

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District: BOROUGH OF RUMSON

**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: 135 LOT: 3 QUAL:  
PROPERTY LOCATION: 31 SHREWSBURY DRIVE CLASS: 2  
LAND: 2,554,000 BUILDING: 5,205,000 **2026 ASSESSMENT TOTAL:** 7,759,000

NET TAXES BILLED FOR 2025 WERE: \$ 71,846.01 2025 ASSESSMENT TOTAL: 6,849,000

PECORA, ANNE & ANDREW  
31 SHREWSBURY DRIVE  
RUMSON, NJ 07760

ASSESSOR'S OFFICE  
BOROUGH OF RUMSON  
80 EAST RIVER ROAD  
RUMSON NJ 07760

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District: BOROUGH OF RUMSON

**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: 8 QUAL:  
PROPERTY LOCATION: 94 W. RIVER ROAD CLASS: 2  
LAND: 5,096,900 BUILDING: 2,566,100 **2026 ASSESSMENT TOTAL:** 7,663,000

NET TAXES BILLED FOR 2025 WERE: \$ 71,513.48 2025 ASSESSMENT TOTAL: 6,817,300

BRADLEY, COLIN B & SARAH A  
94 W.RIVER ROAD  
RUMSON, NJ 07760

ASSESSOR'S OFFICE  
BOROUGH OF RUMSON  
80 EAST RIVER ROAD  
RUMSON NJ 07760

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District: BOROUGH OF RUMSON

**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: 21    QUAL:  
PROPERTY LOCATION: 66A W.RIVER RD    CLASS: 2  
LAND: 5,411,200    BUILDING: 2,000,200    **2026 ASSESSMENT TOTAL: 7,411,400**

NET TAXES BILLED FOR 2025 WERE: \$ 69,458.49    2025 ASSESSMENT TOTAL: 6,621,400

BRUCKMANN, BRUCE C, TRUSTEE  
804 TALLOW TREE COURT  
NAPLES, FL                      34108



ASSESSOR'S OFFICE  
BOROUGH OF RUMSON  
80 EAST RIVER ROAD  
RUMSON NJ 07760

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District: BOROUGH OF RUMSON

**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: 11 LOT: 20 QUAL:  
PROPERTY LOCATION: 70 E. RIVER RD. CLASS: 2  
LAND: 3,846,100 BUILDING: 3,648,200 **2026 ASSESSMENT TOTAL:** 7,494,300

NET TAXES BILLED FOR 2025 WERE: \$ 68,756.71 2025 ASSESSMENT TOTAL: 6,554,500

KINSEL, KATHLEEN & DEVITO, MARK A  
70 E. RIVER RD.  
RUMSON, NJ 07760

ASSESSOR'S OFFICE  
BOROUGH OF RUMSON  
80 EAST RIVER ROAD  
RUMSON NJ 07760

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District: BOROUGH OF RUMSON

**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026**

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DATE MAILED: 11/19/25

BLOCK: 18 LOT: 10.01 QUAL:  
PROPERTY LOCATION: 3 AZALEA LANE CLASS: 2  
LAND: 2,311,300 BUILDING: 5,085,600 **2026 ASSESSMENT TOTAL:** 7,396,900

NET TAXES BILLED FOR 2025 WERE: \$ 68,494.46 2025 ASSESSMENT TOTAL: 6,529,500

DESENA, NEIL & CAROLYN  
3 AZALEA LANE  
RUMSON, NJ 07760

ASSESSOR'S OFFICE  
BOROUGH OF RUMSON  
80 EAST RIVER ROAD  
RUMSON NJ 07760

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District: BOROUGH OF RUMSON

**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: 122 LOT: 2 QUAL:  
PROPERTY LOCATION: 115 RUMSON ROAD CLASS: 2  
LAND: 2,553,200 BUILDING: 4,832,900 **2026 ASSESSMENT TOTAL:** 7,386,100

NET TAXES BILLED FOR 2025 WERE: \$ 68,489.21 2025 ASSESSMENT TOTAL: 6,529,000

ASARO, CHRISTOPHER & DARICE  
115 RUMSON ROAD  
RUMSON, NJ 07760

ASSESSOR'S OFFICE  
BOROUGH OF RUMSON  
80 EAST RIVER ROAD  
RUMSON NJ 07760

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District: BOROUGH OF RUMSON

**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: 130 LOT: 2 QUAL:  
PROPERTY LOCATION: 3 OYSTER BAY DRIVE CLASS: 2  
LAND: 2,995,700 BUILDING: 4,362,300 **2026 ASSESSMENT TOTAL:** 7,358,000

NET TAXES BILLED FOR 2025 WERE: \$ 68,176.61 2025 ASSESSMENT TOTAL: 6,499,200

KERRY GRIFFIN 2008 TRUST AGREEMENT  
133 WINDING WAY  
LITTLE SILVER, NJ 07739

ASSESSOR'S OFFICE  
BOROUGH OF RUMSON  
80 EAST RIVER ROAD  
RUMSON NJ 07760

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District: BOROUGH OF RUMSON

**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026**

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DATE MAILED: 11/19/25

BLOCK: 1    LOT: 17    QUAL:  
PROPERTY LOCATION: 70 W. RIVER ROAD    CLASS: 2  
LAND: 6,970,000    BUILDING: 158,600    **2026 ASSESSMENT TOTAL: 7,128,600**

NET TAXES BILLED FOR 2025 WERE: \$ 67,881.84    2025 ASSESSMENT TOTAL: 6,471,100

HIGH TOP CHUCKS, LLC  
70 WEST RIVER ROAD  
RUMSON, NJ                      07760

ASSESSOR'S OFFICE  
BOROUGH OF RUMSON  
80 EAST RIVER ROAD  
RUMSON NJ 07760

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District: BOROUGH OF RUMSON

**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: 135 LOT: 4 QUAL:  
PROPERTY LOCATION: 29 SHREWSBURY DR. CLASS: 2  
LAND: 2,932,400 BUILDING: 4,188,300 **2026 ASSESSMENT TOTAL:** 7,120,700

NET TAXES BILLED FOR 2025 WERE: \$ 66,774.10 2025 ASSESSMENT TOTAL: 6,365,500

KIELY, JOHN M & MARYELLEN  
29 SHREWSBURY DR.  
RUMSON, NJ 07760

ASSESSOR'S OFFICE  
BOROUGH OF RUMSON  
80 EAST RIVER ROAD  
RUMSON NJ 07760

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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: 49 LOT: 4 QUAL:  
PROPERTY LOCATION: 14 WILSON CIRCLE CLASS: 2  
LAND: 3,411,500 BUILDING: 3,869,500 **2026 ASSESSMENT TOTAL:** 7,281,000

NET TAXES BILLED FOR 2025 WERE: \$ 66,696.47 2025 ASSESSMENT TOTAL: 6,358,100

GOGEL, RAYMOND & FILOMENA  
14 WILSON CIRCLE  
RUMSON, NJ 07760

ASSESSOR'S OFFICE  
BOROUGH OF RUMSON  
80 EAST RIVER ROAD  
RUMSON NJ 07760

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District: BOROUGH OF RUMSON

**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: 115 LOT: 21 QUAL:  
PROPERTY LOCATION: 93 BUENA VISTA AVE. CLASS: 2  
LAND: 3,009,300 BUILDING: 4,107,100 **2026 ASSESSMENT TOTAL:** 7,116,400

NET TAXES BILLED FOR 2025 WERE: \$ 66,416.39 2025 ASSESSMENT TOTAL: 6,331,400

DIACO, ZACHARY  
948 HIGHWAY 36  
LEONARDO, NJ 07737



ASSESSOR'S OFFICE  
BOROUGH OF RUMSON  
80 EAST RIVER ROAD  
RUMSON NJ 07760

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District: BOROUGH OF RUMSON

**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: 127 LOT: 5.02 QUAL:  
PROPERTY LOCATION: 12 AVE OF TWO RIVERS SO CLASS: 2  
LAND: 2,769,500 BUILDING: 4,378,700 **2026 ASSESSMENT TOTAL:** 7,148,200

NET TAXES BILLED FOR 2025 WERE: \$ 66,186.66 2025 ASSESSMENT TOTAL: 6,309,500

DRUCKMAN, DAVID & JAMIE  
12 AVE OF TWO RIVERS SO  
RUMSON, NJ 07760

ASSESSOR'S OFFICE  
BOROUGH OF RUMSON  
80 EAST RIVER ROAD  
RUMSON NJ 07760

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District: BOROUGH OF RUMSON

**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: 80 LOT: 22 QUAL:  
PROPERTY LOCATION: 5 N WARD AVENUE CLASS: 2  
LAND: 3,933,000 BUILDING: 3,134,800 **2026 ASSESSMENT TOTAL:** 7,067,800

NET TAXES BILLED FOR 2025 WERE: \$ 66,096.44 2025 ASSESSMENT TOTAL: 6,300,900

RONGETTI, MICHAEL  
5 N WARD  
RUMSON, NJ 07760

ASSESSOR'S OFFICE  
BOROUGH OF RUMSON  
80 EAST RIVER ROAD  
RUMSON NJ 07760

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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: 114 LOT: 18 QUAL:  
PROPERTY LOCATION: 76 BUENA VISTA AVE. CLASS: 2  
LAND: 2,513,600 BUILDING: 6,180,900 **2026 ASSESSMENT TOTAL: 8,694,500**

NET TAXES BILLED FOR 2025 WERE: \$ 65,845.73 2025 ASSESSMENT TOTAL: 6,277,000

GRUMSON PROPERTIES, LLC  
76 BUENA VISTA AVE  
RUMSON, NJ 07760

ASSESSOR'S OFFICE  
BOROUGH OF RUMSON  
80 EAST RIVER ROAD  
RUMSON NJ 07760

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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: 124 LOT: 22 QUAL:  
PROPERTY LOCATION: 29 TUXEDO ROAD CLASS: 2  
LAND: 2,923,400 BUILDING: 4,159,400 **2026 ASSESSMENT TOTAL:** 7,082,800

NET TAXES BILLED FOR 2025 WERE: \$ 65,661.12 2025 ASSESSMENT TOTAL: 2,719,500

29 TUXEDO, LLC SEAPORT CAPITAL  
40 FULTON STREET 27TH FL  
NEW YORK, NY 10038

ASSESSOR'S OFFICE  
BOROUGH OF RUMSON  
80 EAST RIVER ROAD  
RUMSON NJ 07760

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District: BOROUGH OF RUMSON

**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026**

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DATE MAILED: 11/19/25

BLOCK: 124 LOT: 19 QUAL:  
PROPERTY LOCATION: 178 BINGHAM AVENUE CLASS: 2  
LAND: 2,971,800 BUILDING: 4,033,600 **2026 ASSESSMENT TOTAL:** 7,005,400

NET TAXES BILLED FOR 2025 WERE: \$ 65,464.94 2025 ASSESSMENT TOTAL: 6,240,700

LAGRATTA, JOHN  
178 BINGHAM AVE  
RUMSON, NJ 07760

ASSESSOR'S OFFICE  
BOROUGH OF RUMSON  
80 EAST RIVER ROAD  
RUMSON NJ 07760

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026**

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DATE MAILED: 11/19/25

BLOCK: 89 LOT: 2 QUAL:  
PROPERTY LOCATION: 53 BUENA VISTA AVE. CLASS: 2  
LAND: 2,153,800 BUILDING: 4,786,800 **2026 ASSESSMENT TOTAL:** 6,940,600

NET TAXES BILLED FOR 2025 WERE: \$ 65,050.59 2025 ASSESSMENT TOTAL: 6,201,200

HARRIS, JOHN C. & CHRISTINA E  
53 BUENA VISTA AVENUE  
RUMSON, NJ 07760

ASSESSOR'S OFFICE  
BOROUGH OF RUMSON  
80 EAST RIVER ROAD  
RUMSON NJ 07760

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026**

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DATE MAILED: 11/19/25

BLOCK: 79 LOT: 4 QUAL:  
PROPERTY LOCATION: 9 BLACKPOINT HORSESHOE CLASS: 2  
LAND: 4,562,900 BUILDING: 2,469,500 **2026 ASSESSMENT TOTAL:** 7,032,400

NET TAXES BILLED FOR 2025 WERE: \$ 64,600.58 2025 ASSESSMENT TOTAL: 4,497,300

SHEA,JAMES DEWITT&BRADLEY,CAITLYN B  
184 DUANE STREET APT 2  
NEW YORK, NY 10013

ASSESSOR'S OFFICE  
BOROUGH OF RUMSON  
80 EAST RIVER ROAD  
RUMSON NJ 07760

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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: 7 QUAL:  
PROPERTY LOCATION: 16 BUTTONWOOD LANE CLASS: 2  
LAND: 3,047,300 BUILDING: 3,901,600 **2026 ASSESSMENT TOTAL:** 6,948,900

NET TAXES BILLED FOR 2025 WERE: \$ 64,577.49 2025 ASSESSMENT TOTAL: 4,772,600

FINNEY, WILLIAM & LAUREN  
16 BUTTONWOOD LANE  
RUMSON, NJ 07760



ASSESSOR'S OFFICE  
BOROUGH OF RUMSON  
80 EAST RIVER ROAD  
RUMSON NJ 07760

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026**

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DATE MAILED: 11/19/25

BLOCK: 88 LOT: 11 QUAL:  
PROPERTY LOCATION: 46 BELLEVUE AVE CLASS: 2  
LAND: 2,360,900 BUILDING: 4,519,100 **2026 ASSESSMENT TOTAL: 6,880,000**

NET TAXES BILLED FOR 2025 WERE: \$ 63,778.15 2025 ASSESSMENT TOTAL: 6,079,900

CHIN, BRIAN & SARAH  
46 BELLEVUE AVENUE  
RUMSON, NJ 07760

ASSESSOR'S OFFICE  
BOROUGH OF RUMSON  
80 EAST RIVER ROAD  
RUMSON NJ 07760

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026**

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DATE MAILED: 11/19/25

BLOCK: 1    LOT: 6    QUAL:  
PROPERTY LOCATION: 98 W RIVER ROAD    CLASS: 2  
LAND: 5,342,800    BUILDING: 1,410,400    **2026 ASSESSMENT TOTAL: 6,753,200**

NET TAXES BILLED FOR 2025 WERE: \$ 63,540.03    2025 ASSESSMENT TOTAL: 6,057,200

UNTERBERG, ANN BERNINGER  
100 WEST RIVER ROAD  
RUMSON, NJ                      07760

ASSESSOR'S OFFICE  
BOROUGH OF RUMSON  
80 EAST RIVER ROAD  
RUMSON NJ 07760

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026**

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DATE MAILED: 11/19/25

BLOCK: 1    LOT: 7    QUAL:  
PROPERTY LOCATION: 96 W. RIVER ROAD    CLASS: 2  
LAND: 5,145,800    BUILDING: 1,577,100    **2026 ASSESSMENT TOTAL: 6,722,900**

NET TAXES BILLED FOR 2025 WERE: \$ 63,150.85    2025 ASSESSMENT TOTAL: 6,020,100

CHERASIA, PETER D & PEGGY J  
96 W. RIVER ROAD  
RUMSON, N.J.    07760

ASSESSOR'S OFFICE  
BOROUGH OF RUMSON  
80 EAST RIVER ROAD  
RUMSON NJ 07760

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District: BOROUGH OF RUMSON

**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: 126 LOT: 17 QUAL:  
PROPERTY LOCATION: 83 RUMSON RD. CLASS: 2  
LAND: 2,228,000 BUILDING: 4,625,800 **2026 ASSESSMENT TOTAL: 6,853,800**

NET TAXES BILLED FOR 2025 WERE: \$ 63,112.04 2025 ASSESSMENT TOTAL: 6,016,400

BONOFF, DANIEL & LISA  
83 RUMSON ROAD  
RUMSON, NJ 07760

ASSESSOR'S OFFICE  
BOROUGH OF RUMSON  
80 EAST RIVER ROAD  
RUMSON NJ 07760

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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: 49 LOT: 7 QUAL:  
PROPERTY LOCATION: 6 WILSON CIRCLE CLASS: 2  
LAND: 4,932,500 BUILDING: 1,889,100 **2026 ASSESSMENT TOTAL:** 6,821,600

NET TAXES BILLED FOR 2025 WERE: \$ 62,865.52 2025 ASSESSMENT TOTAL: 5,992,900

BROWN, DAVID & ELLEN  
6 WILSON CIRCLE  
RUMSON, NJ 07760

ASSESSOR'S OFFICE  
BOROUGH OF RUMSON  
80 EAST RIVER ROAD  
RUMSON NJ 07760

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APPEAL INFORMATION.

District: BOROUGH OF RUMSON

**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: 79 LOT: 7 QUAL:  
PROPERTY LOCATION: 17 BLACKPOINT HORSESHOE CLASS: 2  
LAND: 3,818,500 BUILDING: 2,918,000 **2026 ASSESSMENT TOTAL:** 6,736,500

NET TAXES BILLED FOR 2025 WERE: \$ 62,456.41 2025 ASSESSMENT TOTAL: 5,953,900

WILLIAMS, TIMOTHY & DEBRA  
17 BLACKPOINT HORSESHOE  
RUMSON, NJ 07760

ASSESSOR'S OFFICE  
BOROUGH OF RUMSON  
80 EAST RIVER ROAD  
RUMSON NJ 07760

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District: BOROUGH OF RUMSON

**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: 11 LOT: 19 QUAL:  
PROPERTY LOCATION: 66 E. RIVER RD. CLASS: 2  
LAND: 3,779,800 BUILDING: 3,037,400 **2026 ASSESSMENT TOTAL: 6,817,200**

NET TAXES BILLED FOR 2025 WERE: \$ 62,366.20 2025 ASSESSMENT TOTAL: 5,945,300

LECUN, YANN & ISABELLE  
66 E. RIVER RD, BLDG 66  
RUMSON, NJ 07760

ASSESSOR'S OFFICE  
BOROUGH OF RUMSON  
80 EAST RIVER ROAD  
RUMSON NJ 07760

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District: BOROUGH OF RUMSON

**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: 73 LOT: 6 QUAL:  
PROPERTY LOCATION: 35 BLACKPOINT HORSESHOE CLASS: 2  
LAND: 3,378,200 BUILDING: 3,371,200 **2026 ASSESSMENT TOTAL:** 6,749,400

NET TAXES BILLED FOR 2025 WERE: \$ 62,322.14 2025 ASSESSMENT TOTAL: 5,941,100

SAFRAN, ANDREW & LINDA R  
35 BLACKPOINT HORSESHOE  
RUMSON, NJ 07760



ASSESSOR'S OFFICE  
BOROUGH OF RUMSON  
80 EAST RIVER ROAD  
RUMSON NJ 07760

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District: BOROUGH OF RUMSON

**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: 113 LOT: 11 QUAL:  
PROPERTY LOCATION: 24 CONOVER LANE CLASS: 2  
LAND: 3,099,300 BUILDING: 3,554,500 **2026 ASSESSMENT TOTAL:** 6,653,800

NET TAXES BILLED FOR 2025 WERE: \$ 62,069.33 2025 ASSESSMENT TOTAL: 5,917,000

BLOT, MADELEINE  
24 CONOVER LANE  
RUMSON, NJ 07760

ASSESSOR'S OFFICE  
BOROUGH OF RUMSON  
80 EAST RIVER ROAD  
RUMSON NJ 07760

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District: BOROUGH OF RUMSON

**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: 4 QUAL:  
PROPERTY LOCATION: 8 BUTTONWOOD LANE CLASS: 2  
LAND: 2,974,300 BUILDING: 3,689,300 **2026 ASSESSMENT TOTAL:** 6,663,600

NET TAXES BILLED FOR 2025 WERE: \$ 61,969.68 2025 ASSESSMENT TOTAL: 5,907,500

ISMAIL, OMER & IBRAHIM, YASMIN  
8 BUTTONWOOD LANE  
RUMSON, NJ 07760

ASSESSOR'S OFFICE  
BOROUGH OF RUMSON  
80 EAST RIVER ROAD  
RUMSON NJ 07760

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District: BOROUGH OF RUMSON

**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026**

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DATE MAILED: 11/19/25

BLOCK: 11 LOT: 11 QUAL:  
PROPERTY LOCATION: 32 E RIVER ROAD CLASS: 2  
LAND: 4,473,200 BUILDING: 2,263,800 **2026 ASSESSMENT TOTAL: 6,737,000**

NET TAXES BILLED FOR 2025 WERE: \$ 61,926.67 2025 ASSESSMENT TOTAL: 5,903,400

STAVOLA, CHRISTOPHER WM & ANDREA V  
32 EAST RIVER ROAD  
RUMSON, NJ 07760

ASSESSOR'S OFFICE  
BOROUGH OF RUMSON  
80 EAST RIVER ROAD  
RUMSON NJ 07760

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DATE MAILED: 11/19/25

BLOCK: 1    LOT: 11    QUAL:  
PROPERTY LOCATION: 84 W. RIVER ROAD    CLASS: 2  
LAND: 4,746,600    BUILDING: 1,153,400    **2026 ASSESSMENT TOTAL: 5,900,000**

NET TAXES BILLED FOR 2025 WERE: \$ 61,891.00    2025 ASSESSMENT TOTAL: 5,900,000

GLASTEIN, DEBORAH  
84 WEST RIVER ROAD  
RUMSON, NJ                      07760

ASSESSOR'S OFFICE  
BOROUGH OF RUMSON  
80 EAST RIVER ROAD  
RUMSON NJ 07760

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District: BOROUGH OF RUMSON

**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: 119 LOT: 8 QUAL:  
PROPERTY LOCATION: 12 BROADMOOR DRIVE CLASS: 2  
LAND: 3,293,700 BUILDING: 3,258,300 **2026 ASSESSMENT TOTAL:** 6,552,000

NET TAXES BILLED FOR 2025 WERE: \$ 61,223.84 2025 ASSESSMENT TOTAL: 5,836,400

LAMOTTA, DEBRA  
3 BROMLEY COURT  
MONTVILLE, NJ 07045

ASSESSOR'S OFFICE  
BOROUGH OF RUMSON  
80 EAST RIVER ROAD  
RUMSON NJ 07760

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District: BOROUGH OF RUMSON

**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026**

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DATE MAILED: 11/19/25

BLOCK: 115 LOT: 18 QUAL:  
PROPERTY LOCATION: 99 BUENA VISTA AVENUE CLASS: 2  
LAND: 3,609,000 BUILDING: 2,825,800 **2026 ASSESSMENT TOTAL:** 6,434,800

NET TAXES BILLED FOR 2025 WERE: \$ 60,439.18 2025 ASSESSMENT TOTAL: 5,761,600

GAURI HOLDING, LLC  
99 BUENA VISTA AVENUE  
RUMSON, NJ 07760

ASSESSOR'S OFFICE  
BOROUGH OF RUMSON  
80 EAST RIVER ROAD  
RUMSON NJ 07760

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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: 10 QUAL:  
PROPERTY LOCATION: 37 BUENA VISTA AVE CLASS: 2  
LAND: 2,152,200 BUILDING: 4,350,900 **2026 ASSESSMENT TOTAL:** 6,503,100

NET TAXES BILLED FOR 2025 WERE: \$ 60,248.27 2025 ASSESSMENT TOTAL: 5,743,400

JAECH CONSULTING, LLC  
PO BOX 6530  
FAIR HAVEN, NJ 07704

ASSESSOR'S OFFICE  
BOROUGH OF RUMSON  
80 EAST RIVER ROAD  
RUMSON NJ 07760

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DATE MAILED: 11/19/25

BLOCK: 16 LOT: 11 QUAL:  
PROPERTY LOCATION: 39 BUENA VISTA AVE. CLASS: 2  
LAND: 2,147,000 BUILDING: 4,393,600 **2026 ASSESSMENT TOTAL:** 6,540,600

NET TAXES BILLED FOR 2025 WERE: \$ 60,171.69 2025 ASSESSMENT TOTAL: 5,736,100

GESELL, MARK W & NAPOLITANI, JODI L  
39 BUENA VISTA AVE.  
RUMSON, NJ 07760



ASSESSOR'S OFFICE  
BOROUGH OF RUMSON  
80 EAST RIVER ROAD  
RUMSON NJ 07760

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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: 111 LOT: 22 QUAL:  
PROPERTY LOCATION: 16 HARBOR DRIVE CLASS: 2  
LAND: 2,757,300 BUILDING: 5,067,300 **2026 ASSESSMENT TOTAL:** 7,824,600

NET TAXES BILLED FOR 2025 WERE: \$ 60,047.91 2025 ASSESSMENT TOTAL: 5,724,300

CINA, SEBASTIAN & GIOVANNA  
16 HARBOR DRIVE  
RUMSON, NJ 07760

ASSESSOR'S OFFICE  
BOROUGH OF RUMSON  
80 EAST RIVER ROAD  
RUMSON NJ 07760

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DATE MAILED: 11/19/25

BLOCK: 16 LOT: 1 QUAL:  
PROPERTY LOCATION: 20 BELLEVUE AVE. CLASS: 2  
LAND: 2,580,000 BUILDING: 3,897,800 **2026 ASSESSMENT TOTAL: 6,477,800**

NET TAXES BILLED FOR 2025 WERE: \$ 59,969.23 2025 ASSESSMENT TOTAL: 5,716,800

BEY, STANLEY S, TRUSTEES, ETAL  
2222 W MAYA PALM DRIVE  
BOCA RATON, FL 33432

ASSESSOR'S OFFICE  
BOROUGH OF RUMSON  
80 EAST RIVER ROAD  
RUMSON NJ 07760

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DATE MAILED: 11/19/25

BLOCK: 119 LOT: 4 QUAL:  
PROPERTY LOCATION: 19 HEATHCLIFF ROAD CLASS: 2  
LAND: 3,218,600 BUILDING: 3,178,300 **2026 ASSESSMENT TOTAL:** 6,396,900

NET TAXES BILLED FOR 2025 WERE: \$ 59,777.27 2025 ASSESSMENT TOTAL: 5,698,500

MCD AID, MARIE  
19 HEATHCLIFF ROAD  
RUMSON, NJ 07760

ASSESSOR'S OFFICE  
BOROUGH OF RUMSON  
80 EAST RIVER ROAD  
RUMSON NJ 07760

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026**

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DATE MAILED: 11/19/25

BLOCK: 96 LOT: 11 QUAL:  
PROPERTY LOCATION: 7 BINGHAM HILL CIR. CLASS: 2  
LAND: 1,956,600 BUILDING: 4,514,000 **2026 ASSESSMENT TOTAL:** 6,470,600

NET TAXES BILLED FOR 2025 WERE: \$ 59,466.76 2025 ASSESSMENT TOTAL: 5,668,900

BHATNAGAR, RAMIL & MARIA  
7 BINGHAM HILL CIR.  
RUMSON, NJ 07760

ASSESSOR'S OFFICE  
BOROUGH OF RUMSON  
80 EAST RIVER ROAD  
RUMSON NJ 07760

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DATE MAILED: 11/19/25

BLOCK: 11 LOT: 15 QUAL:  
PROPERTY LOCATION: 54 E. RIVER RD. CLASS: 2  
LAND: 3,610,500 BUILDING: 2,854,100 **2026 ASSESSMENT TOTAL:** 6,464,600

NET TAXES BILLED FOR 2025 WERE: \$ 59,408.02 2025 ASSESSMENT TOTAL: 5,663,300

VENTOTTO, LLC  
54 EAST RIVER ROAD  
RUMSON, NJ 07760

ASSESSOR'S OFFICE  
BOROUGH OF RUMSON  
80 EAST RIVER ROAD  
RUMSON NJ 07760

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026**

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DATE MAILED: 11/19/25

BLOCK: 108 LOT: 5 QUAL:  
PROPERTY LOCATION: 10 BUTTONWOOD LANE CLASS: 2  
LAND: 2,668,500 BUILDING: 3,690,500 **2026 ASSESSMENT TOTAL:** 6,359,000

NET TAXES BILLED FOR 2025 WERE: \$ 59,340.88 2025 ASSESSMENT TOTAL: 5,656,900

FERJENTSIK, STEVEN & CHRISTINE  
10 BUTTONWOOD LANE  
RUMSON, NJ 07760

ASSESSOR'S OFFICE  
BOROUGH OF RUMSON  
80 EAST RIVER ROAD  
RUMSON NJ 07760

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DATE MAILED: 11/19/25

BLOCK: 1 LOT: 2 QUAL:  
PROPERTY LOCATION: 106 W RIVER ROAD CLASS: 2  
LAND: 5,544,600 BUILDING: 712,400 **2026 ASSESSMENT TOTAL: 6,257,000**

NET TAXES BILLED FOR 2025 WERE: \$ 59,233.88 2025 ASSESSMENT TOTAL: 5,646,700

RUMSBB REALESTATE LLC  
106 W RIVER ROAD  
RUMSON, NJ 07760

ASSESSOR'S OFFICE  
BOROUGH OF RUMSON  
80 EAST RIVER ROAD  
RUMSON NJ 07760

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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: 105 RUMSON ROAD CLASS: 2  
LAND: 2,684,600 BUILDING: 3,699,100 **2026 ASSESSMENT TOTAL: 6,383,700**

NET TAXES BILLED FOR 2025 WERE: \$ 59,217.10 2025 ASSESSMENT TOTAL: 5,645,100

DEJULIUS, LEON JR & STACYE  
105 RUMSON ROAD  
RUMSON, NJ 07760



ASSESSOR'S OFFICE  
BOROUGH OF RUMSON  
80 EAST RIVER ROAD  
RUMSON NJ 07760

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District: BOROUGH OF RUMSON

**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: 11 LOT: 18 QUAL:  
PROPERTY LOCATION: 62 E RIVER RD CLASS: 2  
LAND: 3,893,200 BUILDING: 2,544,100 **2026 ASSESSMENT TOTAL: 6,437,300**

NET TAXES BILLED FOR 2025 WERE: \$ 59,020.94 2025 ASSESSMENT TOTAL: 5,626,400

RODILOSSO, MATTHEW THOMAS & YANA LUIZA  
P.O. BOX 249  
RUMSON, NJ 07760

ASSESSOR'S OFFICE  
BOROUGH OF RUMSON  
80 EAST RIVER ROAD  
RUMSON NJ 07760

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DATE MAILED: 11/19/25

BLOCK: 11 LOT: 5 QUAL:  
PROPERTY LOCATION: 9 OAK TREE LANE CLASS: 2  
LAND: 3,187,900 BUILDING: 3,255,300 **2026 ASSESSMENT TOTAL:** 6,443,200

NET TAXES BILLED FOR 2025 WERE: \$ 58,870.93 2025 ASSESSMENT TOTAL: 5,612,100

SKIRKANICH, GERI ANNE, TRUSTEE  
9 OAK TREE LANE  
RUMSON, NJ 07760

ASSESSOR'S OFFICE  
BOROUGH OF RUMSON  
80 EAST RIVER ROAD  
RUMSON NJ 07760

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026**

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DATE MAILED: 11/19/25

BLOCK: 15 LOT: 3 QUAL:  
PROPERTY LOCATION: 7 EDGEWOOD ROAD CLASS: 2  
LAND: 2,037,500 BUILDING: 4,295,400 **2026 ASSESSMENT TOTAL:** 6,332,900

NET TAXES BILLED FOR 2025 WERE: \$ 58,588.75 2025 ASSESSMENT TOTAL: 5,585,200

COHEN, ERIC & DANIELLE BOTTARI  
7 EDGEWOOD ROAD  
RUMSON, NJ 07760

ASSESSOR'S OFFICE  
BOROUGH OF RUMSON  
80 EAST RIVER ROAD  
RUMSON NJ 07760

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District: BOROUGH OF RUMSON

**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: 18 LOT: 3 QUAL:  
PROPERTY LOCATION: 27 BELLEVUE AVENUE CLASS: 2  
LAND: 2,350,500 BUILDING: 3,989,700 **2026 ASSESSMENT TOTAL:** 6,340,200

NET TAXES BILLED FOR 2025 WERE: \$ 58,549.94 2025 ASSESSMENT TOTAL: 5,581,500

HINKLE, RYAN & SARA  
555 WEST END AVE, APT 5E  
NEW YORK, NY 10024

ASSESSOR'S OFFICE  
BOROUGH OF RUMSON  
80 EAST RIVER ROAD  
RUMSON NJ 07760

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District: BOROUGH OF RUMSON

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DATE MAILED: 11/19/25

BLOCK: 79 LOT: 2 QUAL:  
PROPERTY LOCATION: 5 BLACKPOINT HORSESHOE CLASS: 2  
LAND: 3,756,000 BUILDING: 2,601,700 **2026 ASSESSMENT TOTAL:** 6,357,700

NET TAXES BILLED FOR 2025 WERE: \$ 58,498.53 2025 ASSESSMENT TOTAL: 5,576,600

THOMAS, DENISE A  
580 PARK AVENUE 6D  
NEW YORK, NY 10065

ASSESSOR'S OFFICE  
BOROUGH OF RUMSON  
80 EAST RIVER ROAD  
RUMSON NJ 07760

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DATE MAILED: 11/19/25

BLOCK: 1 LOT: 1 QUAL:  
PROPERTY LOCATION: 108 W. RIVER ROAD CLASS: 2  
LAND: 5,223,000 BUILDING: 933,900 **2026 ASSESSMENT TOTAL: 6,156,900**

NET TAXES BILLED FOR 2025 WERE: \$ 58,143.97 2025 ASSESSMENT TOTAL: 5,542,800

BOWE, NANCY S.  
108 WEST RIVER ROAD  
RUMSON, NJ 07760

ASSESSOR'S OFFICE  
BOROUGH OF RUMSON  
80 EAST RIVER ROAD  
RUMSON NJ 07760

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DATE MAILED: 11/19/25

BLOCK: 116 LOT: 16 QUAL:  
PROPERTY LOCATION: 5 SAILERS WAY CLASS: 2  
LAND: 1,826,100 BUILDING: 4,491,600 **2026 ASSESSMENT TOTAL: 6,317,700**

NET TAXES BILLED FOR 2025 WERE: \$ 57,992.92 2025 ASSESSMENT TOTAL: 5,528,400

PIRRELLO, LEONARD & MARGARET  
5 SAILERS WAY  
RUMSON, NJ 07760

ASSESSOR'S OFFICE  
BOROUGH OF RUMSON  
80 EAST RIVER ROAD  
RUMSON NJ 07760

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026**

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DATE MAILED: 11/19/25

BLOCK: 80 LOT: 9.01 QUAL:  
PROPERTY LOCATION: 25 WARD AVE. CLASS: 2  
LAND: 4,992,200 BUILDING: 1,110,300 **2026 ASSESSMENT TOTAL: 6,102,500**

NET TAXES BILLED FOR 2025 WERE: \$ 57,520.87 2025 ASSESSMENT TOTAL: 5,483,400

GANGEMI, EDWIN & LAURA  
25 WARD AVENUE  
RUMSON, NJ 07760



ASSESSOR'S OFFICE  
BOROUGH OF RUMSON  
80 EAST RIVER ROAD  
RUMSON NJ 07760

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026**

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DATE MAILED: 11/19/25

BLOCK: 119 LOT: 3 QUAL:  
PROPERTY LOCATION: 21 HEATHCLIFF ROAD CLASS: 2  
LAND: 3,030,900 BUILDING: 3,069,600 **2026 ASSESSMENT TOTAL:** 6,100,500

NET TAXES BILLED FOR 2025 WERE: \$ 56,975.39 2025 ASSESSMENT TOTAL: 5,431,400

CATALANO, ROBERT  
21 HEATHCLIFF ROAD  
RUMSON, NJ 07760

ASSESSOR'S OFFICE  
BOROUGH OF RUMSON  
80 EAST RIVER ROAD  
RUMSON NJ 07760

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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: 79 LOT: 8 QUAL:  
PROPERTY LOCATION: 21 BLACKPOINT HORSESHOE CLASS: 2  
LAND: 3,668,600 BUILDING: 2,461,600 **2026 ASSESSMENT TOTAL:** 6,130,200

NET TAXES BILLED FOR 2025 WERE: \$ 56,954.41 2025 ASSESSMENT TOTAL: 5,429,400

PEARSON, DAVID T & NANCY R  
21 BLACKPOINT HORSESHOE  
RUMSON, NJ 07760

ASSESSOR'S OFFICE  
BOROUGH OF RUMSON  
80 EAST RIVER ROAD  
RUMSON NJ 07760

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026**

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DATE MAILED: 11/19/25

BLOCK: 115 LOT: 6 QUAL:  
PROPERTY LOCATION: 10 SAILERS WAY CLASS: 2  
LAND: 2,030,300 BUILDING: 4,030,500 **2026 ASSESSMENT TOTAL: 6,060,800**

NET TAXES BILLED FOR 2025 WERE: \$ 56,225.35 2025 ASSESSMENT TOTAL: 5,359,900

TROPIANO, CHRISTOPHER & MICHELLE  
10 SAILERS WAY  
RUMSON, NJ 07760

ASSESSOR'S OFFICE  
BOROUGH OF RUMSON  
80 EAST RIVER ROAD  
RUMSON NJ 07760

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026**

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DATE MAILED: 11/19/25

BLOCK: 94 LOT: 9.01 QUAL:  
PROPERTY LOCATION: 142 BINGHAM AVENUE CLASS: 3A  
LAND: 2,620,400 BUILDING: 3,433,100 **2026 ASSESSMENT TOTAL: 6,053,500**

NET TAXES BILLED FOR 2025 WERE: \$ 56,215.91 2025 ASSESSMENT TOTAL: 5,359,000

SCOTHIGH ESTATES INC  
95 AVENUE OF TWO RIVERS  
RUMSON, NJ 07760

ASSESSOR'S OFFICE  
BOROUGH OF RUMSON  
80 EAST RIVER ROAD  
RUMSON NJ 07760

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

District: BOROUGH OF RUMSON

**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: 17 LOT: 3 QUAL:  
PROPERTY LOCATION: 5 AULDWOOD LANE CLASS: 2  
LAND: 1,912,300 BUILDING: 4,170,300 **2026 ASSESSMENT TOTAL: 6,082,600**

NET TAXES BILLED FOR 2025 WERE: \$ 55,886.52 2025 ASSESSMENT TOTAL: 5,327,600

OLAN, ROBERT & JENNIFER  
5 AULDWOOD LANE  
RUMSON, NJ 07760

ASSESSOR'S OFFICE  
BOROUGH OF RUMSON  
80 EAST RIVER ROAD  
RUMSON NJ 07760

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026**

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DATE MAILED: 11/19/25

BLOCK: 75 LOT: 6 QUAL:  
PROPERTY LOCATION: 12 TYSON LANE CLASS: 2  
LAND: 3,009,400 BUILDING: 2,971,500 **2026 ASSESSMENT TOTAL:** 5,980,900

NET TAXES BILLED FOR 2025 WERE: \$ 55,525.67 2025 ASSESSMENT TOTAL: 5,293,200

DEPALMA, PATRICK MICHAEL & CAROLYN  
1335 LITTLE HARBOR LANE  
VERO BEACH, FL 32963

ASSESSOR'S OFFICE  
BOROUGH OF RUMSON  
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RUMSON NJ 07760

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026**

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DATE MAILED: 11/19/25

BLOCK: 84 LOT: 13 QUAL:  
PROPERTY LOCATION: 170 RUMSON RD. CLASS: 2  
LAND: 2,678,300 BUILDING: 3,312,500 **2026 ASSESSMENT TOTAL:** 5,990,800

NET TAXES BILLED FOR 2025 WERE: \$ 55,118.66 2025 ASSESSMENT TOTAL: 5,254,400

CHANDLER, ROBERT L & PAMELA L  
170 RUMSON ROAD  
RUMSON, NJ 07760

ASSESSOR'S OFFICE  
BOROUGH OF RUMSON  
80 EAST RIVER ROAD  
RUMSON NJ 07760

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026**

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DATE MAILED: 11/19/25

BLOCK: 18 LOT: 27 QUAL:  
PROPERTY LOCATION: 67 W. RIVER RD. CLASS: 2  
LAND: 2,101,300 BUILDING: 3,789,800 **2026 ASSESSMENT TOTAL:** 5,891,100

NET TAXES BILLED FOR 2025 WERE: \$ 55,085.09 2025 ASSESSMENT TOTAL: 5,251,200

CAULFIELD, ROBERT & JAMIE  
67 WEST RIVER ROAD  
RUMSON, NJ 07760



ASSESSOR'S OFFICE  
BOROUGH OF RUMSON  
80 EAST RIVER ROAD  
RUMSON NJ 07760

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026**

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DATE MAILED: 11/19/25

BLOCK: 97 LOT: 40 QUAL:  
PROPERTY LOCATION: 86 RUMSON ROAD CLASS: 2  
LAND: 2,520,300 BUILDING: 3,409,700 **2026 ASSESSMENT TOTAL: 5,930,000**

NET TAXES BILLED FOR 2025 WERE: \$ 55,029.51 2025 ASSESSMENT TOTAL: 5,086,500

LECKSTEIN, DAVID & REBECCA  
86 RUMSON ROAD  
RUMSON, NJ 07760

ASSESSOR'S OFFICE  
BOROUGH OF RUMSON  
80 EAST RIVER ROAD  
RUMSON NJ 07760

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District: BOROUGH OF RUMSON

**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026**

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DATE MAILED: 11/19/25

BLOCK: 16 LOT: 17 QUAL:  
PROPERTY LOCATION: 12 AULDWOOD LANE CLASS: 2  
LAND: 1,998,400 BUILDING: 3,966,500 **2026 ASSESSMENT TOTAL:** 5,964,900

NET TAXES BILLED FOR 2025 WERE: \$ 54,906.76 2025 ASSESSMENT TOTAL: 5,234,200

MORONEY, JOSEPH A & SONYA L  
12 AULDWOOD LANE  
RUMSON, NJ 07760

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BOROUGH OF RUMSON  
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RUMSON NJ 07760

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026**

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DATE MAILED: 11/19/25

BLOCK: 128 LOT: 9 QUAL:  
PROPERTY LOCATION: 14 OYSTER BAY DRIVE CLASS: 2  
LAND: 3,000,300 BUILDING: 2,788,800 **2026 ASSESSMENT TOTAL:** 5,789,100

NET TAXES BILLED FOR 2025 WERE: \$ 54,768.29 2025 ASSESSMENT TOTAL: 5,221,000

HITCHNER, LESLIE N  
14 OYSTER BAY DRIVE  
RUMSON, NJ 07760

ASSESSOR'S OFFICE  
BOROUGH OF RUMSON  
80 EAST RIVER ROAD  
RUMSON NJ 07760

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026**

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DATE MAILED: 11/19/25

BLOCK: 123 LOT: 3.01 QUAL:  
PROPERTY LOCATION: 99 RUMSON RD CLASS: 3A  
LAND: 1,846,200 BUILDING: 4,087,000 **2026 ASSESSMENT TOTAL:** 5,933,200

NET TAXES BILLED FOR 2025 WERE: \$ 54,513.38 2025 ASSESSMENT TOTAL: 5,196,700

99 RUMSON RD. LLC  
95 AVENUE OF TWO RIVERS  
RUMSON, NJ 07760