

TAX ASSESSOR
75 N MARTINE AVENUE
FANWOOD NJ 07023

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

District: Fanwood
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: 01/24/26

BLOCK: 66 LOT: 6 QUAL:
PROPERTY LOCATION: 281 SOUTH AVENUE CLASS: 4A
LAND: 3,855,100 BUILDING: 10,221,400 **2026 ASSESSMENT TOTAL: 14,076,500**

NET TAXES BILLED FOR 2025 WERE: \$ 439,186.80 2025 ASSESSMENT TOTAL: 14,076,500

HCRI NY-NJ PROP., LLC
395 SOUTH AVE
FANWOOD, NJ 07023

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75 N MARTINE AVENUE
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BLOCK: 91 LOT: 1.01 QUAL:
PROPERTY LOCATION: 286-322 SOUTH AVE CLASS: 4A
LAND: 1,931,500 BUILDING: 3,980,300 **2026 ASSESSMENT TOTAL:** 5,911,800

NET TAXES BILLED FOR 2025 WERE: \$ 184,448.16 2025 ASSESSMENT TOTAL: 5,911,800

PARTNERS PROFIT FANWOOD GROUP LLC
316 SOUTH AVENUE
FANWOOD NJ 07023

TAX ASSESSOR
75 N MARTINE AVENUE
FANWOOD NJ 07023

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BLOCK: 91 LOT: 3.01 QUAL:
PROPERTY LOCATION: 324-328 SOUTH AVE CLASS: 4A
LAND: 1,832,600 BUILDING: 1,694,400 **2026 ASSESSMENT TOTAL: 3,527,000**

NET TAXES BILLED FOR 2025 WERE: \$ 110,042.40 2025 ASSESSMENT TOTAL: 3,527,000

FANWOOD PLAZA PARTNERS, LLC
313 SOUTH AVE SUITE 203
FANWOOD, NJ 07023

TAX ASSESSOR
75 N MARTINE AVENUE
FANWOOD NJ 07023

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DATE MAILED: 01/24/26

BLOCK: 64 LOT: 1.02 QUAL:
PROPERTY LOCATION: 220 SOUTH AVENUE CLASS: 4A
LAND: 882,900 BUILDING: 2,294,500 **2026 ASSESSMENT TOTAL: 3,177,400**

NET TAXES BILLED FOR 2025 WERE: \$ 99,134.88 2025 ASSESSMENT TOTAL: 3,177,400

222 SOUTH AVE., LLC
384 COOK AVE
SCOTCH PLAINS, NJ 07076

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DATE MAILED: 01/24/26

BLOCK: 64 LOT: 1.01 QUAL:
PROPERTY LOCATION: 234 SOUTH AVE CLASS: 4A
LAND: 863,400 BUILDING: 2,006,000 **2026 ASSESSMENT TOTAL: 2,869,400**

NET TAXES BILLED FOR 2025 WERE: \$ 89,525.28 2025 ASSESSMENT TOTAL: 2,869,400

ENCHANTMENTS PROP., LLC
62 RALSTON AVE
S ORANGE NJ 07079

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75 N MARTINE AVENUE
FANWOOD NJ 07023

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BLOCK: 91 LOT: 6 QUAL:
PROPERTY LOCATION: 346 SOUTH AVENUE CLASS: 4A
LAND: 531,000 BUILDING: 1,419,000 **2026 ASSESSMENT TOTAL: 1,950,000**

NET TAXES BILLED FOR 2025 WERE: \$ 74,137.44 2025 ASSESSMENT TOTAL: 2,376,200

346 SOUTH AVENUE LLC
1941 OAK TREE RD #201
EDISON, NJ 08820

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FANWOOD NJ 07023

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BLOCK: 55 LOT: 9.0103 QUAL:
PROPERTY LOCATION: 57 SOUTH AVENUE CLASS: 4A
LAND: 620,100 BUILDING: 1,688,900 **2026 ASSESSMENT TOTAL: 2,309,000**

NET TAXES BILLED FOR 2025 WERE: \$ 72,040.80 2025 ASSESSMENT TOTAL: 2,309,000

MEGA RESORT LLC
43 SOUTH AVENUE
FANWOOD, NJ 07023

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BLOCK: 55 LOT: 2 QUAL:
PROPERTY LOCATION: 15 SOUTH AVE CLASS: 4A
LAND: 1,086,000 BUILDING: 1,042,900 **2026 ASSESSMENT TOTAL: 2,128,900**

NET TAXES BILLED FOR 2025 WERE: \$ 66,421.68 2025 ASSESSMENT TOTAL: 2,128,900

SOUTH AVENUE REALTY ASSOCIATES LLC
3106 MERRYWOOD DR
EDISON, NJ 08817

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BLOCK: 66 LOT: 9 QUAL:
PROPERTY LOCATION: 313 SOUTH AVE CLASS: 4A
LAND: 1,401,300 BUILDING: 698,700 **2026 ASSESSMENT TOTAL: 2,100,000**

NET TAXES BILLED FOR 2025 WERE: \$ 65,520.00 2025 ASSESSMENT TOTAL: 2,100,000

SOUTH FANWOOD PLAZA LLC
108 NORTH UNION AVE STE 5
CRANFORD, NJ 07016

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BLOCK: 64 LOT: 22 QUAL:
PROPERTY LOCATION: 35 SECOND ST CLASS: 4A
LAND: 243,000 BUILDING: 1,741,600 **2026 ASSESSMENT TOTAL: 1,984,600**

NET TAXES BILLED FOR 2025 WERE: \$ 61,919.52 2025 ASSESSMENT TOTAL: 1,984,600

ARKAD COMMERCIAL HOLDINGS IV LLC
107 PARK AVE
PLAINFIELD, NJ 07060

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BLOCK: 56 LOT: 1 QUAL:
PROPERTY LOCATION: 2 SOUTH AVE CLASS: 4A
LAND: 1,111,500 BUILDING: 782,200 **2026 ASSESSMENT TOTAL: 1,893,700**

NET TAXES BILLED FOR 2025 WERE: \$ 59,083.44 2025 ASSESSMENT TOTAL: 1,893,700

ISELIN REALTY LLC
11 DEAN ST
MADISON, NJ 07940

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BLOCK: 55 LOT: 15.01 QUAL:
PROPERTY LOCATION: 141 SOUTH AVENUE CLASS: 4A
LAND: 767,500 BUILDING: 923,600 **2026 ASSESSMENT TOTAL:** 1,691,100

NET TAXES BILLED FOR 2025 WERE: \$ 52,762.32 2025 ASSESSMENT TOTAL: 1,691,100

SOUTH AVE FANWOOD, L L C
9 RED OAK LANE
KENILWORTH, N J 07033

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BLOCK: 64 LOT: 13 QUAL:
PROPERTY LOCATION: 40-46 S MARTINE AVE CLASS: 4A
LAND: 878,600 BUILDING: 783,400 **2026 ASSESSMENT TOTAL:** 1,662,000

NET TAXES BILLED FOR 2025 WERE: \$ 51,854.40 2025 ASSESSMENT TOTAL: 1,662,000

RJM LLC
2097 DOGWOOD DR
SCOTCH PLAINS, NJ 07076

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BLOCK: 1 LOT: 2 QUAL:
PROPERTY LOCATION: 193 TERRILL ROAD CLASS: 4A
LAND: 244,000 BUILDING: 1,292,400 **2026 ASSESSMENT TOTAL: 1,536,400**

NET TAXES BILLED FOR 2025 WERE: \$ 47,935.68 2025 ASSESSMENT TOTAL: 1,536,400

CREATIVE PROPERTY MANAGEMENT OF N J
80 W GRAND ST
ELIZABETH, NJ 07202

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BLOCK: 66 LOT: 1 QUAL:
PROPERTY LOCATION: 257 SOUTH AVENUE CLASS: 4A
LAND: 957,400 BUILDING: 550,900 **2026 ASSESSMENT TOTAL:** 1,508,300

NET TAXES BILLED FOR 2025 WERE: \$ 47,058.96 2025 ASSESSMENT TOTAL: 1,508,300

RADER, JOHN 2015 REVOCABLE TRUST
PO BOX 686
BERNARDSVILLE, NJ 07924

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BLOCK: 55 LOT: 15 QUAL:
PROPERTY LOCATION: 155 SOUTH AVENUE CLASS: 4A
LAND: 1,147,500 BUILDING: 309,600 **2026 ASSESSMENT TOTAL: 1,457,100**

NET TAXES BILLED FOR 2025 WERE: \$ 45,461.52 2025 ASSESSMENT TOTAL: 1,457,100

MELKAT,LLC
155 SOUTH AVE
FANWOOD,NJ 07023

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BLOCK: 60 LOT: 4 QUAL:
PROPERTY LOCATION: 204 SOUTH AVENUE CLASS: 4A
LAND: 756,000 BUILDING: 693,500 **2026 ASSESSMENT TOTAL:** 1,449,500

NET TAXES BILLED FOR 2025 WERE: \$ 45,224.40 2025 ASSESSMENT TOTAL: 1,449,500

206 SOUTH REALTY MANAGEMENT LLC
97 MAIN ST SUITE 201
CHATHAM, NJ 07928

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DATE MAILED: 01/24/26

BLOCK: 64 LOT: 5.0104 QUAL:
PROPERTY LOCATION: 246 SOUTH AVENUE CLASS: 1
LAND: 1,426,400 BUILDING: 0 **2026 ASSESSMENT TOTAL: 1,426,400**

NET TAXES BILLED FOR 2025 WERE: \$ 44,503.68 2025 ASSESSMENT TOTAL: 1,426,400

FANWOOD CROSSING II URBANRENEWAL L
PO BOX 809
LIBERTY CORNER, NJ 07938

TAX ASSESSOR
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FANWOOD NJ 07023

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BLOCK: 55 LOT: 5.01 QUAL:
PROPERTY LOCATION: 35-37 SOUTH AVENUE CLASS: 4B
LAND: 872,500 BUILDING: 533,600 **2026 ASSESSMENT TOTAL:** 1,406,100

NET TAXES BILLED FOR 2025 WERE: \$ 43,870.32 2025 ASSESSMENT TOTAL: 1,406,100

RMK ENTERPRISES, LLC
35-37 SOUTH AVENUE
FANWOOD, N.J. 07023

TAX ASSESSOR
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FANWOOD NJ 07023

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DATE MAILED: 01/24/26

BLOCK: 64 LOT: 17.01 QUAL:
PROPERTY LOCATION: 1 SECOND STREET CLASS: 1
LAND: 1,400,000 BUILDING: 0 **2026 ASSESSMENT TOTAL:** 1,400,000

NET TAXES BILLED FOR 2025 WERE: \$ 43,680.00 2025 ASSESSMENT TOTAL: 1,400,000

STATION SQUARE AT FANWOOD URBAN REN
1200 SUNNYVIEW OVAL
KEASBEY, NJ 08832

TAX ASSESSOR
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FANWOOD NJ 07023

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BLOCK: 66 LOT: 2 QUAL:
PROPERTY LOCATION: 265 SOUTH AVENUE CLASS: 4A
LAND: 1,044,500 BUILDING: 350,600 **2026 ASSESSMENT TOTAL: 1,395,100**

NET TAXES BILLED FOR 2025 WERE: \$ 43,527.12 2025 ASSESSMENT TOTAL: 1,395,100

265 & 275 SOUTH AVENUE LLC
913 ELIZABETH AVE STE 202
ELIZABETH, NJ 07201

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FANWOOD NJ 07023

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DATE MAILED: 01/24/26

BLOCK: 65 LOT: 1 QUAL:
PROPERTY LOCATION: 264 SOUTH AVE CLASS: 4A
LAND: 917,600 BUILDING: 462,800 **2026 ASSESSMENT TOTAL:** 1,380,400

NET TAXES BILLED FOR 2025 WERE: \$ 43,068.48 2025 ASSESSMENT TOTAL: 1,380,400

ADVANCE MANAGEMENT OF USA, INC
172 BRIARHEATH LA
CLARK, NJ 07066

TAX ASSESSOR
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FANWOOD NJ 07023

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BLOCK: 55 LOT: 14 QUAL:
PROPERTY LOCATION: 137 SOUTH AVE CLASS: 4B
LAND: 750,000 BUILDING: 732,400 **2026 ASSESSMENT TOTAL:** 1,482,400

NET TAXES BILLED FOR 2025 WERE: \$ 42,756.48 2025 ASSESSMENT TOTAL: 1,370,400

137 SOUTH AVE LLC
137 SOUTH AVE
FANWOOD, NJ 07723

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DATE MAILED: 01/24/26

BLOCK: 55 LOT: 4 QUAL:
PROPERTY LOCATION: 27 SOUTH AVE CLASS: 4A
LAND: 746,500 BUILDING: 522,200 **2026 ASSESSMENT TOTAL:** 1,268,700

NET TAXES BILLED FOR 2025 WERE: \$ 39,583.44 2025 ASSESSMENT TOTAL: 1,268,700

TORO MANAGEMENT LLC
297 MONTERAY CIRCLE
LAVALLETTE, NJ 08735

TAX ASSESSOR
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BLOCK: 68 LOT: 35 QUAL:
PROPERTY LOCATION: 590 NORTH AVENUE CLASS: 4A
LAND: 537,600 BUILDING: 728,300 **2026 ASSESSMENT TOTAL:** 1,265,900

NET TAXES BILLED FOR 2025 WERE: \$ 39,496.08 2025 ASSESSMENT TOTAL: 1,265,900

COMMERCE BANK, NA
380 WELLINGTON ST 10TH FL
LONDON, ONTARIO NGA454 00000

TAX ASSESSOR
75 N MARTINE AVENUE
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BLOCK: 27 LOT: 21 QUAL:
PROPERTY LOCATION: 95 HUNTER AVE CLASS: 2
LAND: 323,500 BUILDING: 882,200 **2026 ASSESSMENT TOTAL:** 1,205,700

NET TAXES BILLED FOR 2025 WERE: \$ 37,617.84 2025 ASSESSMENT TOTAL: 1,205,700

MURPHY, JEFFREY B & KAREN R
95 HUNTER AVE
FANWOOD, NJ 07023

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BLOCK: 68 LOT: 32 QUAL:
PROPERTY LOCATION: 572 NORTH AVE CLASS: 4A
LAND: 733,400 BUILDING: 439,700 **2026 ASSESSMENT TOTAL:** 1,173,100

NET TAXES BILLED FOR 2025 WERE: \$ 36,600.72 2025 ASSESSMENT TOTAL: 1,173,100

HACKETTSTOWN PROP, INC FAIGLE,JD
1201 BRUNSWICK AVE
TRENTON, N J 08603

TAX ASSESSOR
75 N MARTINE AVENUE
FANWOOD NJ 07023

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BLOCK: 27 LOT: 19 QUAL:
PROPERTY LOCATION: 115 HUNTER AVE CLASS: 2
LAND: 261,500 BUILDING: 837,300 **2026 ASSESSMENT TOTAL:** 1,098,800

NET TAXES BILLED FOR 2025 WERE: \$ 34,282.56 2025 ASSESSMENT TOTAL: 1,098,800

ARORA, ARUN & LINDSAY POWER
115 HUNTER AVE
FANWOOD, NJ 07023

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BLOCK: 20 LOT: 19 QUAL:
PROPERTY LOCATION: 85 WOODLAND AVE CLASS: 2
LAND: 304,300 BUILDING: 789,700 **2026 ASSESSMENT TOTAL:** 1,094,000

NET TAXES BILLED FOR 2025 WERE: \$ 34,132.80 2025 ASSESSMENT TOTAL: 1,094,000

BAGLIEN, JEROME S & ANDREA R
85 WOODLAND AVE
FANWOOD, NJ 07023

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75 N MARTINE AVENUE
FANWOOD NJ 07023

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DATE MAILED: 01/24/26

BLOCK: 61 LOT: 2.01 QUAL:
PROPERTY LOCATION: 209 SOUTH AVENUE CLASS: 4B
LAND: 763,200 BUILDING: 327,500 **2026 ASSESSMENT TOTAL:** 1,090,700

NET TAXES BILLED FOR 2025 WERE: \$ 34,029.84 2025 ASSESSMENT TOTAL: 1,090,700

TWELVE SPRINGS, INC
8 MATTBEN DRIVE
WARREN, NJ 07059

TAX ASSESSOR
75 N MARTINE AVENUE
FANWOOD NJ 07023

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BLOCK: 57 LOT: 1 QUAL:
PROPERTY LOCATION: 61 SOUTH AVENUE CLASS: 4A
LAND: 688,800 BUILDING: 393,500 **2026 ASSESSMENT TOTAL:** 1,082,300

NET TAXES BILLED FOR 2025 WERE: \$ 33,767.76 2025 ASSESSMENT TOTAL: 1,082,300

DJDESAI LLC
14 EVENTIDE CT
MORRIS PLAINS, NJ 07950

TAX ASSESSOR
75 N MARTINE AVENUE
FANWOOD NJ 07023

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DATE MAILED: 01/24/26

BLOCK: 65 LOT: 14 QUAL:
PROPERTY LOCATION: 31 S MARTINE AVE CLASS: 4A
LAND: 612,800 BUILDING: 463,500 **2026 ASSESSMENT TOTAL:** 1,076,300

NET TAXES BILLED FOR 2025 WERE: \$ 33,580.56 2025 ASSESSMENT TOTAL: 1,076,300

31 MARTINE INVESTORS,LLC
52 MILLBURN AVE
SPRINGFIELD, NJ 07081

TAX ASSESSOR
75 N MARTINE AVENUE
FANWOOD NJ 07023

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

District: Fanwood
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: 01/24/26

BLOCK: 56 LOT: 2 QUAL:
PROPERTY LOCATION: 22 SOUTH AVENUE CLASS: 4B
LAND: 815,300 BUILDING: 229,900 **2026 ASSESSMENT TOTAL:** 1,045,200

NET TAXES BILLED FOR 2025 WERE: \$ 32,610.24 2025 ASSESSMENT TOTAL: 1,045,200

BW FANWOOD LLC
2 GAYCROFT DR
SCOTCH PLAINS, NJ 07076

TAX ASSESSOR
75 N MARTINE AVENUE
FANWOOD NJ 07023

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District: Fanwood
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: 01/24/26

BLOCK: 75 LOT: 2.01 QUAL:
PROPERTY LOCATION: 67 WESTFIELD ROAD CLASS: 2
LAND: 246,600 BUILDING: 766,800 **2026 ASSESSMENT TOTAL:** 1,013,400

NET TAXES BILLED FOR 2025 WERE: \$ 31,618.08 2025 ASSESSMENT TOTAL: 1,013,400

SINGH, LATCHMAN & DIVYA
67 WESTFIELD ROAD
FANWOOD, NJ 07023

TAX ASSESSOR
75 N MARTINE AVENUE
FANWOOD NJ 07023

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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: 01/24/26

BLOCK: 27 LOT: 16 QUAL:
PROPERTY LOCATION: 127 HUNTER AVE CLASS: 2
LAND: 265,800 BUILDING: 744,100 **2026 ASSESSMENT TOTAL:** 1,009,900

NET TAXES BILLED FOR 2025 WERE: \$ 31,508.88 2025 ASSESSMENT TOTAL: 1,009,900

SCHAFFNER, JOSEPH & PALLISTER, K
127 HUNTER AVE
FANWOOD, NJ 07023

TAX ASSESSOR
75 N MARTINE AVENUE
FANWOOD NJ 07023

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District: Fanwood
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: 01/24/26

BLOCK: 47 LOT: 45.02 QUAL:
PROPERTY LOCATION: 121 WESTFIELD ROAD CLASS: 2
LAND: 261,000 BUILDING: 748,600 **2026 ASSESSMENT TOTAL:** 1,009,600

NET TAXES BILLED FOR 2025 WERE: \$ 31,499.52 2025 ASSESSMENT TOTAL: 1,009,600

TRIVEDI, NEEL & DIPTI
121 WESTFIELD ROAD
FANWOOD, NJ 07023

TAX ASSESSOR
75 N MARTINE AVENUE
FANWOOD NJ 07023

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District: Fanwood
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: 01/24/26

BLOCK: 68 LOT: 12.03 QUAL:
PROPERTY LOCATION: 382 NORTH AVE CLASS: 2
LAND: 225,000 BUILDING: 772,500 **2026 ASSESSMENT TOTAL:** 997,500

NET TAXES BILLED FOR 2025 WERE: \$ 31,122.00 2025 ASSESSMENT TOTAL: 997,500

PAGAN, LUIS & RENGIFO, JULISSA
382 NORTH AVE
FANWOOD, NJ 07023

TAX ASSESSOR
75 N MARTINE AVENUE
FANWOOD NJ 07023

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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: 01/24/26

BLOCK: 55 LOT: 1 QUAL:
PROPERTY LOCATION: 1 SOUTH AVE CLASS: 4A
LAND: 794,500 BUILDING: 195,600 **2026 ASSESSMENT TOTAL:** 990,100

NET TAXES BILLED FOR 2025 WERE: \$ 30,891.12 2025 ASSESSMENT TOTAL: 990,100

1 SOUTH AVENUE LLC
1 SOUTH AVE
FANWOOD, NJ 07023

TAX ASSESSOR
75 N MARTINE AVENUE
FANWOOD NJ 07023

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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: 01/24/26

BLOCK: 66 LOT: 3 QUAL:
PROPERTY LOCATION: 275 SOUTH AVE CLASS: 4A
LAND: 696,300 BUILDING: 292,200 **2026 ASSESSMENT TOTAL: 988,500**

NET TAXES BILLED FOR 2025 WERE: \$ 30,841.20 2025 ASSESSMENT TOTAL: 988,500

265 & 275 SOUTH AVE LLC
913 ELIZABETH AVE STE 202
ELIZABETH, NJ 07201

TAX ASSESSOR
75 N MARTINE AVENUE
FANWOOD NJ 07023

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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: 01/24/26

BLOCK: 65 LOT: 12 QUAL:
PROPERTY LOCATION: 45 S MARTINE CLASS: 4A
LAND: 465,500 BUILDING: 518,800 **2026 ASSESSMENT TOTAL:** 984,300

NET TAXES BILLED FOR 2025 WERE: \$ 30,710.16 2025 ASSESSMENT TOTAL: 984,300

MTK PARTNERS LLC
1 TED LIGHT WAY
PISCATAWAY, NJ 08854

TAX ASSESSOR
75 N MARTINE AVENUE
FANWOOD NJ 07023

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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: 01/24/26

BLOCK: 32 LOT: 7 QUAL:
PROPERTY LOCATION: 74 RUSSELL RD CLASS: 2
LAND: 309,900 BUILDING: 665,200 **2026 ASSESSMENT TOTAL:** 975,100

NET TAXES BILLED FOR 2025 WERE: \$ 30,423.12 2025 ASSESSMENT TOTAL: 480,900

PARKER, TIMOTHY & KELSEY
74 RUSSELL RD
FANWOOD, NJ 07023

TAX ASSESSOR
75 N MARTINE AVENUE
FANWOOD NJ 07023

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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: 01/24/26

BLOCK: 55 LOT: 13 QUAL:
PROPERTY LOCATION: 133 SOUTH AVE CLASS: 4B
LAND: 675,600 BUILDING: 299,400 **2026 ASSESSMENT TOTAL:** 975,000

NET TAXES BILLED FOR 2025 WERE: \$ 30,420.00 2025 ASSESSMENT TOTAL: 975,000

NOVA POINT, LLC
133 SOUTH AVE
FANWOOD, NJ 07023

TAX ASSESSOR
75 N MARTINE AVENUE
FANWOOD NJ 07023

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 01/24/26

BLOCK: 65 LOT: 2.01 QUAL:
PROPERTY LOCATION: 282 SOUTH AVE CLASS: 4A
LAND: 972,800 BUILDING: 15,506,500 **2026 ASSESSMENT TOTAL: 972,800**
* TOTAL INCLUDES A SPECIAL EXEMPTION OF -15506500
NET TAXES BILLED FOR 2025 WERE: \$ 30,351.36 2025 ASSESSMENT TOTAL: 972,800

LANDMARK AT FANWOOD LLC
1200 SUNNYVIEW OVAL
KEASBEY, NJ 08832

TAX ASSESSOR
75 N MARTINE AVENUE
FANWOOD NJ 07023

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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: 01/24/26

BLOCK: 34 LOT: 20 QUAL:
PROPERTY LOCATION: 90 NO MARTINE AVENUE CLASS: 2
LAND: 294,900 BUILDING: 666,600 **2026 ASSESSMENT TOTAL:** 961,500

NET TAXES BILLED FOR 2025 WERE: \$ 29,998.80 2025 ASSESSMENT TOTAL: 961,500

FRIEDMAN, DANIEL & NOLTE, JODIE
90 NO MARTINE AVENUE
FANWOOD, NJ 07023

TAX ASSESSOR
75 N MARTINE AVENUE
FANWOOD NJ 07023

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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: 01/24/26

BLOCK: 56 LOT: 7 QUAL:
PROPERTY LOCATION: 60 SOUTH AVENUE CLASS: 4B
LAND: 303,400 BUILDING: 657,800 **2026 ASSESSMENT TOTAL:** 961,200

NET TAXES BILLED FOR 2025 WERE: \$ 29,989.44 2025 ASSESSMENT TOTAL: 961,200

SCHWEIZER, EBERHARD
500 SOUTH 31 ST
KENILWORTH, N J 07033

TAX ASSESSOR
75 N MARTINE AVENUE
FANWOOD NJ 07023

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 01/24/26

BLOCK: 47 LOT: 45.01 QUAL:
PROPERTY LOCATION: 115 WESTFIELD ROAD CLASS: 2
LAND: 261,000 BUILDING: 698,700 **2026 ASSESSMENT TOTAL:** 959,700

NET TAXES BILLED FOR 2025 WERE: \$ 29,942.64 2025 ASSESSMENT TOTAL: 959,700

DESAI, KAVISH; PATEL, NIMITA
115 WESTFIELD ROAD
FANWOOD, NJ 00000

TAX ASSESSOR
75 N MARTINE AVENUE
FANWOOD NJ 07023

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 01/24/26

BLOCK: 85 LOT: 18 QUAL:
PROPERTY LOCATION: 175 BURNS WAY CLASS: 2
LAND: 300,000 BUILDING: 658,500 **2026 ASSESSMENT TOTAL:** 958,500

NET TAXES BILLED FOR 2025 WERE: \$ 29,905.20 2025 ASSESSMENT TOTAL: 958,500

APPLEBAUM, MICHAEL A & ZHAO, LUCY R
175 BURNS WAY
FANWOOD, NJ 07023

TAX ASSESSOR
75 N MARTINE AVENUE
FANWOOD NJ 07023

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 01/24/26

BLOCK: 60 LOT: 2 QUAL:
PROPERTY LOCATION: 190 SOUTH AVE CLASS: 4A
LAND: 752,600 BUILDING: 204,500 **2026 ASSESSMENT TOTAL:** 957,100

NET TAXES BILLED FOR 2025 WERE: \$ 29,861.52 2025 ASSESSMENT TOTAL: 957,100

MINUSH 2 HOLDING LLC
190 SOUTH AVE
FANWOOD, NJ 07023

TAX ASSESSOR
75 N MARTINE AVENUE
FANWOOD NJ 07023

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 01/24/26

BLOCK: 100 LOT: 15 QUAL:
PROPERTY LOCATION: 112 HELEN ST CLASS: 2
LAND: 322,500 BUILDING: 633,500 **2026 ASSESSMENT TOTAL:** 956,000

NET TAXES BILLED FOR 2025 WERE: \$ 29,827.20 2025 ASSESSMENT TOTAL: 956,000

FLOOD, BRAD & KAREN
112 HELEN ST
FANWOOD, NJ 07076

TAX ASSESSOR
75 N MARTINE AVENUE
FANWOOD NJ 07023

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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: 01/24/26

BLOCK: 75 LOT: 2.02 QUAL:
PROPERTY LOCATION: 59 WESTFIELD ROAD CLASS: 2
LAND: 242,200 BUILDING: 703,800 **2026 ASSESSMENT TOTAL:** 946,000

NET TAXES BILLED FOR 2025 WERE: \$ 29,515.20 2025 ASSESSMENT TOTAL: 946,000

HUNSAKER, JAMES
59 WESTFIELD ROAD
FANWOOD, NJ 07023

TAX ASSESSOR
75 N MARTINE AVENUE
FANWOOD NJ 07023

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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: 01/24/26

BLOCK: 68 LOT: 12.02 QUAL:
PROPERTY LOCATION: 380 NORTH AVE CLASS: 2
LAND: 225,000 BUILDING: 715,600 **2026 ASSESSMENT TOTAL:** 940,600

NET TAXES BILLED FOR 2025 WERE: \$ 29,346.72 2025 ASSESSMENT TOTAL: 940,600

PLACE, JACKSON & HERNANDEZ, ROSANA
380 NORTH AVE
FANWOOD, NJ 07023

TAX ASSESSOR
75 N MARTINE AVENUE
FANWOOD NJ 07023

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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: 01/24/26

BLOCK: 34 LOT: 19 QUAL:
PROPERTY LOCATION: 86 N MARTINE AVE CLASS: 2
LAND: 294,900 BUILDING: 644,800 **2026 ASSESSMENT TOTAL: 939,700**

NET TAXES BILLED FOR 2025 WERE: \$ 29,318.64 2025 ASSESSMENT TOTAL: 939,700

RIAZ, OMER & ASRA
86 N MARTINE AVE
FANWOOD, NJ 07023

TAX ASSESSOR
75 N MARTINE AVENUE
FANWOOD NJ 07023

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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: 01/24/26

BLOCK: 70 LOT: 13 QUAL:
PROPERTY LOCATION: 76 TILLOTSON RD CLASS: 2
LAND: 508,000 BUILDING: 430,000 **2026 ASSESSMENT TOTAL: 938,000**

NET TAXES BILLED FOR 2025 WERE: \$ 29,015.60 2025 ASSESSMENT TOTAL: 938,000

SUAREZ, EDWARD M & CLARE J
76 TILLOTSON RD
FANWOOC, NJ 07023

TAX ASSESSOR
75 N MARTINE AVENUE
FANWOOD NJ 07023

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DATE MAILED: 01/24/26

BLOCK: 100 LOT: 10 QUAL:
PROPERTY LOCATION: 112 CHETWOOD TERR CLASS: 2
LAND: 263,800 BUILDING: 663,700 **2026 ASSESSMENT TOTAL:** 927,500

NET TAXES BILLED FOR 2025 WERE: \$ 28,938.00 2025 ASSESSMENT TOTAL: 927,500

LAI, ERIC & JENNIFER
112 CHETWOOD TERR
FANWOOD, NJ 07023

TAX ASSESSOR
75 N MARTINE AVENUE
FANWOOD NJ 07023

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 01/24/26

BLOCK: 28 LOT: 6 QUAL:
PROPERTY LOCATION: 165 WILLOUGHBY ROAD CLASS: 2
LAND: 205,700 BUILDING: 719,300 **2026 ASSESSMENT TOTAL:** 925,000

NET TAXES BILLED FOR 2025 WERE: \$ 28,860.00 2025 ASSESSMENT TOTAL: 925,000

CLARKE, BRIAN & DAAKEIA
165 WILLOUGHBY ROAD
FANWOOD, NJ 07023

TAX ASSESSOR
75 N MARTINE AVENUE
FANWOOD NJ 07023

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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: 01/24/26

BLOCK: 29 LOT: 3.02 QUAL:
PROPERTY LOCATION: 131 RUSSELL ROAD CLASS: 2
LAND: 265,100 BUILDING: 657,500 **2026 ASSESSMENT TOTAL:** 922,600

NET TAXES BILLED FOR 2025 WERE: \$ 28,785.12 2025 ASSESSMENT TOTAL: 922,600

KAISER, SCOTT H & WHITNEY P
131 RUSSELL ROAD
FANWOOD, NJ 07023

TAX ASSESSOR
75 N MARTINE AVENUE
FANWOOD NJ 07023

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 01/24/26

BLOCK: 68 LOT: 12.04 QUAL:
PROPERTY LOCATION: 384 NORTH AVE CLASS: 2
LAND: 224,000 BUILDING: 691,200 **2026 ASSESSMENT TOTAL:** 915,200

NET TAXES BILLED FOR 2025 WERE: \$ 28,554.24 2025 ASSESSMENT TOTAL: 915,200

VIJAY, PRATEEK & BHASIN, NEHA
384 NORTH AVE
FANWOOD, NJ 07023

TAX ASSESSOR
75 N MARTINE AVENUE
FANWOOD NJ 07023

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DATE MAILED: 01/24/26

BLOCK: 51 LOT: 5 QUAL:
PROPERTY LOCATION: 32 NORTH AVE CLASS: 2
LAND: 230,100 BUILDING: 684,600 **2026 ASSESSMENT TOTAL:** 914,700

NET TAXES BILLED FOR 2025 WERE: \$ 28,538.64 2025 ASSESSMENT TOTAL: 337,600

GANDHI, TAMANNA & PATEL, VIHAR
32 NORTH AVE
FANWOOD, NJ 07023

TAX ASSESSOR
75 N MARTINE AVENUE
FANWOOD NJ 07023

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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: 01/24/26

BLOCK: 33 LOT: 3 QUAL:
PROPERTY LOCATION: 241 NORTH AVENUE CLASS: 2
LAND: 313,300 BUILDING: 600,400 **2026 ASSESSMENT TOTAL: 913,700**

NET TAXES BILLED FOR 2025 WERE: \$ 28,507.44 2025 ASSESSMENT TOTAL: 913,700

LIPSHY, JEREMY M & RAMOS, KIMBERLY A
241 NORTH AVENUE
FANWOOD, NJ 07023

TAX ASSESSOR
75 N MARTINE AVENUE
FANWOOD NJ 07023

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DATE MAILED: 01/24/26

BLOCK: 20 LOT: 17 QUAL:
PROPERTY LOCATION: 75 WOODLAND AVE CLASS: 2
LAND: 300,500 BUILDING: 610,600 **2026 ASSESSMENT TOTAL:** 911,100

NET TAXES BILLED FOR 2025 WERE: \$ 28,426.32 2025 ASSESSMENT TOTAL: 911,100

JOE, NAM-JUNE & TERRINE
75 WOODLAND AVE
FANWOOD, NJ 07023

TAX ASSESSOR
75 N MARTINE AVENUE
FANWOOD NJ 07023

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 01/24/26

BLOCK: 35 LOT: 2 QUAL:
PROPERTY LOCATION: 25 TILLOTSON RD CLASS: 2
LAND: 472,000 BUILDING: 438,300 **2026 ASSESSMENT TOTAL:** 910,300

NET TAXES BILLED FOR 2025 WERE: \$ 28,401.36 2025 ASSESSMENT TOTAL: 910,300

COHEN, AMY L
25 TILLOTSON RD
FANWOOD, N J 07023

TAX ASSESSOR
75 N MARTINE AVENUE
FANWOOD NJ 07023

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 01/24/26

BLOCK: 77 LOT: 15 QUAL:
PROPERTY LOCATION: 440 LA GRANDE AVE CLASS: 2
LAND: 265,000 BUILDING: 622,100 **2026 ASSESSMENT TOTAL: 887,100**

NET TAXES BILLED FOR 2025 WERE: \$ 27,677.52 2025 ASSESSMENT TOTAL: 887,100

BANSAL, SAGAR & ANSHU T
440 LA GRANDE AVE
FANWOOD, NJ 07203

TAX ASSESSOR
75 N MARTINE AVENUE
FANWOOD NJ 07023

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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: 01/24/26

BLOCK: 24 LOT: 9.02 QUAL:
PROPERTY LOCATION: 76 MONTROSE AVE CLASS: 2
LAND: 182,300 BUILDING: 702,000 **2026 ASSESSMENT TOTAL: 884,300**

NET TAXES BILLED FOR 2025 WERE: \$ 27,590.16 2025 ASSESSMENT TOTAL: 182,300

GHALY, MENA & ERIKA
76 MONTROSE AVE
FANWOOD, NJ 07023

TAX ASSESSOR
75 N MARTINE AVENUE
FANWOOD NJ 07023

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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: 01/24/26

BLOCK: 19 LOT: 14 QUAL:
PROPERTY LOCATION: 109 PLEASANT AVE CLASS: 2
LAND: 247,200 BUILDING: 633,500 **2026 ASSESSMENT TOTAL:** 880,700

NET TAXES BILLED FOR 2025 WERE: \$ 27,477.84 2025 ASSESSMENT TOTAL: 407,500

DOLINSKY, DANIEL & CIARA
109 PLEASANT AVE
FANWOOD, NJ 07023

TAX ASSESSOR
75 N MARTINE AVENUE
FANWOOD NJ 07023

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

District: Fanwood
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: 01/24/26

BLOCK: 51 LOT: 23 QUAL:
PROPERTY LOCATION: 160 NORTH AVE CLASS: 2
LAND: 394,200 BUILDING: 482,100 **2026 ASSESSMENT TOTAL:** 876,300

NET TAXES BILLED FOR 2025 WERE: \$ 27,340.56 2025 ASSESSMENT TOTAL: 876,300

HALL, DAMIEON D & KATHRYN R
160 NORTH AVE
FANWOOD, NJ 07023

TAX ASSESSOR
75 N MARTINE AVENUE
FANWOOD NJ 07023

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District: Fanwood
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: 01/24/26

BLOCK: 107 LOT: 14 QUAL:
PROPERTY LOCATION: 60 CARSAM ST CLASS: 2
LAND: 265,000 BUILDING: 610,500 **2026 ASSESSMENT TOTAL: 875,500**

NET TAXES BILLED FOR 2025 WERE: \$ 27,315.60 2025 ASSESSMENT TOTAL: 875,500

KLEIN, LAUREN A & CHAUDRY, HASAN B
60 CARSAM ST
FANWOOD, NJ 07023

TAX ASSESSOR
75 N MARTINE AVENUE
FANWOOD NJ 07023

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District: Fanwood
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: 01/24/26

BLOCK: 77 LOT: 18 QUAL:
PROPERTY LOCATION: 464 LA GRANDE AVE CLASS: 2
LAND: 253,200 BUILDING: 619,800 **2026 ASSESSMENT TOTAL: 873,000**

NET TAXES BILLED FOR 2025 WERE: \$ 27,237.60 2025 ASSESSMENT TOTAL: 253,200

CLEMENTE, MARISSA & SANTOS, JULIO
464 LA GRANDE AVE
FANWOOD, NJ 07023

TAX ASSESSOR
75 N MARTINE AVENUE
FANWOOD NJ 07023

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District: Fanwood
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: 01/24/26

BLOCK: 20 LOT: 24.02 QUAL:
PROPERTY LOCATION: 94 WOODRUFF PL CLASS: 2
LAND: 270,900 BUILDING: 598,800 **2026 ASSESSMENT TOTAL:** 869,700

NET TAXES BILLED FOR 2025 WERE: \$ 27,134.64 2025 ASSESSMENT TOTAL: 869,700

DHANANTWARI,S & S
94 WOODRUFF PL
FANWOOD, NJ 07023

TAX ASSESSOR
75 N MARTINE AVENUE
FANWOOD NJ 07023

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District: Fanwood
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: 01/24/26

BLOCK: 51 LOT: 27 QUAL:
PROPERTY LOCATION: 196 NORTH AVE CLASS: 2
LAND: 322,600 BUILDING: 555,200 **2026 ASSESSMENT TOTAL: 877,800**

NET TAXES BILLED FOR 2025 WERE: \$ 26,887.36 2025 ASSESSMENT TOTAL: 877,800

FARMER, TY A & ERIN L
196 NORTH AVE
FANWOOD, NJ 07023

TAX ASSESSOR
75 N MARTINE AVENUE
FANWOOD NJ 07023

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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: 01/24/26

BLOCK: 101 LOT: 1 QUAL:
PROPERTY LOCATION: 93 KING STREET CLASS: 2
LAND: 312,900 BUILDING: 546,000 **2026 ASSESSMENT TOTAL:** 858,900

NET TAXES BILLED FOR 2025 WERE: \$ 26,797.68 2025 ASSESSMENT TOTAL: 489,000

SPERGER, DIANA M & DAVEY, TIMOTHY A
93 KING STREET
FANWOOD, NJ 07023

TAX ASSESSOR
75 N MARTINE AVENUE
FANWOOD NJ 07023

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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: 01/24/26

BLOCK: 81 LOT: 42 QUAL:
PROPERTY LOCATION: 104 LA GRANDE AVENUE CLASS: 2
LAND: 275,400 BUILDING: 582,700 **2026 ASSESSMENT TOTAL:** 858,100

NET TAXES BILLED FOR 2025 WERE: \$ 26,772.72 2025 ASSESSMENT TOTAL: 858,100

SHAIMAN, DAVID A & MELISSA L
104 LAGRANDE AVENUE
FANWOOD, NJ 07023

TAX ASSESSOR
75 N MARTINE AVENUE
FANWOOD NJ 07023

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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: 01/24/26

BLOCK: 39 LOT: 40 QUAL:
PROPERTY LOCATION: 100 WOODLAND AVE CLASS: 2
LAND: 296,900 BUILDING: 559,400 **2026 ASSESSMENT TOTAL:** 856,300

NET TAXES BILLED FOR 2025 WERE: \$ 26,716.56 2025 ASSESSMENT TOTAL: 856,300

DELCORSANO, MICHAEL & MICHELE REVO
100 WOODLAND AVE
FANWOOD, NJ 07023

TAX ASSESSOR
75 N MARTINE AVENUE
FANWOOD NJ 07023

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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: 01/24/26

BLOCK: 27 LOT: 10 QUAL:
PROPERTY LOCATION: 163 HUNTER AVE CLASS: 2
LAND: 281,400 BUILDING: 574,500 **2026 ASSESSMENT TOTAL:** 855,900

NET TAXES BILLED FOR 2025 WERE: \$ 26,704.08 2025 ASSESSMENT TOTAL: 855,900

GIANGRANTE, MATTHEW & GENOVA, H
163 HUNTER AVE
FANWOOD, NJ 07023

TAX ASSESSOR
75 N MARTINE AVENUE
FANWOOD NJ 07023

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 01/24/26

BLOCK: 56 LOT: 9 QUAL:
PROPERTY LOCATION: 74 SOUTH AVENUE CLASS: 4B
LAND: 505,400 BUILDING: 346,400 **2026 ASSESSMENT TOTAL:** 851,800

NET TAXES BILLED FOR 2025 WERE: \$ 26,576.16 2025 ASSESSMENT TOTAL: 851,800

74 SOUTH AVE,LLC
74 SOUTH AVENUE
FANWOOD, NJ 07023

TAX ASSESSOR
75 N MARTINE AVENUE
FANWOOD NJ 07023

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 01/24/26

BLOCK: 70 LOT: 16.02 QUAL:
PROPERTY LOCATION: 44 FOREST ROAD CLASS: 2
LAND: 342,300 BUILDING: 509,100 **2026 ASSESSMENT TOTAL:** 851,400

NET TAXES BILLED FOR 2025 WERE: \$ 26,563.68 2025 ASSESSMENT TOTAL: 851,400

LUA, VIVIAN & LO-LAU, CLINTON
44 FOREST ROAD
FANWOOD, NJ 07023

TAX ASSESSOR
75 N MARTINE AVENUE
FANWOOD NJ 07023

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

NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 01/24/26

BLOCK: 27 LOT: 38 QUAL:
PROPERTY LOCATION: 122 FARLEY AVE CLASS: 2
LAND: 223,200 BUILDING: 625,100 **2026 ASSESSMENT TOTAL:** 848,300

NET TAXES BILLED FOR 2025 WERE: \$ 26,466.96 2025 ASSESSMENT TOTAL: 848,300

SHERMAN, JAMES & MARISA
122 FARLEY AVE
FANWOOD, NJ 07023

TAX ASSESSOR
75 N MARTINE AVENUE
FANWOOD NJ 07023

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 01/24/26

BLOCK: 55 LOT: 17 QUAL:
PROPERTY LOCATION: 189 SOUTH AVENUE CLASS: 4A
LAND: 785,300 BUILDING: 61,500 **2026 ASSESSMENT TOTAL:** 846,800

NET TAXES BILLED FOR 2025 WERE: \$ 26,420.16 2025 ASSESSMENT TOTAL: 846,800

CHURCH FAMILY LLC,
183 SOUTH AVENUE
FANWOOD, NJ 07023

TAX ASSESSOR
75 N MARTINE AVENUE
FANWOOD NJ 07023

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DATE MAILED: 01/24/26

BLOCK: 39 LOT: 13 QUAL:
PROPERTY LOCATION: 19 GLENWOOD RD CLASS: 2
LAND: 275,500 BUILDING: 568,300 **2026 ASSESSMENT TOTAL: 843,800**

NET TAXES BILLED FOR 2025 WERE: \$ 26,326.56 2025 ASSESSMENT TOTAL: 843,800

LY, VAN PHU & CHING, HOI SHAN C
19 GLENWOOD RD
FANWOOD, NJ 07023

TAX ASSESSOR
75 N MARTINE AVENUE
FANWOOD NJ 07023

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DATE MAILED: 01/24/26

BLOCK: 39 LOT: 40.01 QUAL:
PROPERTY LOCATION: 96 WOODLAND AVENUE CLASS: 2
LAND: 269,200 BUILDING: 565,300 **2026 ASSESSMENT TOTAL: 834,500**

NET TAXES BILLED FOR 2025 WERE: \$ 26,036.40 2025 ASSESSMENT TOTAL: 834,500

BHATIA, SANJIV & KELLY
96 WOODLAND AVENUE
FANWOOD, NJ 07023

TAX ASSESSOR
75 N MARTINE AVENUE
FANWOOD NJ 07023

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 01/24/26

BLOCK: 34 LOT: 12 QUAL:
PROPERTY LOCATION: 87 FOREST RD CLASS: 2
LAND: 322,900 BUILDING: 507,800 **2026 ASSESSMENT TOTAL: 830,700**

NET TAXES BILLED FOR 2025 WERE: \$ 25,917.84 2025 ASSESSMENT TOTAL: 830,700

LAVERTY, JOHN & CHERYL
87 FOREST RD
FANWOOD, NJ 07023

TAX ASSESSOR
75 N MARTINE AVENUE
FANWOOD NJ 07023

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DATE MAILED: 01/24/26

BLOCK: 7 LOT: 5.02 QUAL:
PROPERTY LOCATION: 192 HUNTER AVE CLASS: 2
LAND: 265,500 BUILDING: 564,800 **2026 ASSESSMENT TOTAL: 830,300**

NET TAXES BILLED FOR 2025 WERE: \$ 25,905.36 2025 ASSESSMENT TOTAL: 830,300

HERDSMAN, KARIM & CHOW, PAULINE E
192 HUNTER AVE
FANWOOD, NJ 07023

TAX ASSESSOR
75 N MARTINE AVENUE
FANWOOD NJ 07023

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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: 01/24/26

BLOCK: 34 LOT: 17 QUAL:
PROPERTY LOCATION: 60 N MARTINE AVE CLASS: 2
LAND: 270,900 BUILDING: 556,600 **2026 ASSESSMENT TOTAL: 827,500**

NET TAXES BILLED FOR 2025 WERE: \$ 25,818.00 2025 ASSESSMENT TOTAL: 827,500

MCGINN, MICHAEL L & JESSICA F
60 N MARTINE AVE
FANWOOD, NJ 07023

TAX ASSESSOR
75 N MARTINE AVENUE
FANWOOD NJ 07023

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 01/24/26

BLOCK: 27 LOT: 40 QUAL:
PROPERTY LOCATION: 126 FARLEY AVE CLASS: 2
LAND: 213,000 BUILDING: 607,700 **2026 ASSESSMENT TOTAL: 820,700**

NET TAXES BILLED FOR 2025 WERE: \$ 25,605.84 2025 ASSESSMENT TOTAL: 820,700

DEGAETANO, MICHAEL S & LISA M
126 FARLEY AVE
FANWOOD, NJ 07023

TAX ASSESSOR
75 N MARTINE AVENUE
FANWOOD NJ 07023

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 01/24/26

BLOCK: 20 LOT: 24.01 QUAL:
PROPERTY LOCATION: 98 WOODRUFF PL CLASS: 2
LAND: 246,300 BUILDING: 571,400 **2026 ASSESSMENT TOTAL: 817,700**

NET TAXES BILLED FOR 2025 WERE: \$ 25,512.24 2025 ASSESSMENT TOTAL: 817,700

CAMARDO, JOHN P & CHRISTINA
98 WOODRUFF PL
FANWOOD, NJ 07023

TAX ASSESSOR
75 N MARTINE AVENUE
FANWOOD NJ 07023

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DATE MAILED: 01/24/26

BLOCK: 29 LOT: 3.01 QUAL:
PROPERTY LOCATION: 133 RUSSELL ROAD CLASS: 2
LAND: 216,100 BUILDING: 596,100 **2026 ASSESSMENT TOTAL:** 812,200

NET TAXES BILLED FOR 2025 WERE: \$ 25,340.64 2025 ASSESSMENT TOTAL: 812,200

UPADHYAY, TEJAL & LOKHANDWALA, AMMAR
133 RUSSELL ROAD
FANWOOD, NJ 07023

TAX ASSESSOR
75 N MARTINE AVENUE
FANWOOD NJ 07023

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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: 01/24/26

BLOCK: 64 LOT: 16 QUAL:
PROPERTY LOCATION: 56 S MARTINE AVE CLASS: 4A
LAND: 569,600 BUILDING: 239,400 **2026 ASSESSMENT TOTAL:** 809,000

NET TAXES BILLED FOR 2025 WERE: \$ 25,240.80 2025 ASSESSMENT TOTAL: 809,000

CONSTANDI,FRANK
56 S MARTINE AVE
FANWOOD, NJ 07023

TAX ASSESSOR
75 N MARTINE AVENUE
FANWOOD NJ 07023

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District: Fanwood
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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: 01/24/26

BLOCK: 55 LOT: 12 QUAL:
PROPERTY LOCATION: 105 SOUTH AVENUE CLASS: 1
LAND: 805,000 BUILDING: 0 **2026 ASSESSMENT TOTAL:** 805,000

NET TAXES BILLED FOR 2025 WERE: \$ 25,116.00 2025 ASSESSMENT TOTAL: 805,000

CARANO SQUARE LLC
326 ROUTE 22 W,SUITE 16B
GREEN BROOK, NJ 08812

TAX ASSESSOR
75 N MARTINE AVENUE
FANWOOD NJ 07023

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 01/24/26

BLOCK: 60 LOT: 3 QUAL:
PROPERTY LOCATION: 200 SOUTH AVENUE CLASS: 1
LAND: 459,400 BUILDING: 0 **2026 ASSESSMENT TOTAL:** 459,400

NET TAXES BILLED FOR 2025 WERE: \$ 25,109.76 2025 ASSESSMENT TOTAL: 804,800

200 SOUTH AVENUE LLC
217 SOUTH AVENUE
FANWOOD, NJ 07090

TAX ASSESSOR
75 N MARTINE AVENUE
FANWOOD NJ 07023

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 01/24/26

BLOCK: 65 LOT: 11 QUAL:
PROPERTY LOCATION: 55 SOUTH MARTINE AVENUE CLASS: 4A
LAND: 588,000 BUILDING: 216,300 **2026 ASSESSMENT TOTAL:** 804,300

NET TAXES BILLED FOR 2025 WERE: \$ 25,094.16 2025 ASSESSMENT TOTAL: 804,300

FOUR BOYS REALTY, L L C
59 S MARTINE AVENUE
FANWOOD NJ 07023

TAX ASSESSOR
75 N MARTINE AVENUE
FANWOOD NJ 07023

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 01/24/26

BLOCK: 103 LOT: 3 QUAL:
PROPERTY LOCATION: 158 SECOND ST CLASS: 2
LAND: 290,000 BUILDING: 513,800 **2026 ASSESSMENT TOTAL: 803,800**

NET TAXES BILLED FOR 2025 WERE: \$ 25,078.56 2025 ASSESSMENT TOTAL: 803,800

HE, SHUWEN & TAO SU
158 SECOND ST
FANWOOD, NJ 07023

TAX ASSESSOR
75 N MARTINE AVENUE
FANWOOD NJ 07023

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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: 01/24/26

BLOCK: 56 LOT: 3 QUAL:
PROPERTY LOCATION: 34 SOUTH AVE CLASS: 4B
LAND: 591,000 BUILDING: 212,600 **2026 ASSESSMENT TOTAL: 803,600**

NET TAXES BILLED FOR 2025 WERE: \$ 25,072.32 2025 ASSESSMENT TOTAL: 803,600

JW FANWOOD LLC
2 GAYCROFTH DR
SCOTCH PLAINS, NJ 07076

TAX ASSESSOR
75 N MARTINE AVENUE
FANWOOD NJ 07023

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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: 01/24/26

BLOCK: 27 LOT: 43 QUAL:
PROPERTY LOCATION: 140 FARLEY AVE CLASS: 2
LAND: 213,700 BUILDING: 588,300 **2026 ASSESSMENT TOTAL:** 802,000

NET TAXES BILLED FOR 2025 WERE: \$ 25,022.40 2025 ASSESSMENT TOTAL: 802,000

ALLEN, JOHN ANDREW & JENNIFER D
140 FARLEY AVE
FANWOOD, NJ 07023

TAX ASSESSOR
75 N MARTINE AVENUE
FANWOOD NJ 07023

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 01/24/26

BLOCK: 112 LOT: 10 QUAL:
PROPERTY LOCATION: 26 BEECH AVE CLASS: 2
LAND: 270,500 BUILDING: 528,500 **2026 ASSESSMENT TOTAL:** 799,000

NET TAXES BILLED FOR 2025 WERE: \$ 24,928.80 2025 ASSESSMENT TOTAL: 270,500

DICARLO, NICOLAS & THERESA R
26 BEECH AVE
FANWOOD, NJ 07023

TAX ASSESSOR
75 N MARTINE AVENUE
FANWOOD NJ 07023

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DATE MAILED: 01/24/26

BLOCK: 20 LOT: 23.02 QUAL:
PROPERTY LOCATION: 15 ESTELLE LANE CLASS: 2
LAND: 242,500 BUILDING: 555,100 **2026 ASSESSMENT TOTAL:** 797,600

NET TAXES BILLED FOR 2025 WERE: \$ 24,885.12 2025 ASSESSMENT TOTAL: 797,600

NORTEMAN, RAYMOND AND STELLA
15 ESTELLE LANE
FANWOOD, NJ 07023

TAX ASSESSOR
75 N MARTINE AVENUE
FANWOOD NJ 07023

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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: 01/24/26

BLOCK: 34 LOT: 21 QUAL:
PROPERTY LOCATION: 100 N MARTINE AVE CLASS: 2
LAND: 346,100 BUILDING: 449,900 **2026 ASSESSMENT TOTAL:** 796,000

NET TAXES BILLED FOR 2025 WERE: \$ 24,835.20 2025 ASSESSMENT TOTAL: 796,000

WATSON, DEREK & M KELLY
100 NO MARTINE AVE
FANWOOD, N J 07023

TAX ASSESSOR
75 N MARTINE AVENUE
FANWOOD NJ 07023

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APPEAL INFORMATION.

District: Fanwood
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: 01/24/26

BLOCK: 33 LOT: 18 QUAL:
PROPERTY LOCATION: 118 WATSON RD CLASS: 2
LAND: 277,300 BUILDING: 506,900 **2026 ASSESSMENT TOTAL:** 784,200

NET TAXES BILLED FOR 2025 WERE: \$ 24,467.04 2025 ASSESSMENT TOTAL: 784,200

EZEWEPUTA, GODWIN & CHRISTIANA
118 WATSON RD
FANWOOD, NJ 07023

TAX ASSESSOR
75 N MARTINE AVENUE
FANWOOD NJ 07023

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

District: Fanwood
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: 01/24/26

BLOCK: 21 LOT: 14 QUAL:
PROPERTY LOCATION: 54 ST JOHN PLACE CLASS: 2
LAND: 197,600 BUILDING: 585,500 **2026 ASSESSMENT TOTAL:** 783,100

NET TAXES BILLED FOR 2025 WERE: \$ 24,432.72 2025 ASSESSMENT TOTAL: 783,100

BERTHOLD, PETER J & WILSON, N M
54 ST JOHN PLACE
FANWOOD, NJ 07023

TAX ASSESSOR
75 N MARTINE AVENUE
FANWOOD NJ 07023

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DATE MAILED: 01/24/26

BLOCK: 81 LOT: 20 QUAL:
PROPERTY LOCATION: 177 VINTON CIRCLE CLASS: 2
LAND: 299,200 BUILDING: 482,800 **2026 ASSESSMENT TOTAL:** 782,000

NET TAXES BILLED FOR 2025 WERE: \$ 24,398.40 2025 ASSESSMENT TOTAL: 472,400

DUBUCHE, MAX & SANDOVAL, LAURA
177 VINTON CIRCLE
FANWOOD, NJ 07023

TAX ASSESSOR
75 N MARTINE AVENUE
FANWOOD NJ 07023

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DATE MAILED: 01/24/26

BLOCK: 33 LOT: 4 QUAL:
PROPERTY LOCATION: 225 NORTH AVENUE CLASS: 2
LAND: 315,600 BUILDING: 463,100 **2026 ASSESSMENT TOTAL: 778,700**

NET TAXES BILLED FOR 2025 WERE: \$ 24,295.44 2025 ASSESSMENT TOTAL: 778,700

VIERSCHILLING, JAMES & BARBARA
225 NORTH AVENUE
FANWOOD, NJ 07023

TAX ASSESSOR
75 N MARTINE AVENUE
FANWOOD NJ 07023

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

NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 01/24/26

BLOCK: 108 LOT: 22 QUAL:
PROPERTY LOCATION: 29 CARSAM ST CLASS: 2
LAND: 260,000 BUILDING: 517,400 **2026 ASSESSMENT TOTAL: 777,400**

NET TAXES BILLED FOR 2025 WERE: \$ 24,254.88 2025 ASSESSMENT TOTAL: 777,400

SPINDEL, MARC & ARIEL L
29 CARSAM ST
FANWOOD, NJ 07023