

TAX ASSESSOR  
MUNICIPAL BUILDING  
8 SPRINGFIELD AVENUE  
CRANFORD, NJ 07016

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

District: Cranford  
Union County Board of Taxation, 300 North Ave East, Westfield, NJ 07090

**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026**

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

DATE MAILED: 02/07/26

BLOCK: 481    LOT: 1.03    QUAL:  
PROPERTY LOCATION: 220 SOUTH AVE E    CLASS: 4A  
LAND: 1,020,700    BUILDING: 15,134,900    **2026 ASSESSMENT TOTAL: 16,155,600**

NET TAXES BILLED FOR 2025 WERE: \$ 1,221,040.25    2025 ASSESSMENT TOTAL: 16,155,600

RIVERFRONT DEVELOPERS LLC  
820 MORRIS TURNPIKE  
SHORT HILLS, NJ    07078

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BLOCK: 511 LOT: 1 QUAL:  
PROPERTY LOCATION: 555 SOUTH AVE E CLASS: 4C  
LAND: 1,630,000 BUILDING: 13,000,000 **2026 ASSESSMENT TOTAL: 14,630,000**

NET TAXES BILLED FOR 2025 WERE: \$ 1,060,382.40 2025 ASSESSMENT TOTAL: 14,630,000

WP CRANFORD LLC  
100 PASSAIC AVE STE#240  
FAIRFIELD, NJ 07004

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BLOCK: 541 LOT: 2.02 QUAL:  
PROPERTY LOCATION: 740-730 WALNUT AVE CLASS: 4B  
LAND: 6,171,400 BUILDING: 10,472,000 **2026 ASSESSMENT TOTAL:** 16,643,400

NET TAXES BILLED FOR 2025 WERE: \$ 759,010.56 2025 ASSESSMENT TOTAL: 0

750 WALNUT LOGISTICS LLC  
500 PLAZA DR 6TH FL  
SECAUCUS, NJ 07094

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BLOCK: 643 LOT: 3.011 QUAL:  
PROPERTY LOCATION: 20 COMMERCE DR CLASS: 4A  
LAND: 4,036,400 BUILDING: 4,963,600 **2026 ASSESSMENT TOTAL:** 9,000,000

NET TAXES BILLED FOR 2025 WERE: \$ 652,320.00 2025 ASSESSMENT TOTAL: 9,000,000

COMMERCE DR LLC  
20 COMMERCE DR STE 326  
CRANFORD, NJ 07016

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BLOCK: 644    LOT: 1.01    QUAL: C01  
PROPERTY LOCATION: 10 JACKSON DR    CLASS: 4A  
LAND: 4,588,700    BUILDING: 2,611,300    **2026 ASSESSMENT TOTAL: 7,200,000**

NET TAXES BILLED FOR 2025 WERE: \$ 521,856.00    2025 ASSESSMENT TOTAL: 7,200,000

CRANFORD DEV. ALTUS GROUP  
PO BOX 71970  
PHOENIX, AZ                      85050

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BLOCK: 641 LOT: 2 QUAL:  
PROPERTY LOCATION: 27 COMMERCE DR CLASS: 4A  
LAND: 3,747,500 BUILDING: 2,645,600 **2026 ASSESSMENT TOTAL:** 6,393,100

NET TAXES BILLED FOR 2025 WERE: \$ 463,371.89 2025 ASSESSMENT TOTAL: 6,393,100

US RE HOLDINGS NO 3 LLC BARCLAYS  
300 JEFFERSON PARK  
WHIPPANY, NJ 07981

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BLOCK: 534 LOT: 1 QUAL:  
PROPERTY LOCATION: 570 SOUTH AVE E CLASS: 4B  
LAND: 1,500,000 BUILDING: 4,371,000 **2026 ASSESSMENT TOTAL: 5,871,000**

NET TAXES BILLED FOR 2025 WERE: \$ 425,530.08 2025 ASSESSMENT TOTAL: 5,871,000

CRANFORD BUSINESS PARK LLC  
570 SOUTH AVE E  
CRANFORD, NJ 07016

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BLOCK: 637    LOT: 6.01    QUAL:  
PROPERTY LOCATION: 70 JACKSON DR    CLASS: 4B  
LAND: 1,930,500    BUILDING: 3,869,500    **2026 ASSESSMENT TOTAL: 5,800,000**

NET TAXES BILLED FOR 2025 WERE: \$ 420,384.00    2025 ASSESSMENT TOTAL: 5,800,000

70 JACKSON LLC    NAI J HANSON MGMT  
195 NORTH ST SUITE 100  
TETERBORO, NJ    07608



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BLOCK: 292 LOT: 3.01 QUAL:  
PROPERTY LOCATION: 205 BIRCHWOOD AVE CLASS: 4A  
LAND: 3,348,000 BUILDING: 1,152,000 **2026 ASSESSMENT TOTAL:** 4,500,000

NET TAXES BILLED FOR 2025 WERE: \$ 326,160.00 2025 ASSESSMENT TOTAL: 4,500,000

CRNC PROPERTY LLC  
4711 GOLF RD SUITE 200  
SKOKIE, IL 60076

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BLOCK: 644 LOT: 1.01 QUAL: C02  
PROPERTY LOCATION: 2 JACKSON DR CLASS: 4A  
LAND: 2,178,000 BUILDING: 2,222,000 **2026 ASSESSMENT TOTAL:** 4,400,000

NET TAXES BILLED FOR 2025 WERE: \$ 318,912.00 2025 ASSESSMENT TOTAL: 4,400,000

APPLE SEVEN HOSPITALITY OWNERSHIP  
814 E MAIN ST  
RICHMOND, VA 23219

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BLOCK: 639 LOT: 1 QUAL:  
PROPERTY LOCATION: 125 MOEN AV/45 JACKSON DR CLASS: 4B  
LAND: 1,319,500 BUILDING: 3,022,700 **2026 ASSESSMENT TOTAL:** 4,342,200

NET TAXES BILLED FOR 2025 WERE: \$ 314,722.66 2025 ASSESSMENT TOTAL: 4,342,200

THE MOEN ORGANIZATION INC  
125 MOEN AVE  
CRANFORD, N J 07016-3502

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BLOCK: 400 LOT: 1 QUAL:  
PROPERTY LOCATION: 50 SOUTH AVE W CLASS: 4A  
LAND: 533,200 BUILDING: 3,375,800 **2026 ASSESSMENT TOTAL: 3,909,000**

NET TAXES BILLED FOR 2025 WERE: \$ 295,442.22 2025 ASSESSMENT TOTAL: 3,909,000

BRADLEY REALTY  
9 INDIAN RUN  
SCOTCH PLAINS, N J 07076

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BLOCK: 474 LOT: 4.03 QUAL:  
PROPERTY LOCATION: 2 SOUTH AVE W CLASS: 4A  
LAND: 365,100 BUILDING: 3,377,400 **2026 ASSESSMENT TOTAL: 3,742,500**

NET TAXES BILLED FOR 2025 WERE: \$ 282,858.15 2025 ASSESSMENT TOTAL: 3,742,500

EAST COAST CRANFORD CROSSING LLC  
PO BOX 4697  
LOGAN, UT 84323

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BLOCK: 637 LOT: 1 QUAL:  
PROPERTY LOCATION: 1-3 COMMERCE DR CLASS: 2  
LAND: 2,671,900 BUILDING: 1,097,700 **2026 ASSESSMENT TOTAL: 3,769,600**

NET TAXES BILLED FOR 2025 WERE: \$ 273,220.62 2025 ASSESSMENT TOTAL: 3,700,000

BNE CRANFORD LLC  
850 TOWBIN AVE  
LAKEWOOD, NJ 08701

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BLOCK: 537 LOT: 1 QUAL:  
PROPERTY LOCATION: 601 SOUTH AVE E CLASS: 4A  
LAND: 1,399,700 BUILDING: 2,200,300 **2026 ASSESSMENT TOTAL:** 3,600,000

NET TAXES BILLED FOR 2025 WERE: \$ 260,928.00 2025 ASSESSMENT TOTAL: 3,600,000

CUBESMART LP  
PTA CS# 315 PO BOX 320099  
ALEXANDRIA, VA 22320

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BLOCK: 639 LOT: 3 QUAL:  
PROPERTY LOCATION: 11 COMMERCE DR CLASS: 4A  
LAND: 2,991,700 BUILDING: 346,200 **2026 ASSESSMENT TOTAL: 3,337,900**

NET TAXES BILLED FOR 2025 WERE: \$ 241,930.99 2025 ASSESSMENT TOTAL: 3,337,900

SIG 11 COMMERCE LLC  
20 COMMERCE DR STE 326  
CRANFORD, NJ 07016



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BLOCK: 293 LOT: 1 QUAL:  
PROPERTY LOCATION: 1100 ORANGE AVE CLASS: 4A  
LAND: 2,225,000 BUILDING: 975,000 **2026 ASSESSMENT TOTAL: 3,200,000**

NET TAXES BILLED FOR 2025 WERE: \$ 231,936.00 2025 ASSESSMENT TOTAL: 3,200,000

BELL ATLANTIC-NJ DUFF & PHELPS  
P O BOX 2749  
ADDISON, TX 75001

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BLOCK: 639 LOT: 5.01 QUAL:  
PROPERTY LOCATION: 65 JACKSON DR CLASS: 4A  
LAND: 2,482,600 BUILDING: 580,500 **2026 ASSESSMENT TOTAL: 3,063,100**

NET TAXES BILLED FOR 2025 WERE: \$ 222,013.49 2025 ASSESSMENT TOTAL: 3,063,100

65 JACKSON LLC  
20 COMMERCE DR STE 326  
CRANFORD, NJ 07016

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BLOCK: 474 LOT: 3.01 QUAL:  
PROPERTY LOCATION: 6 SOUTH AVE W CLASS: 4A  
LAND: 792,000 BUILDING: 1,908,000 **2026 ASSESSMENT TOTAL: 2,700,000**

NET TAXES BILLED FOR 2025 WERE: \$ 204,066.00 2025 ASSESSMENT TOTAL: 2,700,000

CRANFORD SQUARE LLC  
313 SOUTH AVE STE 203  
FANWOOD, NJ 07023

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BLOCK: 265 LOT: 4 QUAL:  
PROPERTY LOCATION: 12-18 RIVERSIDE DR CLASS: 4C  
LAND: 864,000 BUILDING: 1,856,500 **2026 ASSESSMENT TOTAL: 2,720,500**

NET TAXES BILLED FOR 2025 WERE: \$ 197,181.84 2025 ASSESSMENT TOTAL: 2,720,500

RIVERSIDE ESTATES LLC & 2ND  
200 SHEFFIELD ST  
MOUNTAINSIDE, NJ 07092

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BLOCK: 539 LOT: 1 QUAL:  
PROPERTY LOCATION: 715 SOUTH AVE E CLASS: 4B  
LAND: 1,274,400 BUILDING: 1,444,000 **2026 ASSESSMENT TOTAL: 2,718,400**

NET TAXES BILLED FOR 2025 WERE: \$ 197,029.63 2025 ASSESSMENT TOTAL: 2,718,400

SOUTH AVE EAST LLC  
715 SOUTH AVENUE E  
CRANFORD, NJ 07016

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DATE MAILED: 02/07/26

BLOCK: 636 LOT: 3 QUAL:  
PROPERTY LOCATION: 10-12 COMMERCE DR CLASS: 4A  
LAND: 1,959,100 BUILDING: 638,200 **2026 ASSESSMENT TOTAL: 2,597,300**

NET TAXES BILLED FOR 2025 WERE: \$ 188,252.30 2025 ASSESSMENT TOTAL: 2,597,300

10-12 COMMERCE DR LLC  
10-12 COMMERCE DR  
CRANFORD, NJ 07016

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BLOCK: 635 LOT: 2.02 QUAL:  
PROPERTY LOCATION: 90 MYRTLE ST CLASS: 4B  
LAND: 1,454,500 BUILDING: 1,135,200 **2026 ASSESSMENT TOTAL: 2,589,700**

NET TAXES BILLED FOR 2025 WERE: \$ 187,701.46 2025 ASSESSMENT TOTAL: 2,545,800

GEBS ASSOCIATES INC  
125 MOEN AVE  
CRANFORD, N J 07016-3562

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BLOCK: 635 LOT: 2.01 QUAL:  
PROPERTY LOCATION: 4 COMMERCE DR CLASS: 4A  
LAND: 2,435,800 BUILDING: 150,000 **2026 ASSESSMENT TOTAL: 2,585,800**

NET TAXES BILLED FOR 2025 WERE: \$ 187,418.78 2025 ASSESSMENT TOTAL: 2,585,800

4 COMMERCE ASSOCIATES LLC RE  
1550 MIKE FAHEY ST  
OMAHA, NE 68102



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BLOCK: 641 LOT: 1 QUAL:  
PROPERTY LOCATION: 25 COMMERCE DR CLASS: 4A  
LAND: 1,840,500 BUILDING: 627,600 **2026 ASSESSMENT TOTAL: 2,468,100**

NET TAXES BILLED FOR 2025 WERE: \$ 178,887.89 2025 ASSESSMENT TOTAL: 2,468,100

SIG 25 COMMERCE LLC  
20 COMMERCE DR STE 326  
CRANFORD, NJ 07016

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BLOCK: 478 LOT: 10.01 QUAL:  
PROPERTY LOCATION: 109 WALNUT AVE CLASS: 4A  
LAND: 495,000 BUILDING: 1,870,000 **2026 ASSESSMENT TOTAL: 2,365,000**

NET TAXES BILLED FOR 2025 WERE: \$ 178,746.70 2025 ASSESSMENT TOTAL: 2,365,000

DB WALNUT AVE LLC  
55 BLEEKER ST 2ND FLR  
MILLBURN, NJ 07041

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BLOCK: 636 LOT: 2 QUAL:  
PROPERTY LOCATION: 14 COMMERCE DR CLASS: 4A  
LAND: 1,836,100 BUILDING: 601,400 **2026 ASSESSMENT TOTAL: 2,437,500**

NET TAXES BILLED FOR 2025 WERE: \$ 176,670.00 2025 ASSESSMENT TOTAL: 2,437,500

SIG 14 COMMERCE LLC  
20 COMMERCE DR STE 326  
CRANFORD, NJ 07016

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DATE MAILED: 02/07/26

BLOCK: 476 LOT: 2.01 QUAL:  
PROPERTY LOCATION: 1 SOUTH AVE E CLASS: 4A  
LAND: 416,900 BUILDING: 1,840,600 **2026 ASSESSMENT TOTAL: 2,257,500**

NET TAXES BILLED FOR 2025 WERE: \$ 170,621.85 2025 ASSESSMENT TOTAL: 2,257,500

EAST COAST CRANFORD CROSSING LLC  
PO BOX 4697  
LOGAN, UT 84323

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DATE MAILED: 02/07/26

BLOCK: 639    LOT: 5.02    QUAL:  
PROPERTY LOCATION: 55 JACKSON DR    CLASS: 4B  
LAND: 1,096,000    BUILDING: 1,154,000    **2026 ASSESSMENT TOTAL: 2,250,000**

NET TAXES BILLED FOR 2025 WERE: \$ 163,080.00    2025 ASSESSMENT TOTAL: 2,250,000

CRANFORD PROPERTIES LLC  
55 JACKSON DR  
CRANFORD, NJ                      07016

TAX ASSESSOR  
MUNICIPAL BUILDING  
8 SPRINGFIELD AVENUE  
CRANFORD, NJ 07016

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

District: Cranford  
Union County Board of Taxation, 300 North Ave East, Westfield, NJ 07090

**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026**

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

DATE MAILED: 02/07/26

BLOCK: 191 LOT: 2 QUAL:  
PROPERTY LOCATION: 123 UNION AVE N CLASS: 4A  
LAND: 888,000 BUILDING: 1,245,700 **2026 ASSESSMENT TOTAL: 2,133,700**

NET TAXES BILLED FOR 2025 WERE: \$ 161,265.05 2025 ASSESSMENT TOTAL: 2,133,700

MILELLI CRANFORD LLC  
PO BOX 2229  
MORRISTOWN NJ 07962

TAX ASSESSOR  
MUNICIPAL BUILDING  
8 SPRINGFIELD AVENUE  
CRANFORD, NJ 07016

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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: 02/07/26

BLOCK: 640 LOT: 6.01 QUAL:  
PROPERTY LOCATION: 40 JACKSON DR CLASS: 4B  
LAND: 833,200 BUILDING: 1,309,600 **2026 ASSESSMENT TOTAL: 2,142,800**

NET TAXES BILLED FOR 2025 WERE: \$ 155,310.16 2025 ASSESSMENT TOTAL: 1,804,200

40-42 JACKSON DRIVE LLC  
245 WESCOTT DR  
RAHWAY, NJ 07065

TAX ASSESSOR  
MUNICIPAL BUILDING  
8 SPRINGFIELD AVENUE  
CRANFORD, NJ 07016

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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: 02/07/26

BLOCK: 635 LOT: 1 QUAL:  
PROPERTY LOCATION: 6 COMMERCE DR CLASS: 4A  
LAND: 1,892,800 BUILDING: 219,600 **2026 ASSESSMENT TOTAL: 2,112,400**

NET TAXES BILLED FOR 2025 WERE: \$ 153,106.75 2025 ASSESSMENT TOTAL: 2,112,400

6 COMMERCE LLC  
20 COMMERCE DR STE 326  
CRANFORD, NJ 07016



TAX ASSESSOR  
MUNICIPAL BUILDING  
8 SPRINGFIELD AVENUE  
CRANFORD, NJ 07016

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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: 02/07/26

BLOCK: 540 LOT: 1 QUAL:  
PROPERTY LOCATION: 700 SOUTH AVE E CLASS: 4B  
LAND: 2,016,500 BUILDING: 58,500 **2026 ASSESSMENT TOTAL: 2,075,000**

NET TAXES BILLED FOR 2025 WERE: \$ 150,396.00 2025 ASSESSMENT TOTAL: 2,075,000

PUBLIC SERVICE E & G CO TAX DEPT  
80 PARK PLAZA - 6TH FLOOR  
NEWARK, N J 07101-4194

TAX ASSESSOR  
MUNICIPAL BUILDING  
8 SPRINGFIELD AVENUE  
CRANFORD, NJ 07016

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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: 02/07/26

BLOCK: 525 LOT: 5 QUAL:  
PROPERTY LOCATION: 310 CENTENNIAL AVE CLASS: 4A  
LAND: 225,700 BUILDING: 1,831,000 **2026 ASSESSMENT TOTAL: 2,056,700**

NET TAXES BILLED FOR 2025 WERE: \$ 149,069.62 2025 ASSESSMENT TOTAL: 2,056,700

310 CENTENNIAL AVENUE LLC  
310 CENTENNIAL MAILBOX 1  
CRANFORD, NJ 07016

TAX ASSESSOR  
MUNICIPAL BUILDING  
8 SPRINGFIELD AVENUE  
CRANFORD, NJ 07016

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026**

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DATE MAILED: 02/07/26

BLOCK: 1000 LOT: 3 QUAL:  
PROPERTY LOCATION: CRANFORD CLASS: 6A  
LAND: 0 BUILDING: 0 **2026 ASSESSMENT TOTAL: 0**

NET TAXES BILLED FOR 2025 WERE: \$ 138,157.32 2025 ASSESSMENT TOTAL: 1,906,144

VERIZON - NEW JERSEY  
P O BOX 2749  
ADDISON, TX 75001

TAX ASSESSOR  
MUNICIPAL BUILDING  
8 SPRINGFIELD AVENUE  
CRANFORD, NJ 07016

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DATE MAILED: 02/07/26

BLOCK: 527 LOT: 12 QUAL:  
PROPERTY LOCATION: 55 WINANS AVE CLASS: 4B  
LAND: 583,400 BUILDING: 1,300,000 **2026 ASSESSMENT TOTAL: 1,883,400**

NET TAXES BILLED FOR 2025 WERE: \$ 136,508.83 2025 ASSESSMENT TOTAL: 1,883,400

JLG REALTY ANACAPRI FOOD SUPPLY  
55 WINANS AVE  
CRANFORD, N J 07016-3144

TAX ASSESSOR  
MUNICIPAL BUILDING  
8 SPRINGFIELD AVENUE  
CRANFORD, NJ 07016

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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: 02/07/26

BLOCK: 642 LOT: 1 QUAL:  
PROPERTY LOCATION: 22 JACKSON DR CLASS: 4B  
LAND: 638,000 BUILDING: 1,112,000 **2026 ASSESSMENT TOTAL: 1,750,000**

NET TAXES BILLED FOR 2025 WERE: \$ 126,840.00 2025 ASSESSMENT TOTAL: 1,750,000

22 JACKSON DR., LLC  
22 JACKSON DR  
CRANFORD, NJ 07016

TAX ASSESSOR  
MUNICIPAL BUILDING  
8 SPRINGFIELD AVENUE  
CRANFORD, NJ 07016

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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: 02/07/26

BLOCK: 317 LOT: 19.01 QUAL:  
PROPERTY LOCATION: 340 NORTH AVE E CLASS: 4A  
LAND: 1,184,500 BUILDING: 548,500 **2026 ASSESSMENT TOTAL: 1,733,000**

NET TAXES BILLED FOR 2025 WERE: \$ 125,607.84 2025 ASSESSMENT TOTAL: 1,733,000

340 NAE LLC  
123 SOUTH AVE E FLOOR 2  
WESTFIELD, NJ 07090

TAX ASSESSOR  
MUNICIPAL BUILDING  
8 SPRINGFIELD AVENUE  
CRANFORD, NJ 07016

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DATE MAILED: 02/07/26

BLOCK: 555 LOT: 19 QUAL:  
PROPERTY LOCATION: 75 ROD SMITH PL CLASS: 4B  
LAND: 565,200 BUILDING: 1,117,300 **2026 ASSESSMENT TOTAL: 1,682,500**

NET TAXES BILLED FOR 2025 WERE: \$ 121,947.60 2025 ASSESSMENT TOTAL: 1,682,500

WEILL: MAURICE SCHOOLHOUSE PLAZA  
374 MILLBURN AVE - 4TH FL  
MILLBURN, N J 07041-0000

TAX ASSESSOR  
MUNICIPAL BUILDING  
8 SPRINGFIELD AVENUE  
CRANFORD, NJ 07016

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026**

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DATE MAILED: 02/07/26

BLOCK: 189 LOT: 15.01 QUAL:  
PROPERTY LOCATION: 29 ALDEN STREET CLASS: 4A  
LAND: 133,700 BUILDING: 1,466,300 **2026 ASSESSMENT TOTAL: 1,600,000**

NET TAXES BILLED FOR 2025 WERE: \$ 120,928.00 2025 ASSESSMENT TOTAL: 1,600,000

GOODMAN FAMILY PARTNERSHIP  
23 NORTH AVE E  
CRANFORD, NJ 07016



TAX ASSESSOR  
MUNICIPAL BUILDING  
8 SPRINGFIELD AVENUE  
CRANFORD, NJ 07016

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

DATE MAILED: 02/07/26

BLOCK: 639 LOT: 4 QUAL:  
PROPERTY LOCATION: 7 COMMERCE DR CLASS: 4B  
LAND: 615,800 BUILDING: 1,007,900 **2026 ASSESSMENT TOTAL: 1,623,700**

NET TAXES BILLED FOR 2025 WERE: \$ 117,685.78 2025 ASSESSMENT TOTAL: 1,623,700

REM ASSOCIATES INC GLITTEREX  
7 COMMERCE DR  
CRANFORD, N J 07016-3507

TAX ASSESSOR  
MUNICIPAL BUILDING  
8 SPRINGFIELD AVENUE  
CRANFORD, NJ 07016

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DATE MAILED: 02/07/26

BLOCK: 565 LOT: 3.01 QUAL:  
PROPERTY LOCATION: 129 DERMODY ST CLASS: 4B  
LAND: 480,400 BUILDING: 1,116,200 **2026 ASSESSMENT TOTAL: 1,596,600**

NET TAXES BILLED FOR 2025 WERE: \$ 115,721.57 2025 ASSESSMENT TOTAL: 1,596,600

MOSKI REALTY LLC DURST CORP  
129 DERMODY ST  
CRANFORD, N J 07016-3217

TAX ASSESSOR  
MUNICIPAL BUILDING  
8 SPRINGFIELD AVENUE  
CRANFORD, NJ 07016

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DATE MAILED: 02/07/26

BLOCK: 317 LOT: 9.011 QUAL:  
PROPERTY LOCATION: 310 NORTH AVE E CLASS: 4A  
LAND: 559,200 BUILDING: 1,030,800 **2026 ASSESSMENT TOTAL: 1,590,000**

NET TAXES BILLED FOR 2025 WERE: \$ 115,243.20 2025 ASSESSMENT TOTAL: 1,590,000

SCHERING EM FED CR UN CRES BILLING  
102 DUFFY AVE  
HICKSVILLE, NY 11801

TAX ASSESSOR  
MUNICIPAL BUILDING  
8 SPRINGFIELD AVENUE  
CRANFORD, NJ 07016

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DATE MAILED: 02/07/26

BLOCK: 176 LOT: 9 QUAL:  
PROPERTY LOCATION: 20 HOLLY ST W CLASS: 4C  
LAND: 277,000 BUILDING: 623,000 **2026 ASSESSMENT TOTAL:** 900,000

NET TAXES BILLED FOR 2025 WERE: \$ 95,151.74 2025 ASSESSMENT TOTAL: 1,312,800

HOLLY HOLDINGS LLC  
684 DARLINGTON DR  
OLD BRIDGE, NJ 08857

TAX ASSESSOR  
MUNICIPAL BUILDING  
8 SPRINGFIELD AVENUE  
CRANFORD, NJ 07016

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

DATE MAILED: 02/07/26

BLOCK: 625 LOT: 18.01 QUAL:  
PROPERTY LOCATION: 1150 RARITAN RD CLASS: 4A  
LAND: 824,400 BUILDING: 467,600 **2026 ASSESSMENT TOTAL:** 1,292,000

NET TAXES BILLED FOR 2025 WERE: \$ 93,644.16 2025 ASSESSMENT TOTAL: 1,292,000

1093 RARITAN REALTY LLC NORTHFIELD  
581 MAIN ST, SUITE 810  
WOODBIDGE, NJ 07095

TAX ASSESSOR  
MUNICIPAL BUILDING  
8 SPRINGFIELD AVENUE  
CRANFORD, NJ 07016

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026**

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DATE MAILED: 02/07/26

BLOCK: 319 LOT: 11 QUAL:  
PROPERTY LOCATION: 370 NORTH AVE E CLASS: 4A  
LAND: 503,800 BUILDING: 750,000 **2026 ASSESSMENT TOTAL:** 1,253,800

NET TAXES BILLED FOR 2025 WERE: \$ 90,875.42 2025 ASSESSMENT TOTAL: 1,253,800

TFJ CRANFORD LLC RYAN, LLC  
87 WEST PASSAIC ST  
ROCHELLE PARK, NJ 07662

TAX ASSESSOR  
MUNICIPAL BUILDING  
8 SPRINGFIELD AVENUE  
CRANFORD, NJ 07016

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026**

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DATE MAILED: 02/07/26

BLOCK: 639 LOT: 2 QUAL:  
PROPERTY LOCATION: 21 COMMERCE DR CLASS: 4A  
LAND: 1,000,000 BUILDING: 250,000 **2026 ASSESSMENT TOTAL: 1,250,000**

NET TAXES BILLED FOR 2025 WERE: \$ 90,600.00 2025 ASSESSMENT TOTAL: 1,250,000

COMMERCE EXECUTIVE SUITES BSD LLC  
579 RARITAN RD SUITE 101  
ROSELLE, NJ 07203

TAX ASSESSOR  
MUNICIPAL BUILDING  
8 SPRINGFIELD AVENUE  
CRANFORD, NJ 07016

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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: 02/07/26

BLOCK: 333 LOT: 2 QUAL:  
PROPERTY LOCATION: 500 NORTH AVE E CLASS: 4A  
LAND: 310,500 BUILDING: 931,300 **2026 ASSESSMENT TOTAL:** 1,241,800

NET TAXES BILLED FOR 2025 WERE: \$ 90,005.66 2025 ASSESSMENT TOTAL: 1,241,800

KALA INVESTMENTS LLC  
8 KREN DRIVE  
RINGOES, NJ 08551



TAX ASSESSOR  
MUNICIPAL BUILDING  
8 SPRINGFIELD AVENUE  
CRANFORD, NJ 07016

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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: 02/07/26

BLOCK: 262 LOT: 6 QUAL:  
PROPERTY LOCATION: 24 SPRINGFIELD AVE CLASS: 4C  
LAND: 450,000 BUILDING: 786,000 **2026 ASSESSMENT TOTAL:** 1,236,000

NET TAXES BILLED FOR 2025 WERE: \$ 89,585.28 2025 ASSESSMENT TOTAL: 1,236,000

24 SPRINGFIELD AVE-CRANFORD LLC  
33 CLINTON RD  
WEST CALDWELL, NJ 07006

TAX ASSESSOR  
MUNICIPAL BUILDING  
8 SPRINGFIELD AVENUE  
CRANFORD, NJ 07016

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026**

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DATE MAILED: 02/07/26

BLOCK: 636 LOT: 1 QUAL:  
PROPERTY LOCATION: 16 COMMERCE DR CLASS: 4A  
LAND: 845,400 BUILDING: 354,600 **2026 ASSESSMENT TOTAL:** 1,200,000

NET TAXES BILLED FOR 2025 WERE: \$ 86,976.00 2025 ASSESSMENT TOTAL: 1,200,000

NATALE CHILDREN, LLC JDN PROP LLC  
216 NORTH AVE E  
CRANFORD, NJ 07016

TAX ASSESSOR  
MUNICIPAL BUILDING  
8 SPRINGFIELD AVENUE  
CRANFORD, NJ 07016

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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: 02/07/26

BLOCK: 333 LOT: 1.02 QUAL:  
PROPERTY LOCATION: 410-450 NORTH AVE E CLASS: 4B  
LAND: 567,000 BUILDING: 625,500 **2026 ASSESSMENT TOTAL:** 1,192,500

NET TAXES BILLED FOR 2025 WERE: \$ 86,432.40 2025 ASSESSMENT TOTAL: 1,192,500

SUN YORKOS HOLDING LLC  
450 NORTH AVE EAST  
CRANFORD, N J 07016

TAX ASSESSOR  
MUNICIPAL BUILDING  
8 SPRINGFIELD AVENUE  
CRANFORD, NJ 07016

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DATE MAILED: 02/07/26

BLOCK: 176 LOT: 1 QUAL:  
PROPERTY LOCATION: 42-44 HOLLY ST W CLASS: 4C  
LAND: 540,000 BUILDING: 650,000 **2026 ASSESSMENT TOTAL: 1,190,000**

NET TAXES BILLED FOR 2025 WERE: \$ 86,251.20 2025 ASSESSMENT TOTAL: 1,190,000

42 SAGAMORE GROUP LLC  
264 PROSPECT ST - LL-1  
WESTFIELD, N J 07090

TAX ASSESSOR  
MUNICIPAL BUILDING  
8 SPRINGFIELD AVENUE  
CRANFORD, NJ 07016

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

DATE MAILED: 02/07/26

BLOCK: 479 LOT: 4 QUAL:  
PROPERTY LOCATION: 213 SOUTH AVE E CLASS: 4A  
LAND: 187,900 BUILDING: 923,100 **2026 ASSESSMENT TOTAL:** 1,111,000

NET TAXES BILLED FOR 2025 WERE: \$ 83,969.38 2025 ASSESSMENT TOTAL: 1,111,000

SPENCER SAVINGS BANK SLA  
611 RIVER DR - CENTER 3  
ELMWOOD PARK, N J 07407

TAX ASSESSOR  
MUNICIPAL BUILDING  
8 SPRINGFIELD AVENUE  
CRANFORD, NJ 07016

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

DATE MAILED: 02/07/26

BLOCK: 505 LOT: 2 QUAL:  
PROPERTY LOCATION: 600 LINCOLN PARK E CLASS: 4A  
LAND: 519,000 BUILDING: 621,000 **2026 ASSESSMENT TOTAL:** 1,140,000

NET TAXES BILLED FOR 2025 WERE: \$ 82,627.20 2025 ASSESSMENT TOTAL: 1,140,000

CRANFORD PARK PROPCO LLC  
600 LINCOLN PARK E  
CRANFORD, NJ 07016

TAX ASSESSOR  
MUNICIPAL BUILDING  
8 SPRINGFIELD AVENUE  
CRANFORD, NJ 07016

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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: 02/07/26

BLOCK: 642 LOT: 11 QUAL:  
PROPERTY LOCATION: 20 JACKSON DR CLASS: 4A  
LAND: 700,000 BUILDING: 360,000 **2026 ASSESSMENT TOTAL:** 1,060,000

NET TAXES BILLED FOR 2025 WERE: \$ 76,828.80 2025 ASSESSMENT TOTAL: 1,060,000

LIBERTY MGMT. SVC. OF NJ LLC  
20 JACKSON DR.  
CRANFORD, NJ 07016

TAX ASSESSOR  
MUNICIPAL BUILDING  
8 SPRINGFIELD AVENUE  
CRANFORD, NJ 07016

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DATE MAILED: 02/07/26

BLOCK: 176 LOT: 25.01 QUAL:  
PROPERTY LOCATION: 214-218 NORTH AVE W CLASS: 4A  
LAND: 360,700 BUILDING: 620,300 **2026 ASSESSMENT TOTAL:** 981,000

NET TAXES BILLED FOR 2025 WERE: \$ 71,102.88 2025 ASSESSMENT TOTAL: 981,000

218 NORTH AVENUE PARTNERS LLC  
218 NORTH AVE W  
CRANFORD, NJ 07016



TAX ASSESSOR  
MUNICIPAL BUILDING  
8 SPRINGFIELD AVENUE  
CRANFORD, NJ 07016

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DATE MAILED: 02/07/26

BLOCK: 642 LOT: 7.01 QUAL:  
PROPERTY LOCATION: 1 MC KINLEY ST CLASS: 4C  
LAND: 166,800 BUILDING: 795,000 **2026 ASSESSMENT TOTAL:** 961,800

NET TAXES BILLED FOR 2025 WERE: \$ 69,711.26 2025 ASSESSMENT TOTAL: 961,800

1005-09 FOREST AVENUE REALTY LLC  
14 TYSLEY ST  
BERNARDSVILLE, NJ 07924

TAX ASSESSOR  
MUNICIPAL BUILDING  
8 SPRINGFIELD AVENUE  
CRANFORD, NJ 07016

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026**

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DATE MAILED: 02/07/26

BLOCK: 538 LOT: 4 QUAL:  
PROPERTY LOCATION: 606 SOUTH AVE E CLASS: 4A  
LAND: 291,500 BUILDING: 658,500 **2026 ASSESSMENT TOTAL:** 950,000

NET TAXES BILLED FOR 2025 WERE: \$ 68,856.00 2025 ASSESSMENT TOTAL: 950,000

O'NEILL HOLDINGS LLC  
606 SOUTH AVE E  
CRANFORD, NJ 07016

TAX ASSESSOR  
MUNICIPAL BUILDING  
8 SPRINGFIELD AVENUE  
CRANFORD, NJ 07016

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

District: Cranford  
Union County Board of Taxation, 300 North Ave East, Westfield, NJ 07090

**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026**

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

DATE MAILED: 02/07/26

BLOCK: 517 LOT: 6.01 QUAL:  
PROPERTY LOCATION: 206-208 CENTENNIAL AVE CLASS: 4A  
LAND: 130,900 BUILDING: 773,200 **2026 ASSESSMENT TOTAL:** 904,100

NET TAXES BILLED FOR 2025 WERE: \$ 65,529.17 2025 ASSESSMENT TOTAL: 904,100

SOMMA PGCAN, LLC  
538 EAST BAYVIEW AVE  
OCEAN GATE, NJ 08740

TAX ASSESSOR  
MUNICIPAL BUILDING  
8 SPRINGFIELD AVENUE  
CRANFORD, NJ 07016

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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: 02/07/26

BLOCK: 640 LOT: 7 QUAL:  
PROPERTY LOCATION: 46 JACKSON DR CLASS: 4A  
LAND: 325,200 BUILDING: 578,300 **2026 ASSESSMENT TOTAL: 903,500**

NET TAXES BILLED FOR 2025 WERE: \$ 65,485.68 2025 ASSESSMENT TOTAL: 903,500

CRANFORD REALTY LLC  
216 NORTH AVE E  
CRANFORD, NJ 07016

TAX ASSESSOR  
MUNICIPAL BUILDING  
8 SPRINGFIELD AVENUE  
CRANFORD, NJ 07016

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

DATE MAILED: 02/07/26

BLOCK: 314 LOT: 9.01 QUAL:  
PROPERTY LOCATION: 210 NORTH AVE E CLASS: 4A  
LAND: 510,000 BUILDING: 306,900 **2026 ASSESSMENT TOTAL:** 816,900

NET TAXES BILLED FOR 2025 WERE: \$ 59,208.91 2025 ASSESSMENT TOTAL: 816,900

ESHA FARM LLC & CRANFORD MED CMP LL  
263 SAVOY AVE  
EDISON, NJ 08820

TAX ASSESSOR  
MUNICIPAL BUILDING  
8 SPRINGFIELD AVENUE  
CRANFORD, NJ 07016

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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: 02/07/26

BLOCK: 192 LOT: 5 QUAL:  
PROPERTY LOCATION: 18-20 UNION AVE N CLASS: 4A  
LAND: 113,600 BUILDING: 648,300 **2026 ASSESSMENT TOTAL:** 761,900

NET TAXES BILLED FOR 2025 WERE: \$ 57,584.40 2025 ASSESSMENT TOTAL: 761,900

S&P CRANFORD HOLDINGS LLC  
7 SUGAR MILL RD  
HILLSBOROUGH, NJ 08844

TAX ASSESSOR  
MUNICIPAL BUILDING  
8 SPRINGFIELD AVENUE  
CRANFORD, NJ 07016

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026**

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DATE MAILED: 02/07/26

BLOCK: 189 LOT: 1 QUAL:  
PROPERTY LOCATION: 2 NORTH AVE W CLASS: 4A  
LAND: 208,600 BUILDING: 516,400 **2026 ASSESSMENT TOTAL:** 725,000

NET TAXES BILLED FOR 2025 WERE: \$ 54,795.50 2025 ASSESSMENT TOTAL: 725,000

2 NORTH AVE LLC  
1481 OAK TREE ROAD  
ISELIN, N J 08830

TAX ASSESSOR  
MUNICIPAL BUILDING  
8 SPRINGFIELD AVENUE  
CRANFORD, NJ 07016

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DATE MAILED: 02/07/26

BLOCK: 262 LOT: 8 QUAL:  
PROPERTY LOCATION: 12 SPRINGFIELD AVE CLASS: 4A  
LAND: 413,000 BUILDING: 340,800 **2026 ASSESSMENT TOTAL:** 753,800

NET TAXES BILLED FOR 2025 WERE: \$ 54,635.42 2025 ASSESSMENT TOTAL: 753,800

CRABIEL INC  
170 N MAIN ST  
MILLTOWN, N J 08850-0000



TAX ASSESSOR  
MUNICIPAL BUILDING  
8 SPRINGFIELD AVENUE  
CRANFORD, NJ 07016

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DATE MAILED: 02/07/26

BLOCK: 541 LOT: 1 QUAL:  
PROPERTY LOCATION: 1300 RARITAN RD CLASS: 1  
LAND: 751,800 BUILDING: 0 **2026 ASSESSMENT TOTAL:** 751,800

NET TAXES BILLED FOR 2025 WERE: \$ 54,490.46 2025 ASSESSMENT TOTAL: 751,800

RACER PROPERTIES LLC  
660 WOODWARD AVE #1521  
DETROIT, MI 48226

TAX ASSESSOR  
MUNICIPAL BUILDING  
8 SPRINGFIELD AVENUE  
CRANFORD, NJ 07016

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

DATE MAILED: 02/07/26

BLOCK: 189 LOT: 9 QUAL:  
PROPERTY LOCATION: 20-34 EASTMAN ST CLASS: 4A  
LAND: 457,800 BUILDING: 242,200 **2026 ASSESSMENT TOTAL:** 700,000

NET TAXES BILLED FOR 2025 WERE: \$ 52,906.00 2025 ASSESSMENT TOTAL: 700,000

F & R HOLDING CORP ZEPKA/GOLDBERG  
33 CLINTON RD  
WEST CALDWELL, N J 07006

TAX ASSESSOR  
MUNICIPAL BUILDING  
8 SPRINGFIELD AVENUE  
CRANFORD, NJ 07016

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DATE MAILED: 02/07/26

BLOCK: 474 LOT: 1 QUAL:  
PROPERTY LOCATION: 24 SOUTH AVE W CLASS: 4B  
LAND: 194,100 BUILDING: 496,900 **2026 ASSESSMENT TOTAL:** 691,000

NET TAXES BILLED FOR 2025 WERE: \$ 52,225.78 2025 ASSESSMENT TOTAL: 691,000

CRANFORD HARRISON DEVELOPERS LLC  
253 MAIN ST  
MATAWAN, NJ 07740

TAX ASSESSOR  
MUNICIPAL BUILDING  
8 SPRINGFIELD AVENUE  
CRANFORD, NJ 07016

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

DATE MAILED: 02/07/26

BLOCK: 291 LOT: 14 QUAL:  
PROPERTY LOCATION: 245 BIRCHWOOD AVE CLASS: 4A  
LAND: 500,000 BUILDING: 220,000 **2026 ASSESSMENT TOTAL:** 720,000

NET TAXES BILLED FOR 2025 WERE: \$ 52,185.60 2025 ASSESSMENT TOTAL: 720,000

GK CRANFORD REALTY LLC  
245 BIRCHWOOD AVENUE  
CRANFORD, NJ 07016

TAX ASSESSOR  
MUNICIPAL BUILDING  
8 SPRINGFIELD AVENUE  
CRANFORD, NJ 07016

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DATE MAILED: 02/07/26

BLOCK: 478 LOT: 1.01 QUAL:  
PROPERTY LOCATION: 100 SOUTH AVE E CLASS: 4A  
LAND: 129,600 BUILDING: 555,500 **2026 ASSESSMENT TOTAL: 685,100**

NET TAXES BILLED FOR 2025 WERE: \$ 51,779.86 2025 ASSESSMENT TOTAL: 685,100

100 SOUTH AVENUE EAST LLC  
524 CLINTON AVE  
WYCKOFF, NJ 07481

TAX ASSESSOR  
MUNICIPAL BUILDING  
8 SPRINGFIELD AVENUE  
CRANFORD, NJ 07016

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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: 02/07/26

BLOCK: 642 LOT: 8.01 QUAL:  
PROPERTY LOCATION: 33 COMMERCE DR CLASS: 4A  
LAND: 183,400 BUILDING: 526,600 **2026 ASSESSMENT TOTAL:** 710,000

NET TAXES BILLED FOR 2025 WERE: \$ 51,460.80 2025 ASSESSMENT TOTAL: 710,000

FIVE ACES RES LLC AND JOLA RES LLC  
33 COMMERCE DR  
CRANFORD, NJ 07016-3607

TAX ASSESSOR  
MUNICIPAL BUILDING  
8 SPRINGFIELD AVENUE  
CRANFORD, NJ 07016

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DATE MAILED: 02/07/26

BLOCK: 477 LOT: 4 QUAL:  
PROPERTY LOCATION: 102-108 WALNUT AVE CLASS: 4A  
LAND: 181,800 BUILDING: 496,700 **2026 ASSESSMENT TOTAL: 678,500**

NET TAXES BILLED FOR 2025 WERE: \$ 51,281.03 2025 ASSESSMENT TOTAL: 678,500

DI TULLIO & LA CORTE ASSOCIATES  
102-108 WALNUT AVE  
CRANFORD, N J 07016-2950

TAX ASSESSOR  
MUNICIPAL BUILDING  
8 SPRINGFIELD AVENUE  
CRANFORD, NJ 07016

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DATE MAILED: 02/07/26

BLOCK: 479 LOT: 1 QUAL:  
PROPERTY LOCATION: WALNUT AVE & SOUTH AVE E CLASS: 4A  
LAND: 233,500 BUILDING: 438,400 **2026 ASSESSMENT TOTAL:** 671,900

NET TAXES BILLED FOR 2025 WERE: \$ 50,782.20 2025 ASSESSMENT TOTAL: 671,900

SUNKIN PROPERTIES LLC  
PO BOX 636  
INLET, N Y 13360



TAX ASSESSOR  
MUNICIPAL BUILDING  
8 SPRINGFIELD AVENUE  
CRANFORD, NJ 07016

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DATE MAILED: 02/07/26

BLOCK: 402 LOT: 1 QUAL:  
PROPERTY LOCATION: 101 SOUTH AVE W CLASS: 4A  
LAND: 271,900 BUILDING: 399,500 **2026 ASSESSMENT TOTAL:** 671,400

NET TAXES BILLED FOR 2025 WERE: \$ 50,744.41 2025 ASSESSMENT TOTAL: 671,400

LENAPE HOLDINGS BOA NC1-001-03-81  
PO BOX 32547 STREET  
CHARLOTTE, NC 28232

TAX ASSESSOR  
MUNICIPAL BUILDING  
8 SPRINGFIELD AVENUE  
CRANFORD, NJ 07016

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DATE MAILED: 02/07/26

BLOCK: 576 LOT: 2 QUAL:  
PROPERTY LOCATION: 777 WALNUT AVE CLASS: 4A  
LAND: 468,900 BUILDING: 231,100 **2026 ASSESSMENT TOTAL:** 700,000

NET TAXES BILLED FOR 2025 WERE: \$ 50,736.00 2025 ASSESSMENT TOTAL: 700,000

NICELO CRANFORD LLC  
777 WALNUT AVE  
CRANFORD, NJ 07016

TAX ASSESSOR  
MUNICIPAL BUILDING  
8 SPRINGFIELD AVENUE  
CRANFORD, NJ 07016

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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: 02/07/26

BLOCK: 555 LOT: 7 QUAL:  
PROPERTY LOCATION: 39A MYRTLE ST CLASS: 4B  
LAND: 270,100 BUILDING: 429,900 **2026 ASSESSMENT TOTAL:** 700,000

NET TAXES BILLED FOR 2025 WERE: \$ 50,736.00 2025 ASSESSMENT TOTAL: 700,000

EFRUS: JED  
114 ORCHARD ST  
CRANFORD, N J 07016-1825

TAX ASSESSOR  
MUNICIPAL BUILDING  
8 SPRINGFIELD AVENUE  
CRANFORD, NJ 07016

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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: 02/07/26

BLOCK: 193 LOT: 16 QUAL:  
PROPERTY LOCATION: 23 NORTH AVE E CLASS: 4A  
LAND: 222,400 BUILDING: 439,500 **2026 ASSESSMENT TOTAL:** 661,900

NET TAXES BILLED FOR 2025 WERE: \$ 50,026.40 2025 ASSESSMENT TOTAL: 661,900

23 NORTH AVE ASSOC GOODMAN REALTY  
23 NORTH AVE E  
CRANFORD, N J 07016-2148

TAX ASSESSOR  
MUNICIPAL BUILDING  
8 SPRINGFIELD AVENUE  
CRANFORD, NJ 07016

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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: 02/07/26

BLOCK: 477 LOT: 1 QUAL:  
PROPERTY LOCATION: 2 SOUTH AVE E CLASS: 4A  
LAND: 469,600 BUILDING: 191,400 **2026 ASSESSMENT TOTAL: 661,000**

NET TAXES BILLED FOR 2025 WERE: \$ 49,958.38 2025 ASSESSMENT TOTAL: 661,000

HEIBERBARCON ENTERPRISES LLC  
2 SOUTH AVE E  
CRANFORD, N J 07016-2811

TAX ASSESSOR  
MUNICIPAL BUILDING  
8 SPRINGFIELD AVENUE  
CRANFORD, NJ 07016

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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: 02/07/26

BLOCK: 191 LOT: 9 QUAL:  
PROPERTY LOCATION: 34 ALDEN ST CLASS: 4A  
LAND: 401,800 BUILDING: 248,200 **2026 ASSESSMENT TOTAL: 650,000**

NET TAXES BILLED FOR 2025 WERE: \$ 49,127.00 2025 ASSESSMENT TOTAL: 650,000

BELL ATLANTIC-NJ DUFF & PHELPS  
P O BOX 2749  
ADDISON, TX 75001

TAX ASSESSOR  
MUNICIPAL BUILDING  
8 SPRINGFIELD AVENUE  
CRANFORD, NJ 07016

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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: 02/07/26

BLOCK: 183 LOT: 12 QUAL:  
PROPERTY LOCATION: 25 NORTH AVE W CLASS: 4A  
LAND: 257,000 BUILDING: 372,000 **2026 ASSESSMENT TOTAL:** 629,000

NET TAXES BILLED FOR 2025 WERE: \$ 47,539.82 2025 ASSESSMENT TOTAL: 629,000

CRANFORD THEATRE HOLDING CO  
P.O BOX 1035 J. SAYEGH  
LITTLE FALLS, NJ 07424

TAX ASSESSOR  
MUNICIPAL BUILDING  
8 SPRINGFIELD AVENUE  
CRANFORD, NJ 07016

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

DATE MAILED: 02/07/26

BLOCK: 527 LOT: 2 QUAL:  
PROPERTY LOCATION: 331 CENTENNIAL AVE CLASS: 4B  
LAND: 164,100 BUILDING: 487,100 **2026 ASSESSMENT TOTAL:** 651,200

NET TAXES BILLED FOR 2025 WERE: \$ 47,198.98 2025 ASSESSMENT TOTAL: 651,200

T J S INC BUILDERS GENERAL SUPPLY  
15 SYCAMORE AVE  
LITTLE SILVER, N J 07739



TAX ASSESSOR  
MUNICIPAL BUILDING  
8 SPRINGFIELD AVENUE  
CRANFORD, NJ 07016

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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: 02/07/26

BLOCK: 189 LOT: 16.01 QUAL:  
PROPERTY LOCATION: 27 UNION AVENUE N CLASS: 4A  
LAND: 270,300 BUILDING: 354,700 **2026 ASSESSMENT TOTAL:** 625,000

NET TAXES BILLED FOR 2025 WERE: \$ 46,987.50 2025 ASSESSMENT TOTAL: 625,000

GOODMAN FAMILY PARTNERSHIP  
23 NORTH AVE E  
CRANFORD, N J 07016

TAX ASSESSOR  
MUNICIPAL BUILDING  
8 SPRINGFIELD AVENUE  
CRANFORD, NJ 07016

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DATE MAILED: 02/07/26

BLOCK: 512 LOT: 1.01 QUAL:  
PROPERTY LOCATION: 560 SOUTH AVE E CLASS: 4A  
LAND: 340,500 BUILDING: 305,800 **2026 ASSESSMENT TOTAL:** 646,300

NET TAXES BILLED FOR 2025 WERE: \$ 46,843.82 2025 ASSESSMENT TOTAL: 646,300

ARMEL ASSOCIATES RAINBOW ACADEMY  
116 GRANT ST, 2ND FLOOR  
ISELIN, N J 08830

TAX ASSESSOR  
MUNICIPAL BUILDING  
8 SPRINGFIELD AVENUE  
CRANFORD, NJ 07016

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DATE MAILED: 02/07/26

BLOCK: 314 LOT: 11 QUAL:  
PROPERTY LOCATION: 216 NORTH AVE E CLASS: 4A  
LAND: 491,000 BUILDING: 154,000 **2026 ASSESSMENT TOTAL:** 645,000

NET TAXES BILLED FOR 2025 WERE: \$ 46,749.60 2025 ASSESSMENT TOTAL: 645,000

NATALE CHILDREN, LLC  
216 NORTH AVE EAST  
CRANFORD, NJ 07016

TAX ASSESSOR  
MUNICIPAL BUILDING  
8 SPRINGFIELD AVENUE  
CRANFORD, NJ 07016

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DATE MAILED: 02/07/26

BLOCK: 189 LOT: 19.01 QUAL:  
PROPERTY LOCATION: 13-15 UNION AVE N CLASS: 4A  
LAND: 108,000 BUILDING: 509,300 **2026 ASSESSMENT TOTAL: 617,300**

NET TAXES BILLED FOR 2025 WERE: \$ 46,655.53 2025 ASSESSMENT TOTAL: 617,300

EXETER HOUSE LLC BLENDED CAPITAL  
275 PATERSON AVE STE 207  
LITTLE FALLS, NJ 07424

TAX ASSESSOR  
MUNICIPAL BUILDING  
8 SPRINGFIELD AVENUE  
CRANFORD, NJ 07016

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DATE MAILED: 02/07/26

BLOCK: 402 LOT: 19 QUAL:  
PROPERTY LOCATION: 117 SOUTH AVE W CLASS: 4A  
LAND: 224,900 BUILDING: 382,500 **2026 ASSESSMENT TOTAL:** 607,400

NET TAXES BILLED FOR 2025 WERE: \$ 45,907.29 2025 ASSESSMENT TOTAL: 607,400

VALLEY NATIONAL BANK  
1720 ROUTE 23 NORTH  
WAYNE, N J 07470

TAX ASSESSOR  
MUNICIPAL BUILDING  
8 SPRINGFIELD AVENUE  
CRANFORD, NJ 07016

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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: 02/07/26

BLOCK: 189 LOT: 12 QUAL:  
PROPERTY LOCATION: 114 MILN ST CLASS: 4A  
LAND: 302,400 BUILDING: 301,300 **2026 ASSESSMENT TOTAL: 603,700**

NET TAXES BILLED FOR 2025 WERE: \$ 45,627.65 2025 ASSESSMENT TOTAL: 603,700

114 MILN ST ASSOCIATES LP GOODMAN  
23 NORTH AVE E  
CRANFORD, N J 07016-2148

TAX ASSESSOR  
MUNICIPAL BUILDING  
8 SPRINGFIELD AVENUE  
CRANFORD, NJ 07016

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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: 02/07/26

BLOCK: 625 LOT: 1 QUAL:  
PROPERTY LOCATION: 1198-1210 RARITAN RD CLASS: 4A  
LAND: 167,200 BUILDING: 449,300 **2026 ASSESSMENT TOTAL:** 616,500

NET TAXES BILLED FOR 2025 WERE: \$ 44,683.92 2025 ASSESSMENT TOTAL: 616,500

GRANDWAY INVESTMENT CO  
208 LENOX AVE #127  
WESTFIELD, NJ 07090

TAX ASSESSOR  
MUNICIPAL BUILDING  
8 SPRINGFIELD AVENUE  
CRANFORD, NJ 07016

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

DATE MAILED: 02/07/26

BLOCK: 183 LOT: 2 QUAL:  
PROPERTY LOCATION: 201 NORTH AVE W CLASS: 4A  
LAND: 375,000 BUILDING: 209,800 **2026 ASSESSMENT TOTAL: 584,800**

NET TAXES BILLED FOR 2025 WERE: \$ 44,199.18 2025 ASSESSMENT TOTAL: 584,800

UNION COUNTY SAVINGS BANK  
320 N BROAD ST  
ELIZABETH, N J 07208



TAX ASSESSOR  
MUNICIPAL BUILDING  
8 SPRINGFIELD AVENUE  
CRANFORD, NJ 07016

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

District: Cranford  
Union County Board of Taxation, 300 North Ave East, Westfield, NJ 07090

**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026**

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

DATE MAILED: 02/07/26

BLOCK: 181 LOT: 16 QUAL:  
PROPERTY LOCATION: 118 NORTH AVE W CLASS: 4A  
LAND: 238,900 BUILDING: 342,900 **2026 ASSESSMENT TOTAL:** 581,800

NET TAXES BILLED FOR 2025 WERE: \$ 43,972.44 2025 ASSESSMENT TOTAL: 581,800

118 NAW LLC  
118 NORTH AVE W  
CRANFORD, NJ 07016

TAX ASSESSOR  
MUNICIPAL BUILDING  
8 SPRINGFIELD AVENUE  
CRANFORD, NJ 07016

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026**

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DATE MAILED: 02/07/26

BLOCK: 486 LOT: 19 QUAL: C01  
PROPERTY LOCATION: 25-29 UNION AVE S CLASS: 4A  
LAND: 173,300 BUILDING: 401,700 **2026 ASSESSMENT TOTAL: 575,000**

NET TAXES BILLED FOR 2025 WERE: \$ 43,458.50 2025 ASSESSMENT TOTAL: 575,000

HANSCOM: WARREN K & ELIZABETH C  
P.O. BOX 83  
CRANFORD, N J 07016-0083

TAX ASSESSOR  
MUNICIPAL BUILDING  
8 SPRINGFIELD AVENUE  
CRANFORD, NJ 07016

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DATE MAILED: 02/07/26

BLOCK: 473 LOT: 1 QUAL:  
PROPERTY LOCATION: 49 SOUTH AVE W CLASS: 4A  
LAND: 139,400 BUILDING: 435,600 **2026 ASSESSMENT TOTAL: 575,000**

NET TAXES BILLED FOR 2025 WERE: \$ 43,458.50 2025 ASSESSMENT TOTAL: 280,000

NAKT REAL ESTATE HOLDINGSLLC  
1 CHARLOTTE DR  
CLARK, NJ 07066

TAX ASSESSOR  
MUNICIPAL BUILDING  
8 SPRINGFIELD AVENUE  
CRANFORD, NJ 07016

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026**

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DATE MAILED: 02/07/26

BLOCK: 183 LOT: 9.01 QUAL:  
PROPERTY LOCATION: 105 NORTH AVE W CLASS: 4A  
LAND: 337,500 BUILDING: 237,500 **2026 ASSESSMENT TOTAL:** 575,000

NET TAXES BILLED FOR 2025 WERE: \$ 43,458.50 2025 ASSESSMENT TOTAL: 575,000

MY WAY DEVELOPMENT LLC CITIZENS BK  
PO BOX 30697  
CHARLOTTE, NC 28230

TAX ASSESSOR  
MUNICIPAL BUILDING  
8 SPRINGFIELD AVENUE  
CRANFORD, NJ 07016

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BLOCK: 187 LOT: 1 QUAL:  
PROPERTY LOCATION: 103 MILN ST CLASS: 4A  
LAND: 212,000 BUILDING: 360,100 **2026 ASSESSMENT TOTAL: 572,100**

NET TAXES BILLED FOR 2025 WERE: \$ 43,239.32 2025 ASSESSMENT TOTAL: 572,100

MILN STREET PARTNERS LLC  
16 MT. BETHEL RD, STE 376  
WARREN, NJ 07059

TAX ASSESSOR  
MUNICIPAL BUILDING  
8 SPRINGFIELD AVENUE  
CRANFORD, NJ 07016

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DATE MAILED: 02/07/26

BLOCK: 183 LOT: 8 QUAL:  
PROPERTY LOCATION: 109 NORTH AVE W CLASS: 4A  
LAND: 242,400 BUILDING: 321,900 **2026 ASSESSMENT TOTAL:** 564,300

NET TAXES BILLED FOR 2025 WERE: \$ 42,649.79 2025 ASSESSMENT TOTAL: 564,300

RUSTIC MILL DINER REALTY LLC  
783 SPRINGFIELD AVE  
SUMMIT, NJ 07901

TAX ASSESSOR  
MUNICIPAL BUILDING  
8 SPRINGFIELD AVENUE  
CRANFORD, NJ 07016

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DATE MAILED: 02/07/26

BLOCK: 192 LOT: 6 QUAL:  
PROPERTY LOCATION: 15-17 NORTH AVE E CLASS: 4A  
LAND: 76,600 BUILDING: 480,100 **2026 ASSESSMENT TOTAL: 556,700**

NET TAXES BILLED FOR 2025 WERE: \$ 42,075.39 2025 ASSESSMENT TOTAL: 556,700

BLUE WAVE DEVELOPMENT GROUP LLC  
2112 58TH ST  
BROOKLYN, NY 11204

TAX ASSESSOR  
MUNICIPAL BUILDING  
8 SPRINGFIELD AVENUE  
CRANFORD, NJ 07016

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DATE MAILED: 02/07/26

BLOCK: 189 LOT: 8.01 QUAL:  
PROPERTY LOCATION: 34 NORTH AVE W CLASS: 4A  
LAND: 144,900 BUILDING: 405,100 **2026 ASSESSMENT TOTAL:** 550,000

NET TAXES BILLED FOR 2025 WERE: \$ 41,569.00 2025 ASSESSMENT TOTAL: 550,000

JUST GO NORTH LLC  
PO BOX 1041  
SPRINGFIELD, NJ 07081



TAX ASSESSOR  
MUNICIPAL BUILDING  
8 SPRINGFIELD AVENUE  
CRANFORD, NJ 07016

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DATE MAILED: 02/07/26

BLOCK: 109 LOT: 46 QUAL:  
PROPERTY LOCATION: 201 COUNTY PARK DR CLASS: 4A  
LAND: 273,400 BUILDING: 294,200 **2026 ASSESSMENT TOTAL: 567,600**

NET TAXES BILLED FOR 2025 WERE: \$ 41,139.65 2025 ASSESSMENT TOTAL: 567,600

CRANFORD SWIM CLUB TREASURER  
P O BOX 25  
CRANFORD, N J 07016-0025

TAX ASSESSOR  
MUNICIPAL BUILDING  
8 SPRINGFIELD AVENUE  
CRANFORD, NJ 07016

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BLOCK: 565 LOT: 2 QUAL:  
PROPERTY LOCATION: 95 DERMODY ST CLASS: 4B  
LAND: 212,600 BUILDING: 347,400 **2026 ASSESSMENT TOTAL:** 560,000

NET TAXES BILLED FOR 2025 WERE: \$ 40,588.80 2025 ASSESSMENT TOTAL: 560,000

95 DERMODY REALTY LLC M. BAIKOFF  
505 PARK AVE SUITE 1700  
NEW YORK, NY 10022

TAX ASSESSOR  
MUNICIPAL BUILDING  
8 SPRINGFIELD AVENUE  
CRANFORD, NJ 07016

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BLOCK: 457 LOT: 8 QUAL:  
PROPERTY LOCATION: 547-549 LEXINGTON AVE CLASS: 4A  
LAND: 351,000 BUILDING: 199,900 **2026 ASSESSMENT TOTAL:** 550,900

NET TAXES BILLED FOR 2025 WERE: \$ 39,929.23 2025 ASSESSMENT TOTAL: 550,900

547 LEXINGTON AVE LLC  
547-549 LEXINGTON AVE  
CRANFORD, NJ 07016

TAX ASSESSOR  
MUNICIPAL BUILDING  
8 SPRINGFIELD AVENUE  
CRANFORD, NJ 07016

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BLOCK: 320 LOT: 1 QUAL:  
PROPERTY LOCATION: 411 NORTH AVE E CLASS: 4A  
LAND: 271,700 BUILDING: 278,300 **2026 ASSESSMENT TOTAL:** 550,000

NET TAXES BILLED FOR 2025 WERE: \$ 39,864.00 2025 ASSESSMENT TOTAL: 550,000

DUNGHLOE LLC THOMAS SHARKEY  
1056 JOHNSTON DR  
WATCHUNG, NJ 07069