

ASSESSOR'S OFFICE
BOROUGH OF UNION BEACH
650 POOLE AVENUE
UNION BEACH NJ 07735

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

District: BORO OF UNION BEACH

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: 247 LOT: 12 QUAL:
PROPERTY LOCATION: 1515 HIGHWAY 36 CLASS: 4B
LAND: 6,215,800 BUILDING: 23,598,100 **2026 ASSESSMENT TOTAL: 29,813,900**

NET TAXES BILLED FOR 2025 WERE: \$ 627,388.91 2025 ASSESSMENT TOTAL: 29,248,900

INTERNATIONAL FLAVORS & FRAGRANCES
BOX 8, ACCTS PAYABLE-001
HAZLET, NJ 07730

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DATE MAILED: 11/19/25

BLOCK: 249 LOT: 1 QUAL:
PROPERTY LOCATION: 800 ROSE LANE CLASS: 4B
LAND: 17,728,200 BUILDING: 2,385,400 **2026 ASSESSMENT TOTAL: 20,113,600**

NET TAXES BILLED FOR 2025 WERE: \$ 396,859.32 2025 ASSESSMENT TOTAL: 18,501,600

INTERNATIONAL FLAVORS & FRAGRANCES
BOX 8, ACCTS PAYABLE-001
HAZLET, NJ 07730

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BLOCK: 103 LOT: 1 QUAL:
PROPERTY LOCATION: 1500 FLORENCE AVENUE CLASS: 4B
LAND: 1,242,400 BUILDING: 1,749,000 **2026 ASSESSMENT TOTAL:** 2,991,400

NET TAXES BILLED FOR 2025 WERE: \$ 61,741.68 2025 ASSESSMENT TOTAL: 2,878,400

JCPL FIRST ENERGY SERVICE CO.
341 WHITE POND DRIVE
AKRON, OH 44320

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BLOCK: 167 LOT: 5 QUAL:
PROPERTY LOCATION: 825 HIGHWAY 36 CLASS: 4A
LAND: 818,500 BUILDING: 719,600 **2026 ASSESSMENT TOTAL:** 1,538,100

NET TAXES BILLED FOR 2025 WERE: \$ 30,797.91 2025 ASSESSMENT TOTAL: 1,435,800

MCDONALD'S REAL ESTATE COMPANY
P.O. BOX #10
LINCROFT, NJ 07738

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BLOCK: 246 LOT: 4 QUAL:
PROPERTY LOCATION: 1411 HIGHWAY 36 CLASS: 4A
LAND: 758,900 BUILDING: 755,200 **2026 ASSESSMENT TOTAL:** 1,514,100

NET TAXES BILLED FOR 2025 WERE: \$ 30,326.01 2025 ASSESSMENT TOTAL: 1,413,800

MACH 1 PROPERTIES, LLC
1411 HIGHWAY 36
UNION BEACH, NJ 07735

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BLOCK: 29 LOT: 11 QUAL:
PROPERTY LOCATION: 805 FRONT STREET CLASS: 2
LAND: 449,700 BUILDING: 951,600 **2026 ASSESSMENT TOTAL:** 1,401,300

NET TAXES BILLED FOR 2025 WERE: \$ 28,234.64 2025 ASSESSMENT TOTAL: 1,316,300

BERMAN, BARRY & ROBERTA
449 NEW BRUNSWICK AVE
FORDS, NJ 08863

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BLOCK: 1 LOT: 7 QUAL:
PROPERTY LOCATION: 323 FRONT STREET CLASS: 2
LAND: 426,500 BUILDING: 949,000 **2026 ASSESSMENT TOTAL:** 1,375,500

NET TAXES BILLED FOR 2025 WERE: \$ 27,728.42 2025 ASSESSMENT TOTAL: 1,292,700

MARTINEZ, IVAN & KNOTEK, HOLLY
323 FRONT STREET
UNION BEACH, NJ 07735

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DATE MAILED: 11/19/25

BLOCK: 219 LOT: 21 QUAL:
PROPERTY LOCATION: 718 BROOK AVENUE CLASS: 2
LAND: 316,800 BUILDING: 938,500 **2026 ASSESSMENT TOTAL:** 1,255,300

NET TAXES BILLED FOR 2025 WERE: \$ 25,589.85 2025 ASSESSMENT TOTAL: 1,193,000

AERO GENERAL, LLC
95 MULBERRY STREET
CARTERET, NJ 07008

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BLOCK: 168 LOT: 14.01 QUAL:
PROPERTY LOCATION: 917 HIGHWAY 36 CLASS: 4A
LAND: 417,200 BUILDING: 890,600 **2026 ASSESSMENT TOTAL:** 1,307,800

NET TAXES BILLED FOR 2025 WERE: \$ 24,804.78 2025 ASSESSMENT TOTAL: 1,156,400

917 STATE ROUTE 36, LLC
917 HIGHWAY 36
UNION BEACH, NJ 07735

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BLOCK: 5 LOT: 11 QUAL:
PROPERTY LOCATION: 342 FRONT STREET CLASS: 2
LAND: 345,700 BUILDING: 679,100 **2026 ASSESSMENT TOTAL:** 1,024,800

NET TAXES BILLED FOR 2025 WERE: \$ 23,673.19 2025 ASSESSMENT TOTAL: 1,115,300

HOFF, HARRY R
342 FRONT STREET
UNION BEACH, NJ 07735

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BLOCK: 225 LOT: 4 QUAL:
PROPERTY LOCATION: 904 BAYVIEW AVENUE CLASS: 2
LAND: 318,000 BUILDING: 832,500 **2026 ASSESSMENT TOTAL:** 1,150,500

NET TAXES BILLED FOR 2025 WERE: \$ 23,429.84 2025 ASSESSMENT TOTAL: 1,092,300

MARK MANAGEMENT LLC
904 BAYVIEW AVENUE
UNION BEACH, NJ 07735

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BLOCK: 22 LOT: 20 QUAL:
PROPERTY LOCATION: 629 FRONT STREET CLASS: 2
LAND: 399,900 BUILDING: 760,100 **2026 ASSESSMENT TOTAL:** 1,160,000

NET TAXES BILLED FOR 2025 WERE: \$ 22,936.49 2025 ASSESSMENT TOTAL: 1,069,300

SCOTT P NELSON&GRACE C NELSON LIVIN
629 FRONT STREET
UNION BEACH, NJ 07735

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BLOCK: 26 LOT: 1.02 QUAL:
PROPERTY LOCATION: 710 FRONT STREET CLASS: 2
LAND: 361,000 BUILDING: 732,900 **2026 ASSESSMENT TOTAL:** 1,093,900

NET TAXES BILLED FOR 2025 WERE: \$ 22,185.74 2025 ASSESSMENT TOTAL: 1,034,300

TAPIA, ADAM & SHAYANAH
710 FRONT STREET
UNION BEACH, NJ 07735

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BLOCK: 219 LOT: 24 QUAL:
PROPERTY LOCATION: 728 BROOK AVENUE CLASS: 2
LAND: 316,800 BUILDING: 715,200 **2026 ASSESSMENT TOTAL:** 1,032,000

NET TAXES BILLED FOR 2025 WERE: \$ 21,814.65 2025 ASSESSMENT TOTAL: 1,017,000

RUDGE, ROBERT & CATHERINE
728 BROOK AVENUE
UNION BEACH, NJ 07735

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BLOCK: 1 LOT: 3 QUAL:
PROPERTY LOCATION: 309 FRONT STREET CLASS: 2
LAND: 392,400 BUILDING: 673,100 **2026 ASSESSMENT TOTAL:** 1,065,500

NET TAXES BILLED FOR 2025 WERE: \$ 21,419.97 2025 ASSESSMENT TOTAL: 998,600

BRADY, JAY
309 FRONT STREET
UNION BEACH, NJ 07735

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BLOCK: 1 LOT: 6 QUAL:
PROPERTY LOCATION: 317 FRONT STREET CLASS: 2
LAND: 355,700 BUILDING: 640,300 **2026 ASSESSMENT TOTAL:** 996,000

NET TAXES BILLED FOR 2025 WERE: \$ 21,364.20 2025 ASSESSMENT TOTAL: 996,000

MARSILLO, THOMAS
317 FRONT STREET
UNION BEACH, NJ 07735

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BLOCK: 219 LOT: 18 QUAL:
PROPERTY LOCATION: 708 BROOK AVENUE CLASS: 2
LAND: 266,600 BUILDING: 842,200 **2026 ASSESSMENT TOTAL:** 1,108,800

NET TAXES BILLED FOR 2025 WERE: \$ 20,709.98 2025 ASSESSMENT TOTAL: 965,500

GILMORE, BARBARA
708 BROOK AVENUE
UNION BEACH, NJ 07735

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BLOCK: 232 LOT: 1 QUAL:
PROPERTY LOCATION: JERSEY AVENUE CLASS: 1
LAND: 1,059,100 BUILDING: 0 **2026 ASSESSMENT TOTAL: 1,059,100**

NET TAXES BILLED FOR 2025 WERE: \$ 20,652.06 2025 ASSESSMENT TOTAL: 962,800

INTERNATIONAL FLAVORS & FRAGRANCES
600 HIGHWAY 36, CONTROLLER
HAZLET, NJ 07730

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BLOCK: 220 LOT: 1 QUAL:
PROPERTY LOCATION: BROOK AVE CLASS: 1
LAND: 1,058,700 BUILDING: 0 **2026 ASSESSMENT TOTAL: 1,058,700**

NET TAXES BILLED FOR 2025 WERE: \$ 20,645.63 2025 ASSESSMENT TOTAL: 962,500

TETRO, MORRIS & ELEANOR
3 AMERICAN WAY
HOLMDEL, NJ 07733

ASSESSOR'S OFFICE
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650 POOLE AVENUE
UNION BEACH NJ 07735

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BLOCK: 168 LOT: 9.01 QUAL:
PROPERTY LOCATION: 967 HIGHWAY 36 CLASS: 4A
LAND: 970,400 BUILDING: 68,800 **2026 ASSESSMENT TOTAL:** 1,039,200

NET TAXES BILLED FOR 2025 WERE: \$ 20,386.08 2025 ASSESSMENT TOTAL: 950,400

AMERADA HESS SPEEDWAY CO RYAN
16220 N SCOTTSDALE RD 650
SCOTTSDALE, AZ 85254

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BLOCK: 219 LOT: 7 QUAL:
PROPERTY LOCATION: 717 PROSPECT AVE CLASS: 2
LAND: 288,000 BUILDING: 713,500 **2026 ASSESSMENT TOTAL:** 1,001,500

NET TAXES BILLED FOR 2025 WERE: \$ 20,208.05 2025 ASSESSMENT TOTAL: 942,100

KOZAK, ADELAIDA PEREZ & GRANT G
717 PROSPECT AVENUE
UNION BEACH, NJ 07735

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BLOCK: 217 LOT: 19 QUAL:
PROPERTY LOCATION: 406 SHORE ROAD CLASS: 2
LAND: 315,600 BUILDING: 670,600 **2026 ASSESSMENT TOTAL: 986,200**

NET TAXES BILLED FOR 2025 WERE: \$ 20,021.43 2025 ASSESSMENT TOTAL: 933,400

CARRILLO, OSCAR & CARMEN
406 SHORE ROAD
UNION BEACH, NJ 07735

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BLOCK: 223 LOT: 9 QUAL:
PROPERTY LOCATION: 821 PROSPECT AVENUE CLASS: 2
LAND: 288,000 BUILDING: 689,600 **2026 ASSESSMENT TOTAL: 977,600**

NET TAXES BILLED FOR 2025 WERE: \$ 19,721.13 2025 ASSESSMENT TOTAL: 919,400

LUCAS, JASON C & THAYANA
821 PROSPECT AVENUE
UNION BEACH, NJ 07735

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BLOCK: 167 LOT: 13 QUAL:
PROPERTY LOCATION: 845-865 HIGHWAY 36 CLASS: 4A
LAND: 715,200 BUILDING: 268,900 **2026 ASSESSMENT TOTAL: 984,100**

NET TAXES BILLED FOR 2025 WERE: \$ 19,703.97 2025 ASSESSMENT TOTAL: 918,600

OCEAN PLACE L.L.C.
P.O. BOX 316
KEYPORT, NJ 07735

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BLOCK: 179 LOT: 4 QUAL:
PROPERTY LOCATION: 1017 HIGHWAY 36 CLASS: 4A
LAND: 527,000 BUILDING: 531,400 **2026 ASSESSMENT TOTAL:** 1,058,400

NET TAXES BILLED FOR 2025 WERE: \$ 19,691.10 2025 ASSESSMENT TOTAL: 918,000

MARKO PROPERTIES, LLC
206 WYNATT STREET
LAKEWOOD, NJ 08701

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BLOCK: 227 LOT: 1 QUAL:
PROPERTY LOCATION: 902 HARRIS AVE CLASS: 2
LAND: 250,400 BUILDING: 691,200 **2026 ASSESSMENT TOTAL:** 941,600

NET TAXES BILLED FOR 2025 WERE: \$ 19,174.16 2025 ASSESSMENT TOTAL: 893,900

MILTON, MICHAEL & MAGALY
902 HARRIS AVENUE
UNION BEACH, NJ 07735

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BLOCK: 29 LOT: 1 QUAL:
PROPERTY LOCATION: 705 FRONT STREET CLASS: 2
LAND: 486,400 BUILDING: 474,000 **2026 ASSESSMENT TOTAL: 960,400**

NET TAXES BILLED FOR 2025 WERE: \$ 19,157.01 2025 ASSESSMENT TOTAL: 442,100

ZOIS, JONATHAN & MERIDITH
705 FRONT STREET
UNION BEACH, NJ 07735

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BLOCK: 96 LOT: 8 QUAL:
PROPERTY LOCATION: 216 WEST STREET CLASS: 2
LAND: 320,200 BUILDING: 586,400 **2026 ASSESSMENT TOTAL: 906,600**

NET TAXES BILLED FOR 2025 WERE: \$ 18,369.78 2025 ASSESSMENT TOTAL: 856,400

COLLINS, TIMOTHY & PARDUE, JENNIFER
216 WEST STREET
UNION BEACH, NJ 07735

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BLOCK: 210 LOT: 1 QUAL:
PROPERTY LOCATION: 706 PROSPECT AVENUE CLASS: 2
LAND: 258,000 BUILDING: 641,900 **2026 ASSESSMENT TOTAL:** 899,900

NET TAXES BILLED FOR 2025 WERE: \$ 18,303.29 2025 ASSESSMENT TOTAL: 853,300

SCALZO, DENNIS
706 PROSPECT AVENUE
UNION BEACH, NJ 07735

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BLOCK: 5 LOT: 10 QUAL:
PROPERTY LOCATION: 340 FRONT STREET CLASS: 2
LAND: 306,100 BUILDING: 588,100 **2026 ASSESSMENT TOTAL:** 894,200

NET TAXES BILLED FOR 2025 WERE: \$ 18,153.14 2025 ASSESSMENT TOTAL: 846,300

JOYCE, MARK
340 FRONT STREET
UNION BEACH, NJ 07735

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BLOCK: 102 LOT: 18 QUAL:
PROPERTY LOCATION: 331 POOLE AVENUE CLASS: 4B
LAND: 438,600 BUILDING: 447,500 **2026 ASSESSMENT TOTAL: 886,100**

NET TAXES BILLED FOR 2025 WERE: \$ 18,150.99 2025 ASSESSMENT TOTAL: 846,200

JCPL FIRTS ENERGY SERVICE CO.
341 WHITE POND DRIVE
AKRON, OH 44320

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BLOCK: 22 LOT: 11 QUAL:
PROPERTY LOCATION: 525 FRONT STREET CLASS: 4A
LAND: 860,800 BUILDING: 58,500 **2026 ASSESSMENT TOTAL:** 919,300

NET TAXES BILLED FOR 2025 WERE: \$ 17,981.54 2025 ASSESSMENT TOTAL: 838,300

MARGARITAVILLE, INC.
5 BASKING RIDGE DRIVE
MIDDLETOWN, NJ 07748

ASSESSOR'S OFFICE
BOROUGH OF UNION BEACH
650 POOLE AVENUE
UNION BEACH NJ 07735

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District: BORO OF UNION BEACH

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: 242 LOT: 9 QUAL:
PROPERTY LOCATION: 1237 HIGHWAY 36 CLASS: 4A
LAND: 870,900 BUILDING: 46,200 **2026 ASSESSMENT TOTAL:** 917,100

NET TAXES BILLED FOR 2025 WERE: \$ 17,962.23 2025 ASSESSMENT TOTAL: 837,400

ROUTE 34 NORTH, LLC
P.O. BOX 855
UNION BEACH, NJ 07735

ASSESSOR'S OFFICE
BOROUGH OF UNION BEACH
650 POOLE AVENUE
UNION BEACH NJ 07735

THIS IS NOT A BILL.
PLEASE SEE REVERSE FOR
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District: BORO OF UNION BEACH

NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 11/19/25

BLOCK: 223 LOT: 5 QUAL:
PROPERTY LOCATION: 814 BROOK AVENUE CLASS: 2
LAND: 276,800 BUILDING: 510,700 **2026 ASSESSMENT TOTAL: 787,500**

NET TAXES BILLED FOR 2025 WERE: \$ 17,919.33 2025 ASSESSMENT TOTAL: 835,400

LAFORTE, JOSEPH JR
814 BROOK AVENUE
UNION BEACH, NJ 07735

ASSESSOR'S OFFICE
BOROUGH OF UNION BEACH
650 POOLE AVENUE
UNION BEACH NJ 07735

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District: BORO OF UNION BEACH

NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 11/19/25

BLOCK: 1 LOT: 9 QUAL:
PROPERTY LOCATION: 329 FRONT STREET CLASS: 2
LAND: 351,800 BUILDING: 531,300 **2026 ASSESSMENT TOTAL: 883,100**

NET TAXES BILLED FOR 2025 WERE: \$ 17,854.98 2025 ASSESSMENT TOTAL: 832,400

CARDINALE, FRANCESCA
157 BEDELL AVENUE
STATEN ISLAND, NY 10307

ASSESSOR'S OFFICE
BOROUGH OF UNION BEACH
650 POOLE AVENUE
UNION BEACH NJ 07735

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District: BORO OF UNION BEACH

NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 11/19/25

BLOCK: 219 LOT: 2 QUAL:
PROPERTY LOCATION: 735 PROSPECT AVE CLASS: 2
LAND: 258,000 BUILDING: 626,400 **2026 ASSESSMENT TOTAL: 884,400**

NET TAXES BILLED FOR 2025 WERE: \$ 17,842.11 2025 ASSESSMENT TOTAL: 831,800

FILINGERI, JOHN A
735 PROSPECT AVENUE
UNION BEACH, NJ 07735

ASSESSOR'S OFFICE
BOROUGH OF UNION BEACH
650 POOLE AVENUE
UNION BEACH NJ 07735

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District: BORO OF UNION BEACH

NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 11/19/25

BLOCK: 6 LOT: 8 QUAL:
PROPERTY LOCATION: 430 FRONT STREET CLASS: 2
LAND: 339,100 BUILDING: 549,400 **2026 ASSESSMENT TOTAL: 888,500**

NET TAXES BILLED FOR 2025 WERE: \$ 17,842.11 2025 ASSESSMENT TOTAL: 831,800

430 FRONT STREET DEVELOPMENT, LLC
430 FRONT STREET
UNION BEACH, NJ 07735

ASSESSOR'S OFFICE
BOROUGH OF UNION BEACH
650 POOLE AVENUE
UNION BEACH NJ 07735

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District: BORO OF UNION BEACH

NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 11/19/25

BLOCK: 29 LOT: 8 QUAL:
PROPERTY LOCATION: 741 FRONT STREET CLASS: 2
LAND: 276,700 BUILDING: 600,900 **2026 ASSESSMENT TOTAL: 877,600**

NET TAXES BILLED FOR 2025 WERE: \$ 17,831.39 2025 ASSESSMENT TOTAL: 831,300

KIDD, RANDALL
741 FRONT STREET
UNION BEACH, NJ 07735

ASSESSOR'S OFFICE
BOROUGH OF UNION BEACH
650 POOLE AVENUE
UNION BEACH NJ 07735

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 11/19/25

BLOCK: 223 LOT: 13 QUAL:
PROPERTY LOCATION: 809 PROSPECT AVENUE CLASS: 2
LAND: 188,700 BUILDING: 680,600 **2026 ASSESSMENT TOTAL: 869,300**

NET TAXES BILLED FOR 2025 WERE: \$ 17,752.02 2025 ASSESSMENT TOTAL: 827,600

FREDERICKS, CHRISTINE & KEVIN
809 PROSPECT AVENUE
UNION BEACH, NJ 07735

ASSESSOR'S OFFICE
BOROUGH OF UNION BEACH
650 POOLE AVENUE
UNION BEACH NJ 07735

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District: BORO OF UNION BEACH

NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 11/19/25

BLOCK: 1 LOT: 1 QUAL:
PROPERTY LOCATION: 303 FRONT STREET CLASS: 2
LAND: 358,300 BUILDING: 519,200 **2026 ASSESSMENT TOTAL: 877,500**

NET TAXES BILLED FOR 2025 WERE: \$ 17,606.16 2025 ASSESSMENT TOTAL: 820,800

GALLOPO, LYDIA J
303 FRONT STREET
UNION BEACH, NJ 07735

ASSESSOR'S OFFICE
BOROUGH OF UNION BEACH
650 POOLE AVENUE
UNION BEACH NJ 07735

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 11/19/25

BLOCK: 170 LOT: 1.02 QUAL:
PROPERTY LOCATION: 522 AUMACK AVENUE CLASS: 2
LAND: 293,500 BUILDING: 684,800 **2026 ASSESSMENT TOTAL: 978,300**

NET TAXES BILLED FOR 2025 WERE: \$ 17,486.05 2025 ASSESSMENT TOTAL: 127,700

MAYER, CHRISTOPHER
522 AUMACK AVENUE
UNION BEACH, NJ 07735

ASSESSOR'S OFFICE
BOROUGH OF UNION BEACH
650 POOLE AVENUE
UNION BEACH NJ 07735

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District: BORO OF UNION BEACH

NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 11/19/25

BLOCK: 5 LOT: 21 QUAL:
PROPERTY LOCATION: 122 DOCK STREET CLASS: 2
LAND: 275,000 BUILDING: 585,400 **2026 ASSESSMENT TOTAL: 860,400**

NET TAXES BILLED FOR 2025 WERE: \$ 17,443.14 2025 ASSESSMENT TOTAL: 813,200

DEBELLAS, CRISTINA
122 DOCK STREET
UNION BEACH, NJ 07735

ASSESSOR'S OFFICE
BOROUGH OF UNION BEACH
650 POOLE AVENUE
UNION BEACH NJ 07735

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DATE MAILED: 11/19/25

BLOCK: 170 LOT: 1.01 QUAL:
PROPERTY LOCATION: 516 AUMACK AVENUE CLASS: 2
LAND: 293,500 BUILDING: 682,700 **2026 ASSESSMENT TOTAL: 976,200**

NET TAXES BILLED FOR 2025 WERE: \$ 17,441.01 2025 ASSESSMENT TOTAL: 127,700

RIERA, MARIA JOSE & PALACIO, PEDRO
516 AUMACK AVENUE
UNION BEACH, NJ 07735

ASSESSOR'S OFFICE
BOROUGH OF UNION BEACH
650 POOLE AVENUE
UNION BEACH NJ 07735

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DATE MAILED: 11/19/25

BLOCK: 219 LOT: 8 QUAL:
PROPERTY LOCATION: 707 PROSPECT AVENUE CLASS: 2
LAND: 288,000 BUILDING: 565,800 **2026 ASSESSMENT TOTAL: 853,800**

NET TAXES BILLED FOR 2025 WERE: \$ 17,314.44 2025 ASSESSMENT TOTAL: 807,200

O'NEILL, SEAN
21 JOHNSON TERRACE
WEST KEANSBURG, NJ 07734

ASSESSOR'S OFFICE
BOROUGH OF UNION BEACH
650 POOLE AVENUE
UNION BEACH NJ 07735

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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BLOCK: 223 LOT: 2 QUAL:
PROPERTY LOCATION: 804 BROOK AVENUE CLASS: 2
LAND: 303,600 BUILDING: 548,100 **2026 ASSESSMENT TOTAL: 851,700**

NET TAXES BILLED FOR 2025 WERE: \$ 17,252.24 2025 ASSESSMENT TOTAL: 804,300

VAZQUEZ, PAMELA & ROBERT
804 BROOK AVENUE
UNION BEACH, NJ 07735

ASSESSOR'S OFFICE
BOROUGH OF UNION BEACH
650 POOLE AVENUE
UNION BEACH NJ 07735

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DATE MAILED: 11/19/25

BLOCK: 36 LOT: 6.01 QUAL:
PROPERTY LOCATION: 907 CENTER STREET CLASS: 2
LAND: 294,500 BUILDING: 536,600 **2026 ASSESSMENT TOTAL: 831,100**

NET TAXES BILLED FOR 2025 WERE: \$ 17,252.24 2025 ASSESSMENT TOTAL: 804,300

GALLUCCI, MICHAEL & GIAMBALVO, ALISA
907 CENTER STREET
UNION BEACH, NJ 07735

ASSESSOR'S OFFICE
BOROUGH OF UNION BEACH
650 POOLE AVENUE
UNION BEACH NJ 07735

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DATE MAILED: 11/19/25

BLOCK: 210 LOT: 13 QUAL:
PROPERTY LOCATION: 729 BAYVIEW AVENUE CLASS: 2
LAND: 258,000 BUILDING: 589,100 **2026 ASSESSMENT TOTAL: 847,100**

NET TAXES BILLED FOR 2025 WERE: \$ 17,220.06 2025 ASSESSMENT TOTAL: 802,800

SERVIDIO, CATERINA
729 BAYVIEW AVENUE
UNION BEACH, NJ 07735

ASSESSOR'S OFFICE
BOROUGH OF UNION BEACH
650 POOLE AVENUE
UNION BEACH NJ 07735

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BLOCK: 25 LOT: 6 QUAL:
PROPERTY LOCATION: 921 FOURTH STREET CLASS: 2
LAND: 236,000 BUILDING: 613,600 **2026 ASSESSMENT TOTAL: 849,600**

NET TAXES BILLED FOR 2025 WERE: \$ 17,151.42 2025 ASSESSMENT TOTAL: 799,600

WOODSON, MELISSA ANNE
921 FOURTH STREET
UNION BEACH, NJ 07735

ASSESSOR'S OFFICE
BOROUGH OF UNION BEACH
650 POOLE AVENUE
UNION BEACH NJ 07735

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DATE MAILED: 11/19/25

BLOCK: 179 LOT: 1 QUAL:
PROPERTY LOCATION: 1500 UNION AVE CLASS: 4A
LAND: 790,100 BUILDING: 31,100 **2026 ASSESSMENT TOTAL:** 821,200

NET TAXES BILLED FOR 2025 WERE: \$ 17,016.29 2025 ASSESSMENT TOTAL: 793,300

MANZO DOREN ORGANIZATION OF UNION B
14-16 HOWE AVENUE
PASSAIC, NJ 07055

ASSESSOR'S OFFICE
BOROUGH OF UNION BEACH
650 POOLE AVENUE
UNION BEACH NJ 07735

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DATE MAILED: 11/19/25

BLOCK: 218 LOT: 1 QUAL:
PROPERTY LOCATION: 302 SHORE ROAD CLASS: 2
LAND: 258,000 BUILDING: 577,400 **2026 ASSESSMENT TOTAL: 835,400**

NET TAXES BILLED FOR 2025 WERE: \$ 16,971.24 2025 ASSESSMENT TOTAL: 791,200

SULLIVAN, KERI & BRUNO, MATTHEW J
302 SHORE ROAD
UNION BEACH, NJ 07735

ASSESSOR'S OFFICE
BOROUGH OF UNION BEACH
650 POOLE AVENUE
UNION BEACH NJ 07735

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 11/19/25

BLOCK: 38 LOT: 20 QUAL:
PROPERTY LOCATION: 915 SIXTH STREET CLASS: 2
LAND: 255,000 BUILDING: 574,500 **2026 ASSESSMENT TOTAL: 829,500**

NET TAXES BILLED FOR 2025 WERE: \$ 16,833.96 2025 ASSESSMENT TOTAL: 784,800

KAHAN, JACK E
915 SIXTH STREET
UNION BEACH, NJ 07735

ASSESSOR'S OFFICE
BOROUGH OF UNION BEACH
650 POOLE AVENUE
UNION BEACH NJ 07735

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 11/19/25

BLOCK: 155 LOT: 10 QUAL:
PROPERTY LOCATION: 403 PARK AVENUE CLASS: 2
LAND: 237,200 BUILDING: 577,700 **2026 ASSESSMENT TOTAL: 814,900**

NET TAXES BILLED FOR 2025 WERE: \$ 16,821.09 2025 ASSESSMENT TOTAL: 784,200

RASMUSSEN, JAMES JR & TARA & DEVITO
403 PARK AVENUE
UNION BEACH, NJ 07735

ASSESSOR'S OFFICE
BOROUGH OF UNION BEACH
650 POOLE AVENUE
UNION BEACH NJ 07735

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District: BORO OF UNION BEACH

NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 11/19/25

BLOCK: 241 LOT: 3 QUAL:
PROPERTY LOCATION: 1111 HIGH AVENUE CLASS: 2
LAND: 201,300 BUILDING: 622,500 **2026 ASSESSMENT TOTAL: 823,800**

NET TAXES BILLED FOR 2025 WERE: \$ 16,784.63 2025 ASSESSMENT TOTAL: 782,500

1312 43, LLC
1111 HIGH AVENUE
UNION BEACH, NJ 07735

ASSESSOR'S OFFICE
BOROUGH OF UNION BEACH
650 POOLE AVENUE
UNION BEACH NJ 07735

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 11/19/25

BLOCK: 106 LOT: 9 QUAL:
PROPERTY LOCATION: 209 BROADWAY CLASS: 2
LAND: 249,000 BUILDING: 575,100 **2026 ASSESSMENT TOTAL: 824,100**

NET TAXES BILLED FOR 2025 WERE: \$ 16,728.86 2025 ASSESSMENT TOTAL: 779,900

UORTELLARO, MARC ANTHONY & CHRISTINA, M
209 BROADWAY
UNION BEACH, NJ 07735

ASSESSOR'S OFFICE
BOROUGH OF UNION BEACH
650 POOLE AVENUE
UNION BEACH NJ 07735

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 11/19/25

BLOCK: 132 LOT: 12 QUAL:
PROPERTY LOCATION: 30 SCHOLER DRIVE CLASS: 2
LAND: 261,100 BUILDING: 550,400 **2026 ASSESSMENT TOTAL: 811,500**

NET TAXES BILLED FOR 2025 WERE: \$ 16,705.26 2025 ASSESSMENT TOTAL: 778,800

KILIC, HIDAYET & SANITE
30 SCHOLER DRIVE
UNION BEACH, NJ 07735

ASSESSOR'S OFFICE
BOROUGH OF UNION BEACH
650 POOLE AVENUE
UNION BEACH NJ 07735

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District: BORO OF UNION BEACH

NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 11/19/25

BLOCK: 17 LOT: 15.01 QUAL:
PROPERTY LOCATION: 330 DOCK STREET CLASS: 2
LAND: 500,400 BUILDING: 338,800 **2026 ASSESSMENT TOTAL: 839,200**

NET TAXES BILLED FOR 2025 WERE: \$ 16,679.52 2025 ASSESSMENT TOTAL: 777,600

NORRIS, SCOTT
330 DOCK STREET
UNION BEACH, NJ 07735

ASSESSOR'S OFFICE
BOROUGH OF UNION BEACH
650 POOLE AVENUE
UNION BEACH NJ 07735

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 11/19/25

BLOCK: 230 LOT: 2 QUAL:
PROPERTY LOCATION: 1005 HARRIS AVENUE CLASS: 2
LAND: 269,300 BUILDING: 555,000 **2026 ASSESSMENT TOTAL: 824,300**

NET TAXES BILLED FOR 2025 WERE: \$ 16,593.72 2025 ASSESSMENT TOTAL: 773,600

STOPPIELLO, EDWARD & ERIN
1005 HARRIS AVE
UNION BEACH, NJ 07735

ASSESSOR'S OFFICE
BOROUGH OF UNION BEACH
650 POOLE AVENUE
UNION BEACH NJ 07735

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District: BORO OF UNION BEACH

NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 11/19/25

BLOCK: 18 LOT: 20.01 QUAL:
PROPERTY LOCATION: 712 THIRD STREET CLASS: 2
LAND: 267,800 BUILDING: 549,000 **2026 ASSESSMENT TOTAL: 816,800**

NET TAXES BILLED FOR 2025 WERE: \$ 16,447.86 2025 ASSESSMENT TOTAL: 766,800

WHEELER, CHARLES
712 THIRD STREET
UNION BEACH, NJ 07735

ASSESSOR'S OFFICE
BOROUGH OF UNION BEACH
650 POOLE AVENUE
UNION BEACH NJ 07735

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 11/19/25

BLOCK: 8 LOT: 5 QUAL:
PROPERTY LOCATION: 220 DOCK STREET CLASS: 2
LAND: 340,900 BUILDING: 478,600 **2026 ASSESSMENT TOTAL: 819,500**

NET TAXES BILLED FOR 2025 WERE: \$ 16,426.41 2025 ASSESSMENT TOTAL: 765,800

HELLER, RICHARD D & KAREN D
220 DOCK STREET
UNION BEACH, NJ 07735

ASSESSOR'S OFFICE
BOROUGH OF UNION BEACH
650 POOLE AVENUE
UNION BEACH NJ 07735

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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: 62 LOT: 15 QUAL:
PROPERTY LOCATION: 141 HERBERT STREET CLASS: 2
LAND: 285,100 BUILDING: 541,100 **2026 ASSESSMENT TOTAL: 826,200**

NET TAXES BILLED FOR 2025 WERE: \$ 16,385.66 2025 ASSESSMENT TOTAL: 763,900

KHAN, WAJAHAT H & HAMILTON, BRIELLE
141 HERBERT STREET
UNION BEACH, NJ 07735

ASSESSOR'S OFFICE
BOROUGH OF UNION BEACH
650 POOLE AVENUE
UNION BEACH NJ 07735

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 11/19/25

BLOCK: 60.01 LOT: 2.02 QUAL:
PROPERTY LOCATION: 716 NINTH STREET CLASS: 2
LAND: 251,900 BUILDING: 564,500 **2026 ASSESSMENT TOTAL: 816,400**

NET TAXES BILLED FOR 2025 WERE: \$ 16,381.37 2025 ASSESSMENT TOTAL: 763,700

GLASSFORD, JEAN & MICHAEL
716 NINTH STREET
UNION BEACH, NJ 07735

ASSESSOR'S OFFICE
BOROUGH OF UNION BEACH
650 POOLE AVENUE
UNION BEACH NJ 07735

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 11/19/25

BLOCK: 22 LOT: 21.01 QUAL:
PROPERTY LOCATION: 633 FRONT STREET CLASS: 2
LAND: 376,000 BUILDING: 436,000 **2026 ASSESSMENT TOTAL: 812,000**

NET TAXES BILLED FOR 2025 WERE: \$ 16,364.21 2025 ASSESSMENT TOTAL: 762,900

LOUIS F RUSSELL LIVING TRUST
633 FRONT STREET
UNION BEACH, NJ 07735

ASSESSOR'S OFFICE
BOROUGH OF UNION BEACH
650 POOLE AVENUE
UNION BEACH NJ 07735

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District: BORO OF UNION BEACH

NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 11/19/25

BLOCK: 148 LOT: 7.01 QUAL:
PROPERTY LOCATION: 309B CENTRAL AVENUE CLASS: 2
LAND: 237,200 BUILDING: 559,500 **2026 ASSESSMENT TOTAL:** 796,700

NET TAXES BILLED FOR 2025 WERE: \$ 16,286.99 2025 ASSESSMENT TOTAL: 759,300

JENSEN, CHARLES P & LINDA M
309B CENTRAL AVENUE
UNION BEACH, NJ 07735

ASSESSOR'S OFFICE
BOROUGH OF UNION BEACH
650 POOLE AVENUE
UNION BEACH NJ 07735

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 11/19/25

BLOCK: 7 LOT: 2 QUAL:
PROPERTY LOCATION: 710 SECOND STREET CLASS: 2
LAND: 265,300 BUILDING: 535,300 **2026 ASSESSMENT TOTAL: 800,600**

NET TAXES BILLED FOR 2025 WERE: \$ 16,235.51 2025 ASSESSMENT TOTAL: 756,900

PARES, MORAIMA
710 SECOND STREET
UNION BEACH, NJ 07735

ASSESSOR'S OFFICE
BOROUGH OF UNION BEACH
650 POOLE AVENUE
UNION BEACH NJ 07735

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District: BORO OF UNION BEACH

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: 141 LOT: 1 QUAL:
PROPERTY LOCATION: 175 SYDNEY AVENUE CLASS: 4A
LAND: 287,700 BUILDING: 493,900 **2026 ASSESSMENT TOTAL:** 781,600

NET TAXES BILLED FOR 2025 WERE: \$ 16,203.33 2025 ASSESSMENT TOTAL: 755,400

NJ AMERICAN WATER SSC-GEN.TAX.DEPT.
PO BOX 2738
CAMDEN, NJ 08101

ASSESSOR'S OFFICE
BOROUGH OF UNION BEACH
650 POOLE AVENUE
UNION BEACH NJ 07735

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

District: BORO OF UNION BEACH

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: 22 LOT: 23 QUAL:
PROPERTY LOCATION: 655 FRONT STREET CLASS: 2
LAND: 362,300 BUILDING: 440,400 **2026 ASSESSMENT TOTAL: 802,700**

NET TAXES BILLED FOR 2025 WERE: \$ 16,173.30 2025 ASSESSMENT TOTAL: 754,000

EL-MESSIDI, TAREK & ELGOHAIL, MONA
655 FRONT STREET
UNION BEACH, NJ 07735

ASSESSOR'S OFFICE
BOROUGH OF UNION BEACH
650 POOLE AVENUE
UNION BEACH NJ 07735

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District: BORO OF UNION BEACH

NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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

DATE MAILED: 11/19/25

BLOCK: 29 LOT: 14.01 QUAL: C0008
PROPERTY LOCATION: 208 GATEWAY COURT CLASS: 2
LAND: 392,500 BUILDING: 427,400 **2026 ASSESSMENT TOTAL: 819,900**

NET TAXES BILLED FOR 2025 WERE: \$ 16,166.87 2025 ASSESSMENT TOTAL: 753,700

O'CONNOR, DENNIS & BARBARA
208 GATEWAY COURT
UNION BEACH, NJ 07735

ASSESSOR'S OFFICE
BOROUGH OF UNION BEACH
650 POOLE AVENUE
UNION BEACH NJ 07735

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 11/19/25

BLOCK: 14 LOT: 8 QUAL:
PROPERTY LOCATION: 2 KATHLEEN COURT CLASS: 2
LAND: 295,400 BUILDING: 502,600 **2026 ASSESSMENT TOTAL:** 798,000

NET TAXES BILLED FOR 2025 WERE: \$ 16,136.84 2025 ASSESSMENT TOTAL: 752,300

MONTALBANO, VINCENT J III & TARAH D
2 KATHLEEN COURT
UNION BEACH, NJ 07735

ASSESSOR'S OFFICE
BOROUGH OF UNION BEACH
650 POOLE AVENUE
UNION BEACH NJ 07735

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 11/19/25

BLOCK: 151 LOT: 12 QUAL:
PROPERTY LOCATION: 351 BAYVIEW AVENUE CLASS: 2
LAND: 237,200 BUILDING: 546,100 **2026 ASSESSMENT TOTAL: 783,300**

NET TAXES BILLED FOR 2025 WERE: \$ 16,123.97 2025 ASSESSMENT TOTAL: 751,700

SCHOFIELD, LISA & CRUPI, NICHOLAS A
351 BAYVIEW AVENUE
UNION BEACH, NJ 07735

ASSESSOR'S OFFICE
BOROUGH OF UNION BEACH
650 POOLE AVENUE
UNION BEACH NJ 07735

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 11/19/25

BLOCK: 80 LOT: 7 QUAL:
PROPERTY LOCATION: 822 TENTH STREET CLASS: 2
LAND: 199,400 BUILDING: 584,100 **2026 ASSESSMENT TOTAL: 783,500**

NET TAXES BILLED FOR 2025 WERE: \$ 16,076.78 2025 ASSESSMENT TOTAL: 749,500

RAMOS-ESTEVEZ, JOSE & RAMOS, ERIN
822 TENTH STREET
UNION BEACH, NJ 07735

ASSESSOR'S OFFICE
BOROUGH OF UNION BEACH
650 POOLE AVENUE
UNION BEACH NJ 07735

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 11/19/25

BLOCK: 53 LOT: 16.01 QUAL:
PROPERTY LOCATION: 725 EIGHTH STREET CLASS: 2
LAND: 235,600 BUILDING: 529,100 **2026 ASSESSMENT TOTAL: 764,700**

NET TAXES BILLED FOR 2025 WERE: \$ 16,057.47 2025 ASSESSMENT TOTAL: 748,600

MARINOFF, BRYAN
725 EIGHTH STREET
UNION BEACH, NJ 07735

ASSESSOR'S OFFICE
BOROUGH OF UNION BEACH
650 POOLE AVENUE
UNION BEACH NJ 07735

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 11/19/25

BLOCK: 61 LOT: 6 QUAL:
PROPERTY LOCATION: 136 HERBERT STREET CLASS: 2
LAND: 210,900 BUILDING: 592,400 **2026 ASSESSMENT TOTAL: 803,300**

NET TAXES BILLED FOR 2025 WERE: \$ 16,051.04 2025 ASSESSMENT TOTAL: 285,600

HILLIER, ASHLEY & CURRO, CHRISTOPHER
136 HERBERT STREET
UNION BEACH, NJ 07735

ASSESSOR'S OFFICE
BOROUGH OF UNION BEACH
650 POOLE AVENUE
UNION BEACH NJ 07735

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 11/19/25

BLOCK: 178 LOT: 1 QUAL:
PROPERTY LOCATION: 707 WASHINGTON AVENUE CLASS: 4A
LAND: 700,600 BUILDING: 93,100 **2026 ASSESSMENT TOTAL:** 793,700

NET TAXES BILLED FOR 2025 WERE: \$ 16,029.59 2025 ASSESSMENT TOTAL: 747,300

RANI HOLDINGS LLC
158 FELLA DRIVE
MORGANVILLE, NJ 07751

ASSESSOR'S OFFICE
BOROUGH OF UNION BEACH
650 POOLE AVENUE
UNION BEACH NJ 07735

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 11/19/25

BLOCK: 53 LOT: 6 QUAL:
PROPERTY LOCATION: 722 SEVENTH STREET CLASS: 2
LAND: 235,600 BUILDING: 568,400 **2026 ASSESSMENT TOTAL:** 804,000

NET TAXES BILLED FOR 2025 WERE: \$ 16,021.01 2025 ASSESSMENT TOTAL: 746,900

SYED, FATIMA & ALI, SYED IMRAN
722 SEVENTH STREET
UNION BEACH, NJ 07735

ASSESSOR'S OFFICE
BOROUGH OF UNION BEACH
650 POOLE AVENUE
UNION BEACH NJ 07735

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 11/19/25

BLOCK: 29 LOT: 14.01 QUAL: C0004
PROPERTY LOCATION: 204 GATEWAY COURT CLASS: 2
LAND: 392,500 BUILDING: 418,200 **2026 ASSESSMENT TOTAL: 810,700**

NET TAXES BILLED FOR 2025 WERE: \$ 15,975.96 2025 ASSESSMENT TOTAL: 744,800

MCCLINTOCK, MICHAEL & LINDA
204 GATEWAY COURT
UNION BEACH, NJ 07735

ASSESSOR'S OFFICE
BOROUGH OF UNION BEACH
650 POOLE AVENUE
UNION BEACH NJ 07735

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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BLOCK: 154 LOT: 2 QUAL:
PROPERTY LOCATION: 416 BAYVIEW AVENUE CLASS: 2
LAND: 237,200 BUILDING: 538,500 **2026 ASSESSMENT TOTAL: 775,700**

NET TAXES BILLED FOR 2025 WERE: \$ 15,967.38 2025 ASSESSMENT TOTAL: 744,400

BACHMAN, CARL III & FALK, LACI
416 BAYVIEW AVENUE
UNION BEACH, NJ 07735

ASSESSOR'S OFFICE
BOROUGH OF UNION BEACH
650 POOLE AVENUE
UNION BEACH NJ 07735

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 11/19/25

BLOCK: 212 LOT: 5 QUAL:
PROPERTY LOCATION: 710 LORILLARD AVENUE CLASS: 2
LAND: 263,000 BUILDING: 507,600 **2026 ASSESSMENT TOTAL:** 770,600

NET TAXES BILLED FOR 2025 WERE: \$ 15,909.47 2025 ASSESSMENT TOTAL: 741,700

SMITH, JOSEPH R & BAILEY MARIE
710 LORILLARD AVENUE
UNION BEACH, NJ 07735

ASSESSOR'S OFFICE
BOROUGH OF UNION BEACH
650 POOLE AVENUE
UNION BEACH NJ 07735

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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BLOCK: 190 LOT: 17 QUAL:
PROPERTY LOCATION: 623 CAMBRIDGE AVENUE CLASS: 2
LAND: 271,700 BUILDING: 523,900 **2026 ASSESSMENT TOTAL:** 795,600

NET TAXES BILLED FOR 2025 WERE: \$ 15,900.89 2025 ASSESSMENT TOTAL: 741,300

REGUINHO, ANDRE & JENNIFER
623 CAMBRIDGE AVENUE
UNION BEACH, NJ 07735

ASSESSOR'S OFFICE
BOROUGH OF UNION BEACH
650 POOLE AVENUE
UNION BEACH NJ 07735

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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BLOCK: 117 LOT: 3.01 QUAL:
PROPERTY LOCATION: 21 JOHNSON AVENUE CLASS: 2
LAND: 213,000 BUILDING: 515,100 **2026 ASSESSMENT TOTAL: 728,100**

NET TAXES BILLED FOR 2025 WERE: \$ 15,834.39 2025 ASSESSMENT TOTAL: 738,200

SACCO, MICHAEL
PO BOX 342
OAKHURST, NJ 07755

ASSESSOR'S OFFICE
BOROUGH OF UNION BEACH
650 POOLE AVENUE
UNION BEACH NJ 07735

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 11/19/25

BLOCK: 15 LOT: 1.02 QUAL:
PROPERTY LOCATION: 502 DOCK STREET CLASS: 2
LAND: 198,400 BUILDING: 578,000 **2026 ASSESSMENT TOTAL: 776,400**

NET TAXES BILLED FOR 2025 WERE: \$ 15,763.61 2025 ASSESSMENT TOTAL: 734,900

BORNSTEIN, JAKE L & REBECCA L
502 DOCK STREET
UNION BEACH, NJ 07735

ASSESSOR'S OFFICE
BOROUGH OF UNION BEACH
650 POOLE AVENUE
UNION BEACH NJ 07735

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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BLOCK: 37 LOT: 7 QUAL:
PROPERTY LOCATION: 930 CENTER ST CLASS: 2
LAND: 228,800 BUILDING: 510,800 **2026 ASSESSMENT TOTAL: 739,600**

NET TAXES BILLED FOR 2025 WERE: \$ 15,750.74 2025 ASSESSMENT TOTAL: 734,300

AMH UNION, LLC
930 CENTER STREET
UNION BEACH, NJ 07735

ASSESSOR'S OFFICE
BOROUGH OF UNION BEACH
650 POOLE AVENUE
UNION BEACH NJ 07735

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 11/19/25

BLOCK: 200 LOT: 9 QUAL:
PROPERTY LOCATION: 510 PARK AVENUE CLASS: 2
LAND: 223,800 BUILDING: 545,100 **2026 ASSESSMENT TOTAL: 768,900**

NET TAXES BILLED FOR 2025 WERE: \$ 15,626.33 2025 ASSESSMENT TOTAL: 728,500

MERRIGAN, THOMAS & EDITH ET ALS
510 PARK AVENUE
UNION BEACH, NJ 07735

ASSESSOR'S OFFICE
BOROUGH OF UNION BEACH
650 POOLE AVENUE
UNION BEACH NJ 07735

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 11/19/25

BLOCK: 237 LOT: 1 QUAL:
PROPERTY LOCATION: 1200 PATTERSON AVENUE CLASS: 2
LAND: 248,300 BUILDING: 527,400 **2026 ASSESSMENT TOTAL: 775,700**

NET TAXES BILLED FOR 2025 WERE: \$ 15,619.89 2025 ASSESSMENT TOTAL: 728,200

FINKELSTEIN, DAVID & VALERIE
1200 PATTERSON AVENUE
UNION BEACH, NJ 07735

ASSESSOR'S OFFICE
BOROUGH OF UNION BEACH
650 POOLE AVENUE
UNION BEACH NJ 07735

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District: BORO OF UNION BEACH

NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 11/19/25

BLOCK: 149 LOT: 13 QUAL:
PROPERTY LOCATION: 344 LORILLARD AVENUE CLASS: 2
LAND: 187,200 BUILDING: 568,600 **2026 ASSESSMENT TOTAL:** 755,800

NET TAXES BILLED FOR 2025 WERE: \$ 15,576.99 2025 ASSESSMENT TOTAL: 726,200

BROWN, DAMONT & HEATHER LAGARRA
344 LORILLARD AVENUE
UNION BEACH, NJ 07735

ASSESSOR'S OFFICE
BOROUGH OF UNION BEACH
650 POOLE AVENUE
UNION BEACH NJ 07735

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 11/19/25

BLOCK: 68 LOT: 8 QUAL:
PROPERTY LOCATION: 611 BAY AVENUE CLASS: 2
LAND: 260,400 BUILDING: 517,100 **2026 ASSESSMENT TOTAL: 777,500**

NET TAXES BILLED FOR 2025 WERE: \$ 15,553.40 2025 ASSESSMENT TOTAL: 725,100

MAURER, CHARLES F & HEIDI A
611 BAY AVENUE
KEYPORT, NJ 07735

ASSESSOR'S OFFICE
BOROUGH OF UNION BEACH
650 POOLE AVENUE
UNION BEACH NJ 07735

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 11/19/25

BLOCK: 210 LOT: 14 QUAL:
PROPERTY LOCATION: 721 BAYVIEW AVENUE CLASS: 2
LAND: 258,000 BUILDING: 509,100 **2026 ASSESSMENT TOTAL: 767,100**

NET TAXES BILLED FOR 2025 WERE: \$ 15,551.25 2025 ASSESSMENT TOTAL: 725,000

VOLPE, CHRISTINE M
721 BAYVIEW AVENUE
UNION BEACH, NJ 07735

ASSESSOR'S OFFICE
BOROUGH OF UNION BEACH
650 POOLE AVENUE
UNION BEACH NJ 07735

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 11/19/25

BLOCK: 168 LOT: 1 QUAL:
PROPERTY LOCATION: HIGHWAY 36 CLASS: 4A
LAND: 471,700 BUILDING: 310,800 **2026 ASSESSMENT TOTAL: 782,500**

NET TAXES BILLED FOR 2025 WERE: \$ 15,549.11 2025 ASSESSMENT TOTAL: 724,900

917 STATE ROUTE 36, LLC
917 HIGHWAY 36
UNION BEACH, NJ 07735

ASSESSOR'S OFFICE
BOROUGH OF UNION BEACH
650 POOLE AVENUE
UNION BEACH NJ 07735

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 11/19/25

BLOCK: 164 LOT: 14 QUAL:
PROPERTY LOCATION: 406 CLARK AVENUE CLASS: 2
LAND: 339,700 BUILDING: 449,800 **2026 ASSESSMENT TOTAL: 789,500**

NET TAXES BILLED FOR 2025 WERE: \$ 15,544.82 2025 ASSESSMENT TOTAL: 724,700

BRODAY, MARCIO E
406 CLARK AVENUE
UNION BEACH, NJ 07735

ASSESSOR'S OFFICE
BOROUGH OF UNION BEACH
650 POOLE AVENUE
UNION BEACH NJ 07735

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 11/19/25

BLOCK: 7 LOT: 4 QUAL:
PROPERTY LOCATION: 716 SECOND STREET CLASS: 2
LAND: 232,500 BUILDING: 532,600 **2026 ASSESSMENT TOTAL:** 765,100

NET TAXES BILLED FOR 2025 WERE: \$ 15,538.38 2025 ASSESSMENT TOTAL: 724,400

CARIOTI, ALEC JAMES & BRITTANY NICO
716 SECOND STREET
UNION BEACH, NJ 07735

ASSESSOR'S OFFICE
BOROUGH OF UNION BEACH
650 POOLE AVENUE
UNION BEACH NJ 07735

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DATE MAILED: 11/19/25

BLOCK: 216 LOT: 8 QUAL:
PROPERTY LOCATION: 815 PARK AVENUE CLASS: 2
LAND: 227,300 BUILDING: 545,700 **2026 ASSESSMENT TOTAL: 773,000**

NET TAXES BILLED FOR 2025 WERE: \$ 15,521.22 2025 ASSESSMENT TOTAL: 723,600

BAPTISTE, LATOYA D
815 PARK AVENUE
UNION BEACH, NJ 07735

ASSESSOR'S OFFICE
BOROUGH OF UNION BEACH
650 POOLE AVENUE
UNION BEACH NJ 07735

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 11/19/25

BLOCK: 105 LOT: 2.01 QUAL:
PROPERTY LOCATION: 204 STATE STREET CLASS: 2
LAND: 304,500 BUILDING: 464,100 **2026 ASSESSMENT TOTAL: 768,600**

NET TAXES BILLED FOR 2025 WERE: \$ 15,516.93 2025 ASSESSMENT TOTAL: 723,400

STEPHEN SILLER TUNNEL TO TOWERS FOU
2361 HYLAN BOULEVARD
STATEN ISLAND, NY 10305

ASSESSOR'S OFFICE
BOROUGH OF UNION BEACH
650 POOLE AVENUE
UNION BEACH NJ 07735

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 11/19/25

BLOCK: 245 LOT: 4 QUAL:
PROPERTY LOCATION: 1309 HIGHWAY 36 CLASS: 4A
LAND: 760,800 BUILDING: 12,600 **2026 ASSESSMENT TOTAL:** 773,400

NET TAXES BILLED FOR 2025 WERE: \$ 15,486.90 2025 ASSESSMENT TOTAL: 722,000

WJM HIGHWAY 36 REALTY LLC MCNEICE
54 SCHLEY AVENUE
STATEN ISLAND, NY 10308

ASSESSOR'S OFFICE
BOROUGH OF UNION BEACH
650 POOLE AVENUE
UNION BEACH NJ 07735

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 11/19/25

BLOCK: 24 LOT: 5 QUAL:
PROPERTY LOCATION: 916 SECOND STREET CLASS: 2
LAND: 294,500 BUILDING: 468,800 **2026 ASSESSMENT TOTAL: 763,300**

NET TAXES BILLED FOR 2025 WERE: \$ 15,428.99 2025 ASSESSMENT TOTAL: 719,300

SANTAITE, VINCENT J & NICOLE A
916 SECOND STREET
UNION BEACH, NJ 07735

ASSESSOR'S OFFICE
BOROUGH OF UNION BEACH
650 POOLE AVENUE
UNION BEACH NJ 07735

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 11/19/25

BLOCK: 204 LOT: 1 QUAL:
PROPERTY LOCATION: 539 LORILLARD AVENUE CLASS: 2
LAND: 199,000 BUILDING: 564,300 **2026 ASSESSMENT TOTAL: 763,300**

NET TAXES BILLED FOR 2025 WERE: \$ 15,420.41 2025 ASSESSMENT TOTAL: 718,900

DOTTI, EDELTRAUDT & ACOSTA, TERESA
539 LORILLARD AVENUE
UNION BEACH, NJ 07735

ASSESSOR'S OFFICE
BOROUGH OF UNION BEACH
650 POOLE AVENUE
UNION BEACH NJ 07735

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DATE MAILED: 11/19/25

BLOCK: 72 LOT: 3 QUAL:
PROPERTY LOCATION: 805 ST. JOHNS AVENUE CLASS: 2
LAND: 217,700 BUILDING: 547,900 **2026 ASSESSMENT TOTAL:** 765,600

NET TAXES BILLED FOR 2025 WERE: \$ 15,394.67 2025 ASSESSMENT TOTAL: 717,700

WEISENBERG, CHERYL J
101 STURBRIDGE ROAD
BRANCHBURG, NJ 08853

ASSESSOR'S OFFICE
BOROUGH OF UNION BEACH
650 POOLE AVENUE
UNION BEACH NJ 07735

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DATE MAILED: 11/19/25

BLOCK: 54 LOT: 6 QUAL:
PROPERTY LOCATION: 726 EIGHTH STREET CLASS: 2
LAND: 260,400 BUILDING: 509,700 **2026 ASSESSMENT TOTAL: 770,100**

NET TAXES BILLED FOR 2025 WERE: \$ 15,388.23 2025 ASSESSMENT TOTAL: 717,400

MALAVE, LEONARDO J & LUZ
726 EIGHTH STREET
UNION BEACH, NJ 07735

ASSESSOR'S OFFICE
BOROUGH OF UNION BEACH
650 POOLE AVENUE
UNION BEACH NJ 07735

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 11/19/25

BLOCK: 177 LOT: 9 QUAL:
PROPERTY LOCATION: 707 AUMACK AVENUE CLASS: 2
LAND: 301,500 BUILDING: 463,700 **2026 ASSESSMENT TOTAL:** 765,200

NET TAXES BILLED FOR 2025 WERE: \$ 15,364.64 2025 ASSESSMENT TOTAL: 716,300

KELLY, SHARON
707 AUMACK AVENUE
UNION BEACH, NJ 07735

ASSESSOR'S OFFICE
BOROUGH OF UNION BEACH
650 POOLE AVENUE
UNION BEACH NJ 07735

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

District: BORO OF UNION BEACH

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: 67 LOT: 1 QUAL:
PROPERTY LOCATION: 508 EDMUNDS AVENUE CLASS: 2
LAND: 260,400 BUILDING: 513,500 **2026 ASSESSMENT TOTAL: 773,900**

NET TAXES BILLED FOR 2025 WERE: \$ 15,358.20 2025 ASSESSMENT TOTAL: 716,000

MACALUSO, PATRICK & LIBONATI, DIANE
508 EDMUNDS AVENUE
UNION BEACH, NJ 07735

ASSESSOR'S OFFICE
BOROUGH OF UNION BEACH
650 POOLE AVENUE
UNION BEACH NJ 07735

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District: BORO OF UNION BEACH

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: 247 LOT: 9 QUAL:
PROPERTY LOCATION: 1232 WESLEY AVENUE CLASS: 2
LAND: 228,400 BUILDING: 515,000 **2026 ASSESSMENT TOTAL: 743,400**

NET TAXES BILLED FOR 2025 WERE: \$ 15,336.75 2025 ASSESSMENT TOTAL: 715,000

FAZIO, JON & SILVER, KARA
1232 WESLEY AVENUE
UNION BEACH, NJ 07735

ASSESSOR'S OFFICE
BOROUGH OF UNION BEACH
650 POOLE AVENUE
UNION BEACH NJ 07735

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District: BORO OF UNION BEACH

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: 84 LOT: 6 QUAL:
PROPERTY LOCATION: 124 LORILLARD AVENUE CLASS: 2
LAND: 232,600 BUILDING: 519,500 **2026 ASSESSMENT TOTAL:** 752,100

NET TAXES BILLED FOR 2025 WERE: \$ 15,304.58 2025 ASSESSMENT TOTAL: 713,500

LAMBRECHT, CHARLES & SUSAN
124 LORILLARD AVENUE
UNION BEACH, NJ 07735