

TAX ASSESSOR
GARWOOD BORO HALL
403 SOUTH AVE
GARWOOD, NJ 07027

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

District: Garwood
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: 01/30/26

BLOCK: 402 LOT: 5 QUAL:
PROPERTY LOCATION: 300 SOUTH AVE CLASS: 4A
LAND: 6,580,000 BUILDING: 15,153,600 **2026 ASSESSMENT TOTAL: 21,733,600**

NET TAXES BILLED FOR 2025 WERE: \$ 621,146.29 2025 ASSESSMENT TOTAL: 21,733,600

GARWOOD MALL ASSOC
641 SHUNPIKE RD
CHATHAM, N J 07928-0000

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BLOCK: 301 LOT: 1 QUAL:
PROPERTY LOCATION: 550 SOUTH AVE CLASS: 4B
LAND: 7,136,000 BUILDING: 6,140,200 **2026 ASSESSMENT TOTAL:** 13,276,200

NET TAXES BILLED FOR 2025 WERE: \$ 408,013.80 2025 ASSESSMENT TOTAL: 14,276,200

A C P PARTNERSHIP
1610 VAUXHALL RD
UNION, N J 07083

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BLOCK: 112 LOT: 1.01 QUAL:
PROPERTY LOCATION: 563 NORTH AVE CLASS: 4A
LAND: 6,285,000 BUILDING: 6,366,200 **2026 ASSESSMENT TOTAL:** 12,651,200

NET TAXES BILLED FOR 2025 WERE: \$ 361,571.30 2025 ASSESSMENT TOTAL: 12,651,200

VILLAGE SUPERMARKET, INC
733 MOUNTAIN AVE
SPRINGFIELD, N J 07081

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BLOCK: 106 LOT: 9.01 QUAL:
PROPERTY LOCATION: 500 NORTH AVE CLASS: 4A
LAND: 2,235,400 BUILDING: 9,855,400 **2026 ASSESSMENT TOTAL:** 12,090,800

NET TAXES BILLED FOR 2025 WERE: \$ 345,555.06 2025 ASSESSMENT TOTAL: 12,090,800

LOFTS AT GARWOOD L L C
16 MICROLAB RD
LIVINGSTON, NJ 07039

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BLOCK: 501.01 LOT: 8 QUAL:
PROPERTY LOCATION: 10 SOUTH AVE CLASS: 4A
LAND: 4,208,000 BUILDING: 7,303,000 **2026 ASSESSMENT TOTAL: 11,511,000**

NET TAXES BILLED FOR 2025 WERE: \$ 328,984.38 2025 ASSESSMENT TOTAL: 11,511,000

LIDL US OPERATIONS LLC
3500 S CLARK ST ATTN TAX
ARLINGTON, VA 22202

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BLOCK: 501 LOT: 1.05 QUAL:
PROPERTY LOCATION: 224 SOUTH AVE CLASS: 4A
LAND: 3,960,000 BUILDING: 4,840,000 **2026 ASSESSMENT TOTAL: 8,800,000**

NET TAXES BILLED FOR 2025 WERE: \$ 251,504.00 2025 ASSESSMENT TOTAL: 8,800,000

GARWOOD, LLC HOME DEPOT-#6903
P O BOX 105842 - P TAX DE
ATLANTA, GA 30348-5842

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BLOCK: 109 LOT: 1.01 QUAL:
PROPERTY LOCATION: 710 NORTH AVE CLASS: 4A
LAND: 1,638,000 BUILDING: 5,221,000 **2026 ASSESSMENT TOTAL: 6,859,000**

NET TAXES BILLED FOR 2025 WERE: \$ 196,030.22 2025 ASSESSMENT TOTAL: 6,859,000

THE LOFTS @ GARWOOD II, LLC
16 MICROLAB RD
LIVINGSTON, NJ 07039

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BLOCK: 114 LOT: 4.02 QUAL:
PROPERTY LOCATION: 309-329 NORTH AVE CLASS: 4A
LAND: 2,802,000 BUILDING: 2,332,000 **2026 ASSESSMENT TOTAL: 5,134,000**

NET TAXES BILLED FOR 2025 WERE: \$ 146,729.72 2025 ASSESSMENT TOTAL: 5,134,000

GARWOOD PLAZA,LLC C/O PAGANO RE EST
420 BOULEVARD SUITE 201
MOUNTAIN LAKES, NJ 07046

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BLOCK: 110 LOT: 19 QUAL:
PROPERTY LOCATION: 438 NORTH AVE CLASS: 4A
LAND: 720,000 BUILDING: 3,937,000 **2026 ASSESSMENT TOTAL: 4,657,000**

NET TAXES BILLED FOR 2025 WERE: \$ 133,097.06 2025 ASSESSMENT TOTAL: 4,657,000

WESTWOOD LANES, INC
438 NORTH AVE
GARWOOD, NJ 07027

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BLOCK: 112 LOT: 6 QUAL:
PROPERTY LOCATION: 443 NORTH AVE CLASS: 4B
LAND: 1,350,000 BUILDING: 2,999,100 **2026 ASSESSMENT TOTAL:** 4,349,100

NET TAXES BILLED FOR 2025 WERE: \$ 124,297.28 2025 ASSESSMENT TOTAL: 4,349,100

GARWOOD REALTY INC
443 NORTH AVE
GARWOOD, NJ 07027

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BLOCK: 401 LOT: 1.01 QUAL:
PROPERTY LOCATION: 400-490 SOUTH AVE CLASS: 1
LAND: 4,263,500 BUILDING: 0 **2026 ASSESSMENT TOTAL: 4,263,500**

NET TAXES BILLED FOR 2025 WERE: \$ 121,850.83 2025 ASSESSMENT TOTAL: 4,263,500

SOUTH AVE URBAN RENEWAL LLC
570 COMMERCE BLVD
CARLSTADT, NJ 07072

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BLOCK: 211 LOT: 6 QUAL:
PROPERTY LOCATION: 75 NORTH AVE CLASS: 4A
LAND: 4,104,000 BUILDING: 2,700 **2026 ASSESSMENT TOTAL: 4,106,700**

NET TAXES BILLED FOR 2025 WERE: \$ 117,369.49 2025 ASSESSMENT TOTAL: 4,106,700

GARWOOD DEVELOPERS ASSOCIATES, LLC
820 MORRIS TPKE
SHORT HILLS, NJ 07078

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BLOCK: 204 LOT: 26 QUAL:
PROPERTY LOCATION: 54 THIRD AVE CLASS: 4C
LAND: 1,080,300 BUILDING: 2,395,600 **2026 ASSESSMENT TOTAL: 3,475,900**

NET TAXES BILLED FOR 2025 WERE: \$ 99,341.22 2025 ASSESSMENT TOTAL: 3,475,900

GARWOOD GARDENS LLC
72 ESSEX ST
LODI, NJ 07644

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BLOCK: 208 LOT: 29 QUAL:
PROPERTY LOCATION: 100 NORTH AVE CLASS: 4A
LAND: 1,188,000 BUILDING: 2,093,800 **2026 ASSESSMENT TOTAL: 3,281,800**

NET TAXES BILLED FOR 2025 WERE: \$ 93,793.84 2025 ASSESSMENT TOTAL: 3,281,800

BLUE RIBBON SHOPPING PLAZA, LLC
316 EISENHOWER PKWY #201
LIVINGSTON, NJ 07039

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BLOCK: 404 LOT: 8 QUAL:
PROPERTY LOCATION: 325-331 SOUTH AVE CLASS: 4A
LAND: 600,000 BUILDING: 2,657,500 **2026 ASSESSMENT TOTAL: 3,257,500**

NET TAXES BILLED FOR 2025 WERE: \$ 93,099.35 2025 ASSESSMENT TOTAL: 3,257,500

L A N D OF N J INC
10 WILSEY SQUARE
RIDGEWOOD, NJ 07450

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BLOCK: 114 LOT: 6.02 QUAL:
PROPERTY LOCATION: 301-307 NORTH AVE CLASS: 4A
LAND: 1,638,000 BUILDING: 1,458,600 **2026 ASSESSMENT TOTAL:** 3,096,600

NET TAXES BILLED FOR 2025 WERE: \$ 88,500.83 2025 ASSESSMENT TOTAL: 3,096,600

CVS/GARWOOD PLAZA, LLC #4131-01
1 CVS DR - OCCPY EXP DEPT
WOONSOCKET, RI 02895

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BLOCK: 112 LOT: 5 QUAL:
PROPERTY LOCATION: 475 NORTH AVE CLASS: 4B
LAND: 1,012,500 BUILDING: 1,605,900 **2026 ASSESSMENT TOTAL: 2,618,400**

NET TAXES BILLED FOR 2025 WERE: \$ 74,833.87 2025 ASSESSMENT TOTAL: 2,618,400

475-477 NORTH AVE LLC
1610 VAUXHALL RD
UNION, N J 07083

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BLOCK: 403 LOT: 1.01 QUAL:
PROPERTY LOCATION: 453 SOUTH AVE CLASS: 1
LAND: 2,356,200 BUILDING: 0 **2026 ASSESSMENT TOTAL: 2,356,200**

NET TAXES BILLED FOR 2025 WERE: \$ 67,340.20 2025 ASSESSMENT TOTAL: 2,356,200

SOUTH AVE II URBAN RENEWAL, LLC
570 COMMERCE BLVD
CARLSTADT, NJ 07072

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BLOCK: 211 LOT: 5 QUAL:
PROPERTY LOCATION: 225 NORTH AVE CLASS: 4A
LAND: 1,218,800 BUILDING: 789,400 **2026 ASSESSMENT TOTAL: 2,008,200**

NET TAXES BILLED FOR 2025 WERE: \$ 57,394.36 2025 ASSESSMENT TOTAL: 2,008,200

KALIS REALTY LLC
231 NORTH AVE
GARWOOD, NJ 07027

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BLOCK: 501 LOT: 4 QUAL:
PROPERTY LOCATION: 150 SOUTH AVE CLASS: 4A
LAND: 740,200 BUILDING: 1,087,200 **2026 ASSESSMENT TOTAL: 1,827,400**

NET TAXES BILLED FOR 2025 WERE: \$ 52,227.09 2025 ASSESSMENT TOTAL: 1,827,400

150 SOUTH AVE CO, INC
7 HAMPTON COURT
WESTFIELD, NJ 07090

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403 SOUTH AVE
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BLOCK: 501.01 LOT: 5.01 QUAL:
PROPERTY LOCATION: 124 SOUTH AVE CLASS: 4A
LAND: 699,200 BUILDING: 1,026,700 **2026 ASSESSMENT TOTAL: 1,725,900**

NET TAXES BILLED FOR 2025 WERE: \$ 49,326.22 2025 ASSESSMENT TOTAL: 1,725,900

AJJ REALTY, LLC
124 SOUTH AVE
GARWOOD, NJ 07027

TAX ASSESSOR
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403 SOUTH AVE
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BLOCK: 207 LOT: 23 QUAL:
PROPERTY LOCATION: 216 NORTH AVE CLASS: 4A
LAND: 960,000 BUILDING: 757,900 **2026 ASSESSMENT TOTAL: 1,717,900**

NET TAXES BILLED FOR 2025 WERE: \$ 49,097.58 2025 ASSESSMENT TOTAL: 1,717,900

MC DONALDS CORP C/O REEDY, S & B
PO BOX 507
SCOTCH PLAINS, NJ 07076

TAX ASSESSOR
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BLOCK: 501 LOT: 3 QUAL:
PROPERTY LOCATION: 160 SOUTH AVE CLASS: 4A
LAND: 805,600 BUILDING: 843,200 **2026 ASSESSMENT TOTAL:** 1,648,800

NET TAXES BILLED FOR 2025 WERE: \$ 47,122.70 2025 ASSESSMENT TOTAL: 1,648,800

HWY DISP ELRANCHO FOODS/HAZA BELL
4415 HIGHWAY 6
SUGAR LAND, TX 77478

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BLOCK: 501.01 LOT: 7.01 QUAL:
PROPERTY LOCATION: 110 SOUTH AVE CLASS: 4B
LAND: 612,700 BUILDING: 1,018,000 **2026 ASSESSMENT TOTAL: 1,630,700**

NET TAXES BILLED FOR 2025 WERE: \$ 46,605.41 2025 ASSESSMENT TOTAL: 1,630,700

125-165 HOWARD STREET LLC
1758 EAST 4TH ST
BROOKLYN, NY 11223

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BLOCK: 111 LOT: 16 QUAL:
PROPERTY LOCATION: 300-308 NORTH AVE CLASS: 4A
LAND: 435,500 BUILDING: 1,180,100 **2026 ASSESSMENT TOTAL:** 1,615,600

NET TAXES BILLED FOR 2025 WERE: \$ 46,173.85 2025 ASSESSMENT TOTAL: 1,615,600

ATLANTIS LEASING, L L C
1 CEDAR ST
GARWOOD, NJ 07027

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BLOCK: 211 LOT: 3 QUAL:
PROPERTY LOCATION: 257A NORTH AVE CLASS: 4A
LAND: 648,000 BUILDING: 862,700 **2026 ASSESSMENT TOTAL:** 1,510,700

NET TAXES BILLED FOR 2025 WERE: \$ 43,175.81 2025 ASSESSMENT TOTAL: 1,510,700

KALIS REALTY LLC
231 NORTH AVE
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DATE MAILED: 01/30/26

BLOCK: 501.01 LOT: 6.01 QUAL:
PROPERTY LOCATION: 116 SOUTH AVE CLASS: 4B
LAND: 612,700 BUILDING: 842,300 **2026 ASSESSMENT TOTAL: 1,455,000**

NET TAXES BILLED FOR 2025 WERE: \$ 41,583.90 2025 ASSESSMENT TOTAL: 1,455,000

125-165 HOWARD STREET LLC
1758 EAST 4TH ST
BROOKLYN, NY 11223

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DATE MAILED: 01/30/26

BLOCK: 503 LOT: 9 QUAL:
PROPERTY LOCATION: 119 SOUTH AVE CLASS: 4B
LAND: 700,000 BUILDING: 678,900 **2026 ASSESSMENT TOTAL:** 1,378,900

NET TAXES BILLED FOR 2025 WERE: \$ 39,408.96 2025 ASSESSMENT TOTAL: 1,378,900

GARWOOD 'O6 LLC R KAHN
21 MAIN ST, BOX 647
HACKENSACK, NJ 07601

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DATE MAILED: 01/30/26

BLOCK: 111 LOT: 27 QUAL:
PROPERTY LOCATION: 358 NORTH AVE CLASS: 4A
LAND: 528,000 BUILDING: 811,600 **2026 ASSESSMENT TOTAL:** 1,339,600

NET TAXES BILLED FOR 2025 WERE: \$ 38,285.77 2025 ASSESSMENT TOTAL: 1,339,600

INDEPENDENCE COM BNK/SANTANDER BNK
75 STATE ST LEASE ADMIN
BOSTON, MA 02109

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BLOCK: 501.01 LOT: 9 QUAL:
PROPERTY LOCATION: 6 SOUTH AVE CLASS: 4A
LAND: 491,600 BUILDING: 793,000 **2026 ASSESSMENT TOTAL: 1,284,600**

NET TAXES BILLED FOR 2025 WERE: \$ 36,713.87 2025 ASSESSMENT TOTAL: 1,284,600

BRANNING REAL ESTATE HOLDINGS LLC
6 SOUTH AVE
GARWOOD, NJ 07027

TAX ASSESSOR
GARWOOD BORO HALL
403 SOUTH AVE
GARWOOD, NJ 07027

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

District: Garwood
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: 01/30/26

BLOCK: 211 LOT: 4 QUAL:
PROPERTY LOCATION: 231 NORTH AVE CLASS: 4B
LAND: 552,000 BUILDING: 729,600 **2026 ASSESSMENT TOTAL:** 1,281,600

NET TAXES BILLED FOR 2025 WERE: \$ 36,628.13 2025 ASSESSMENT TOTAL: 1,281,600

KALIS REALTY LLC
231 NORTH AVE
GARWOOD, NJ 07027

TAX ASSESSOR
GARWOOD BORO HALL
403 SOUTH AVE
GARWOOD, NJ 07027

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

DATE MAILED: 01/30/26

BLOCK: 208 LOT: 27 QUAL:
PROPERTY LOCATION: 78 NORTH AVE CLASS: 4A
LAND: 600,000 BUILDING: 623,000 **2026 ASSESSMENT TOTAL:** 1,223,000

NET TAXES BILLED FOR 2025 WERE: \$ 34,953.34 2025 ASSESSMENT TOTAL: 1,223,000

LEE A FRANKEL LIMITED LIABILITY COM
86-90 NORTH AVE
GARWOOD, NJ 07027

TAX ASSESSOR
GARWOOD BORO HALL
403 SOUTH AVE
GARWOOD, NJ 07027

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

DATE MAILED: 01/30/26

BLOCK: 404 LOT: 3 QUAL:
PROPERTY LOCATION: 345 SOUTH AVE CLASS: 4A
LAND: 200,000 BUILDING: 991,400 **2026 ASSESSMENT TOTAL:** 1,191,400

NET TAXES BILLED FOR 2025 WERE: \$ 34,050.21 2025 ASSESSMENT TOTAL: 1,191,400

345 SOUTH AVE, LLC
1515 EAST ELIZABETH AVE
LINDEN, NJ 07036

TAX ASSESSOR
GARWOOD BORO HALL
403 SOUTH AVE
GARWOOD, NJ 07027

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

DATE MAILED: 01/30/26

BLOCK: 504 LOT: 2.01 QUAL:
PROPERTY LOCATION: 55 SOUTH AVE CLASS: 4B
LAND: 364,000 BUILDING: 804,300 **2026 ASSESSMENT TOTAL:** 1,168,300

NET TAXES BILLED FOR 2025 WERE: \$ 33,390.01 2025 ASSESSMENT TOTAL: 1,168,300

QUICK COPPER HOLDINGS, LLC
55 SOUTH AVE
GARWOOD, NJ 07027

TAX ASSESSOR
GARWOOD BORO HALL
403 SOUTH AVE
GARWOOD, NJ 07027

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DATE MAILED: 01/30/26

BLOCK: 210 LOT: 9 QUAL:
PROPERTY LOCATION: 2 NORTH AVE CLASS: 4A
LAND: 798,400 BUILDING: 355,700 **2026 ASSESSMENT TOTAL:** 1,154,100

NET TAXES BILLED FOR 2025 WERE: \$ 32,984.18 2025 ASSESSMENT TOTAL: 1,154,100

2LAXMEE LLC
2 NORTH AVE
GARWOOD, NJ 07027

TAX ASSESSOR
GARWOOD BORO HALL
403 SOUTH AVE
GARWOOD, NJ 07027

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DATE MAILED: 01/30/26

BLOCK: 404 LOT: 1 QUAL:
PROPERTY LOCATION: 101-103 CENTER ST CLASS: 4C
LAND: 252,000 BUILDING: 886,600 **2026 ASSESSMENT TOTAL:** 1,138,600

NET TAXES BILLED FOR 2025 WERE: \$ 32,541.19 2025 ASSESSMENT TOTAL: 1,138,600

101 CENTER, LLC
1515 ELIZABETH AVE
LINDEN, NJ 07036

TAX ASSESSOR
GARWOOD BORO HALL
403 SOUTH AVE
GARWOOD, NJ 07027

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DATE MAILED: 01/30/26

BLOCK: 302 LOT: 1 QUAL:
PROPERTY LOCATION: 651 SOUTH AVE CLASS: 4A
LAND: 573,300 BUILDING: 516,700 **2026 ASSESSMENT TOTAL:** 1,090,000

NET TAXES BILLED FOR 2025 WERE: \$ 31,152.20 2025 ASSESSMENT TOTAL: 1,090,000

651 SOUTH GARWOOD LLC
651 SOUTH AVE
GARWOOD, NJ 07027

TAX ASSESSOR
GARWOOD BORO HALL
403 SOUTH AVE
GARWOOD, NJ 07027

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DATE MAILED: 01/30/26

BLOCK: 502 LOT: 5 QUAL:
PROPERTY LOCATION: 237 SOUTH AVE CLASS: 4A
LAND: 420,000 BUILDING: 667,200 **2026 ASSESSMENT TOTAL:** 1,087,200

NET TAXES BILLED FOR 2025 WERE: \$ 31,072.18 2025 ASSESSMENT TOTAL: 1,087,200

GREENHOUSE, RHODA
1720 RT 23 NORTH
WAYNE, NJ 07470

TAX ASSESSOR
GARWOOD BORO HALL
403 SOUTH AVE
GARWOOD, NJ 07027

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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DATE MAILED: 01/30/26

BLOCK: 505 LOT: 1 QUAL:
PROPERTY LOCATION: 269 WILLOW AVE CLASS: 4C
LAND: 560,000 BUILDING: 501,000 **2026 ASSESSMENT TOTAL:** 1,061,000

NET TAXES BILLED FOR 2025 WERE: \$ 30,323.38 2025 ASSESSMENT TOTAL: 1,061,000

CERNADAS, JOSE & CARMEN
22 N 23RD ST
KENILWORTH, N J 07033

TAX ASSESSOR
GARWOOD BORO HALL
403 SOUTH AVE
GARWOOD, NJ 07027

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DATE MAILED: 01/30/26

BLOCK: 504 LOT: 3 QUAL:
PROPERTY LOCATION: 49 SOUTH AVE CLASS: 4A
LAND: 315,000 BUILDING: 732,300 **2026 ASSESSMENT TOTAL:** 1,047,300

NET TAXES BILLED FOR 2025 WERE: \$ 29,931.83 2025 ASSESSMENT TOTAL: 1,047,300

150 SOUTH AVE CO. INC
150 SOUTH AVE
GARWOOD, NJ 07027

TAX ASSESSOR
GARWOOD BORO HALL
403 SOUTH AVE
GARWOOD, NJ 07027

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BLOCK: 112 LOT: 4 QUAL:
PROPERTY LOCATION: 477 NORTH AVE CLASS: 4A
LAND: 472,500 BUILDING: 537,600 **2026 ASSESSMENT TOTAL:** 1,010,100

NET TAXES BILLED FOR 2025 WERE: \$ 28,868.66 2025 ASSESSMENT TOTAL: 1,010,100

475-477 NORTH AVE LLC
1610 VAUXHALL RD
VAUXHALL, NJ 07083

TAX ASSESSOR
GARWOOD BORO HALL
403 SOUTH AVE
GARWOOD, NJ 07027

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BLOCK: 211 LOT: 8 QUAL:
PROPERTY LOCATION: 31 NORTH AVE CLASS: 4A
LAND: 695,500 BUILDING: 286,500 **2026 ASSESSMENT TOTAL: 982,000**

NET TAXES BILLED FOR 2025 WERE: \$ 28,065.56 2025 ASSESSMENT TOTAL: 982,000

NORTH AVE HOLDINGS LLC
5308 13TH AVE,STE 337
BROOKLYN, NY 11219

TAX ASSESSOR
GARWOOD BORO HALL
403 SOUTH AVE
GARWOOD, NJ 07027

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DATE MAILED: 01/30/26

BLOCK: 114 LOT: 1 QUAL:
PROPERTY LOCATION: 345 NORTH AVE CLASS: 4A
LAND: 432,000 BUILDING: 548,000 **2026 ASSESSMENT TOTAL: 980,000**

NET TAXES BILLED FOR 2025 WERE: \$ 28,008.40 2025 ASSESSMENT TOTAL: 980,000

RIMONDI REALTY, LLC
533 CLARK ST
WESTFIELD, NJ 07090

TAX ASSESSOR
GARWOOD BORO HALL
403 SOUTH AVE
GARWOOD, NJ 07027

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BLOCK: 211 LOT: 10 QUAL:
PROPERTY LOCATION: 15 NORTH AVE CLASS: 4B
LAND: 756,900 BUILDING: 219,700 **2026 ASSESSMENT TOTAL:** 976,600

NET TAXES BILLED FOR 2025 WERE: \$ 27,911.23 2025 ASSESSMENT TOTAL: 976,600

NORTH AVE HOLDINGS LLC
5308 13TH AVE SUITE 337
BROOKLYN, NY 11219

TAX ASSESSOR
GARWOOD BORO HALL
403 SOUTH AVE
GARWOOD, NJ 07027

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DATE MAILED: 01/30/26

BLOCK: 303 LOT: 9 QUAL:
PROPERTY LOCATION: 501 SOUTH AVE CLASS: 4A
LAND: 464,800 BUILDING: 496,900 **2026 ASSESSMENT TOTAL:** 961,700

NET TAXES BILLED FOR 2025 WERE: \$ 27,485.39 2025 ASSESSMENT TOTAL: 961,700

501 SOUTH AVE LLC
109 PASSAIC AVE
SPRING LAKE, NJ 07762

TAX ASSESSOR
GARWOOD BORO HALL
403 SOUTH AVE
GARWOOD, NJ 07027

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BLOCK: 502 LOT: 2 QUAL:
PROPERTY LOCATION: 257 SOUTH AVE CLASS: 4A
LAND: 280,000 BUILDING: 680,800 **2026 ASSESSMENT TOTAL:** 960,800

NET TAXES BILLED FOR 2025 WERE: \$ 27,459.66 2025 ASSESSMENT TOTAL: 960,800

257 SOUTH AVE REALTY LLC
257 SOUTH AVE
GARWOOD, NJ 07027

TAX ASSESSOR
GARWOOD BORO HALL
403 SOUTH AVE
GARWOOD, NJ 07027

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BLOCK: 303 LOT: 3 QUAL:
PROPERTY LOCATION: 555 SOUTH AVE CLASS: 4A
LAND: 800,000 BUILDING: 160,200 **2026 ASSESSMENT TOTAL:** 960,200

NET TAXES BILLED FOR 2025 WERE: \$ 27,442.52 2025 ASSESSMENT TOTAL: 960,200

HIGHWAY DISPOSAL CORP
555 SOUTH AVE
GARWOOD, N J 07027

TAX ASSESSOR
GARWOOD BORO HALL
403 SOUTH AVE
GARWOOD, NJ 07027

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DATE MAILED: 01/30/26

BLOCK: 504 LOT: 7 QUAL:
PROPERTY LOCATION: 7 SOUTH AVE CLASS: 4A
LAND: 304,700 BUILDING: 646,600 **2026 ASSESSMENT TOTAL: 951,300**

NET TAXES BILLED FOR 2025 WERE: \$ 27,188.15 2025 ASSESSMENT TOTAL: 951,300

7 SOUTH AVENUE CORP
15314 APRILE STREET
NAPLES, FL 34114

TAX ASSESSOR
GARWOOD BORO HALL
403 SOUTH AVE
GARWOOD, NJ 07027

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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: 01/30/26

BLOCK: 207 LOT: 27 QUAL:
PROPERTY LOCATION: 252 NORTH AVE CLASS: 4A
LAND: 480,000 BUILDING: 457,500 **2026 ASSESSMENT TOTAL: 937,500**

NET TAXES BILLED FOR 2025 WERE: \$ 26,793.75 2025 ASSESSMENT TOTAL: 937,500

RJB ASSOCIATES, LP
663 RARITAN ROAD
CRANFORD, NJ 07016

TAX ASSESSOR
GARWOOD BORO HALL
403 SOUTH AVE
GARWOOD, NJ 07027

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DATE MAILED: 01/30/26

BLOCK: 112 LOT: 7 QUAL:
PROPERTY LOCATION: 423 NORTH AVE CLASS: 4A
LAND: 742,500 BUILDING: 181,800 **2026 ASSESSMENT TOTAL:** 924,300

NET TAXES BILLED FOR 2025 WERE: \$ 26,416.49 2025 ASSESSMENT TOTAL: 924,300

BHAU JI MANAGEMENT LLC
235 RT 22 EAST
GREEN BROOK, NJ 08812

TAX ASSESSOR
GARWOOD BORO HALL
403 SOUTH AVE
GARWOOD, NJ 07027

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DATE MAILED: 01/30/26

BLOCK: 207 LOT: 24 QUAL:
PROPERTY LOCATION: 236 NORTH AVE CLASS: 4A
LAND: 360,000 BUILDING: 556,400 **2026 ASSESSMENT TOTAL:** 916,400

NET TAXES BILLED FOR 2025 WERE: \$ 26,190.71 2025 ASSESSMENT TOTAL: 916,400

SHPUNDER LIVING TRUST
113 ELLISEN RD
WATCHUNG, NJ 07069

TAX ASSESSOR
GARWOOD BORO HALL
403 SOUTH AVE
GARWOOD, NJ 07027

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DATE MAILED: 01/30/26

BLOCK: 211 LOT: 7 QUAL:
PROPERTY LOCATION: 45 NORTH AVE CLASS: 4A
LAND: 531,700 BUILDING: 382,900 **2026 ASSESSMENT TOTAL:** 914,600

NET TAXES BILLED FOR 2025 WERE: \$ 26,139.27 2025 ASSESSMENT TOTAL: 914,600

GUERRERO, JOSEPH & SUSAN
499 WARRENVILLE ROAD
WARREN, NJ 07059

TAX ASSESSOR
GARWOOD BORO HALL
403 SOUTH AVE
GARWOOD, NJ 07027

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DATE MAILED: 01/30/26

BLOCK: 111 LOT: 15 QUAL:
PROPERTY LOCATION: 1 CEDAR ST CLASS: 4C
LAND: 296,000 BUILDING: 607,600 **2026 ASSESSMENT TOTAL: 903,600**

NET TAXES BILLED FOR 2025 WERE: \$ 25,824.89 2025 ASSESSMENT TOTAL: 903,600

APOLLO VILLAGE, LLC
1 CEDAR ST
GARWOOD, NJ 07027

TAX ASSESSOR
GARWOOD BORO HALL
403 SOUTH AVE
GARWOOD, NJ 07027

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DATE MAILED: 01/30/26

BLOCK: 402 LOT: 4.01 QUAL:
PROPERTY LOCATION: 99 CENTER ST CLASS: 4A
LAND: 235,100 BUILDING: 640,400 **2026 ASSESSMENT TOTAL: 875,500**

NET TAXES BILLED FOR 2025 WERE: \$ 25,021.79 2025 ASSESSMENT TOTAL: 875,500

DESTEFANIS PROPERTIES, LLC
14 POINT PLEASANT LANE
WARETOWN, NJ 08758

TAX ASSESSOR
GARWOOD BORO HALL
403 SOUTH AVE
GARWOOD, NJ 07027

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DATE MAILED: 01/30/26

BLOCK: 302 LOT: 2 QUAL:
PROPERTY LOCATION: 639 SOUTH AVE CLASS: 4A
LAND: 480,000 BUILDING: 390,800 **2026 ASSESSMENT TOTAL: 870,800**

NET TAXES BILLED FOR 2025 WERE: \$ 24,887.46 2025 ASSESSMENT TOTAL: 870,800

GARWOOD-RACHAEL INC CASCIO, STACY
204 SINCLAIR PL
WESTFIELD, NJ 07090

TAX ASSESSOR
GARWOOD BORO HALL
403 SOUTH AVE
GARWOOD, NJ 07027

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DATE MAILED: 01/30/26

BLOCK: 404 LOT: 19 QUAL:
PROPERTY LOCATION: 318 WILLOW AVE CLASS: 2
LAND: 230,000 BUILDING: 627,200 **2026 ASSESSMENT TOTAL:** 857,200

NET TAXES BILLED FOR 2025 WERE: \$ 24,498.78 2025 ASSESSMENT TOTAL: 857,200

MUNCACIU, JEREMIAH & MONICA
183 THOMAS ST
BLOOMFIELD, NJ 07003

TAX ASSESSOR
GARWOOD BORO HALL
403 SOUTH AVE
GARWOOD, NJ 07027

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DATE MAILED: 01/30/26

BLOCK: 304 LOT: 31 QUAL:
PROPERTY LOCATION: 650 MYRTLE AVE CLASS: 2
LAND: 200,000 BUILDING: 650,200 **2026 ASSESSMENT TOTAL:** 850,200

NET TAXES BILLED FOR 2025 WERE: \$ 24,298.72 2025 ASSESSMENT TOTAL: 850,200

BROWER, CHRISTOPHER & ASHLEY
650 MYRTLE AVE
GARWOOD, NJ 07027

TAX ASSESSOR
GARWOOD BORO HALL
403 SOUTH AVE
GARWOOD, NJ 07027

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DATE MAILED: 01/30/26

BLOCK: 404 LOT: 34 QUAL:
PROPERTY LOCATION: 105 CENTER ST CLASS: 4A
LAND: 150,000 BUILDING: 687,400 **2026 ASSESSMENT TOTAL: 837,400**

NET TAXES BILLED FOR 2025 WERE: \$ 23,932.89 2025 ASSESSMENT TOTAL: 837,400

105 CENTER STREET, LLC
400 MYRTLE STREET
GARWOOD, NJ 07027

TAX ASSESSOR
GARWOOD BORO HALL
403 SOUTH AVE
GARWOOD, NJ 07027

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DATE MAILED: 01/30/26

BLOCK: 502 LOT: 3 QUAL:
PROPERTY LOCATION: 245 SOUTH AVE CLASS: 4A
LAND: 245,000 BUILDING: 578,100 **2026 ASSESSMENT TOTAL: 823,100**

NET TAXES BILLED FOR 2025 WERE: \$ 23,524.20 2025 ASSESSMENT TOTAL: 823,100

R & P HOLDINGS LLC
33 W HOLLY ST
CRANFORD, NJ 07016

TAX ASSESSOR
GARWOOD BORO HALL
403 SOUTH AVE
GARWOOD, NJ 07027

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DATE MAILED: 01/30/26

BLOCK: 111 LOT: 24 QUAL:
PROPERTY LOCATION: 346 NORTH AVE CLASS: 4A
LAND: 270,000 BUILDING: 528,600 **2026 ASSESSMENT TOTAL:** 798,600

NET TAXES BILLED FOR 2025 WERE: \$ 22,823.99 2025 ASSESSMENT TOTAL: 798,600

4D REALTY, LLC
346 NORTH AVE
GARWOOD, NJ 07027

TAX ASSESSOR
GARWOOD BORO HALL
403 SOUTH AVE
GARWOOD, NJ 07027

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DATE MAILED: 01/30/26

BLOCK: 101 LOT: 4 QUAL:
PROPERTY LOCATION: 540 FOURTH AVE CLASS: 2
LAND: 274,000 BUILDING: 506,200 **2026 ASSESSMENT TOTAL:** 780,200

NET TAXES BILLED FOR 2025 WERE: \$ 22,298.12 2025 ASSESSMENT TOTAL: 780,200

BIANCO, THOMAS
540 FOURTH AVE
GARWOOD, N J 07027

TAX ASSESSOR
GARWOOD BORO HALL
403 SOUTH AVE
GARWOOD, NJ 07027

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District: Garwood
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: 01/30/26

BLOCK: 209 LOT: 30 QUAL:
PROPERTY LOCATION: 50 NORTH AVE CLASS: 4A
LAND: 452,600 BUILDING: 325,800 **2026 ASSESSMENT TOTAL: 778,400**

NET TAXES BILLED FOR 2025 WERE: \$ 22,246.67 2025 ASSESSMENT TOTAL: 778,400

FIVE-O NORTH, LLC
50 NORTH AVE
GARWOOD, NJ 07027

TAX ASSESSOR
GARWOOD BORO HALL
403 SOUTH AVE
GARWOOD, NJ 07027

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DATE MAILED: 01/30/26

BLOCK: 503 LOT: 3 QUAL:
PROPERTY LOCATION: 155 SOUTH AVE CLASS: 4A
LAND: 350,000 BUILDING: 428,300 **2026 ASSESSMENT TOTAL:** 778,300

NET TAXES BILLED FOR 2025 WERE: \$ 22,243.81 2025 ASSESSMENT TOTAL: 778,300

SOUTH AVENUE INC
270 NEWARK AVE
UNION, NJ 07083

TAX ASSESSOR
GARWOOD BORO HALL
403 SOUTH AVE
GARWOOD, NJ 07027

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BLOCK: 504 LOT: 5 QUAL:
PROPERTY LOCATION: 27 SOUTH AVE CLASS: 4A
LAND: 420,000 BUILDING: 341,500 **2026 ASSESSMENT TOTAL:** 761,500

NET TAXES BILLED FOR 2025 WERE: \$ 21,763.67 2025 ASSESSMENT TOTAL: 761,500

BOWMAN, MARK A
5 HORSESHOE RD
WARREN, NJ 07059

TAX ASSESSOR
GARWOOD BORO HALL
403 SOUTH AVE
GARWOOD, NJ 07027

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BLOCK: 110 LOT: 20 QUAL:
PROPERTY LOCATION: 440-454 NORTH AVE CLASS: 4B
LAND: 716,800 BUILDING: 39,700 **2026 ASSESSMENT TOTAL:** 756,500

NET TAXES BILLED FOR 2025 WERE: \$ 21,620.77 2025 ASSESSMENT TOTAL: 756,500

GARWOOD REALTY INC
443 NORTH AVE
GARWOOD, NJ 07027

TAX ASSESSOR
GARWOOD BORO HALL
403 SOUTH AVE
GARWOOD, NJ 07027

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BLOCK: 504 LOT: 1 QUAL:
PROPERTY LOCATION: 63 SOUTH AVE CLASS: 4A
LAND: 420,000 BUILDING: 336,400 **2026 ASSESSMENT TOTAL: 756,400**

NET TAXES BILLED FOR 2025 WERE: \$ 21,617.91 2025 ASSESSMENT TOTAL: 756,400

RUGGARAGE, LLC C/O SAVOCA, JOHN
9303 N. IRONWOOD DR
PARADISE VALLEY, AZ 85253

TAX ASSESSOR
GARWOOD BORO HALL
403 SOUTH AVE
GARWOOD, NJ 07027

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BLOCK: 208 LOT: 28 QUAL:
PROPERTY LOCATION: 86-90 NORTH AVE CLASS: 4A
LAND: 360,000 BUILDING: 385,300 **2026 ASSESSMENT TOTAL:** 745,300

NET TAXES BILLED FOR 2025 WERE: \$ 21,300.67 2025 ASSESSMENT TOTAL: 745,300

LEE A FRANKEL LIMITED LIABILITY COM
86-90 NORTH AVE
GARWOOD, NJ 07027

TAX ASSESSOR
GARWOOD BORO HALL
403 SOUTH AVE
GARWOOD, NJ 07027

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BLOCK: 403 LOT: 10 QUAL:
PROPERTY LOCATION: 106 CENTER ST CLASS: 4A
LAND: 300,000 BUILDING: 429,700 **2026 ASSESSMENT TOTAL: 729,700**

NET TAXES BILLED FOR 2025 WERE: \$ 20,854.83 2025 ASSESSMENT TOTAL: 729,700

L.A.N.D. OF GARWOOD, LLC
PO BOX 213
HAWTHORNE, NJ 07507-0213

TAX ASSESSOR
GARWOOD BORO HALL
403 SOUTH AVE
GARWOOD, NJ 07027

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BLOCK: 207 LOT: 26 QUAL:
PROPERTY LOCATION: 246 NORTH AVE CLASS: 4A
LAND: 360,000 BUILDING: 366,700 **2026 ASSESSMENT TOTAL: 726,700**

NET TAXES BILLED FOR 2025 WERE: \$ 20,769.09 2025 ASSESSMENT TOTAL: 726,700

OLIVERI INTER VIVOS IRREVOC TRUST
270 CORNWALL AVE
MALVERNE, NY 11565

TAX ASSESSOR
GARWOOD BORO HALL
403 SOUTH AVE
GARWOOD, NJ 07027

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BLOCK: 307 LOT: 16 QUAL:
PROPERTY LOCATION: 512 SPRUCE AVE CLASS: 2
LAND: 200,000 BUILDING: 525,000 **2026 ASSESSMENT TOTAL: 725,000**

NET TAXES BILLED FOR 2025 WERE: \$ 20,720.50 2025 ASSESSMENT TOTAL: 339,200

PHOENIX TRADING INC
16 COTTONWOOD COURT
EDISON, NJ 08820

TAX ASSESSOR
GARWOOD BORO HALL
403 SOUTH AVE
GARWOOD, NJ 07027

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BLOCK: 209 LOT: 15 QUAL:
PROPERTY LOCATION: 113-115 WINSLOW PL CLASS: 2
LAND: 170,000 BUILDING: 546,100 **2026 ASSESSMENT TOTAL:** 716,100

NET TAXES BILLED FOR 2025 WERE: \$ 20,466.14 2025 ASSESSMENT TOTAL: 716,100

YGT HOLDINGS LLC
246 RT 59 #12-33PL
AIRMONT, NY 10901

TAX ASSESSOR
GARWOOD BORO HALL
403 SOUTH AVE
GARWOOD, NJ 07027

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BLOCK: 304 LOT: 33 QUAL:
PROPERTY LOCATION: 660 MYRTLE AVE CLASS: 2
LAND: 190,000 BUILDING: 525,000 **2026 ASSESSMENT TOTAL:** 715,000

NET TAXES BILLED FOR 2025 WERE: \$ 20,434.70 2025 ASSESSMENT TOTAL: 715,000

DAVIDSON, KIA
660 MYRTLE AVE
GARWOOD, NJ 07027

TAX ASSESSOR
GARWOOD BORO HALL
403 SOUTH AVE
GARWOOD, NJ 07027

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BLOCK: 111 LOT: 12 QUAL:
PROPERTY LOCATION: 9 CEDAR ST CLASS: 4C
LAND: 222,000 BUILDING: 490,000 **2026 ASSESSMENT TOTAL: 712,000**

NET TAXES BILLED FOR 2025 WERE: \$ 20,348.96 2025 ASSESSMENT TOTAL: 712,000

BUONTEMPO,RICHARD,JOSEPH & ANTHONY
4 CRESCENT PL
CRANFORD, NJ 07016

TAX ASSESSOR
GARWOOD BORO HALL
403 SOUTH AVE
GARWOOD, NJ 07027

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DATE MAILED: 01/30/26

BLOCK: 102 LOT: 10 QUAL: C006
PROPERTY LOCATION: 484 FOURTH AVE UNIT 6 CLASS: 2
LAND: 320,000 BUILDING: 390,200 **2026 ASSESSMENT TOTAL:** 710,200

NET TAXES BILLED FOR 2025 WERE: \$ 20,297.52 2025 ASSESSMENT TOTAL: 320,000

MEYERS, ADAM & DANA
484 FOURTH AVE UNIT 6
GARWOOD, NJ 07027

TAX ASSESSOR
GARWOOD BORO HALL
403 SOUTH AVE
GARWOOD, NJ 07027

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BLOCK: 308 LOT: 1 QUAL:
PROPERTY LOCATION: 621 SPRUCE AVE CLASS: 4C
LAND: 235,700 BUILDING: 473,800 **2026 ASSESSMENT TOTAL:** 709,500

NET TAXES BILLED FOR 2025 WERE: \$ 20,277.51 2025 ASSESSMENT TOTAL: 709,500

CRANWOOD REAL ESTATE LLC
107 WALNUT AVE
CRANFORD, NJ 07016

TAX ASSESSOR
GARWOOD BORO HALL
403 SOUTH AVE
GARWOOD, NJ 07027

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BLOCK: 102 LOT: 10 QUAL: C005
PROPERTY LOCATION: 484 FOURTH AVE UNIT 5 CLASS: 2
LAND: 320,000 BUILDING: 389,000 **2026 ASSESSMENT TOTAL:** 709,000

NET TAXES BILLED FOR 2025 WERE: \$ 20,263.22 2025 ASSESSMENT TOTAL: 709,000

LODHIA, KAMINI
484 FOURTH AVE UNIT 5
GARWOOD, NJ 07027

TAX ASSESSOR
GARWOOD BORO HALL
403 SOUTH AVE
GARWOOD, NJ 07027

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DATE MAILED: 01/30/26

BLOCK: 102 LOT: 10 QUAL: C001
PROPERTY LOCATION: 484 FOURTH AVE UNIT 1 CLASS: 2
LAND: 320,000 BUILDING: 389,000 **2026 ASSESSMENT TOTAL:** 709,000

NET TAXES BILLED FOR 2025 WERE: \$ 20,263.22 2025 ASSESSMENT TOTAL: 709,000

SMITH, LARRY D & MAUREEN A
484 FOURTH AVE UNIT 1
GARWOOD, NJ 07027

TAX ASSESSOR
GARWOOD BORO HALL
403 SOUTH AVE
GARWOOD, NJ 07027

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BLOCK: 206 LOT: 24 QUAL:
PROPERTY LOCATION: 8-10 SECOND AVE CLASS: 2
LAND: 217,000 BUILDING: 484,300 **2026 ASSESSMENT TOTAL:** 701,300

NET TAXES BILLED FOR 2025 WERE: \$ 20,043.15 2025 ASSESSMENT TOTAL: 701,300

ROYAL PIONEERS PROPERTY LLC
2 KING ST
HILLSIDE, NJ 07205

TAX ASSESSOR
GARWOOD BORO HALL
403 SOUTH AVE
GARWOOD, NJ 07027

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NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026

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BLOCK: 302 LOT: 11.02 QUAL:
PROPERTY LOCATION: 608 WILLOW AVE CLASS: 2
LAND: 200,000 BUILDING: 497,400 **2026 ASSESSMENT TOTAL:** 697,400

NET TAXES BILLED FOR 2025 WERE: \$ 19,931.69 2025 ASSESSMENT TOTAL: 697,400

604-608 WILLOW LLC
9 HAMILTON CT
PARAMUS, NJ 07652

TAX ASSESSOR
GARWOOD BORO HALL
403 SOUTH AVE
GARWOOD, NJ 07027

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DATE MAILED: 01/30/26

BLOCK: 409 LOT: 10.01 QUAL:
PROPERTY LOCATION: 401 SPRUCE AVE CLASS: 2
LAND: 213,000 BUILDING: 482,000 **2026 ASSESSMENT TOTAL:** 695,000

NET TAXES BILLED FOR 2025 WERE: \$ 19,863.10 2025 ASSESSMENT TOTAL: 695,000

LIPP, FREDERICK G
401 SPRUCE AVE
GARWOOD, NJ 07027

TAX ASSESSOR
GARWOOD BORO HALL
403 SOUTH AVE
GARWOOD, NJ 07027

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BLOCK: 410 LOT: 1 QUAL:
PROPERTY LOCATION: 401 CENTER ST CLASS: 2
LAND: 190,000 BUILDING: 501,700 **2026 ASSESSMENT TOTAL:** 691,700

NET TAXES BILLED FOR 2025 WERE: \$ 19,768.79 2025 ASSESSMENT TOTAL: 691,700

CARRASCO, FAUSTO
401 CENTER ST
GARWOOD, NJ 07027

TAX ASSESSOR
GARWOOD BORO HALL
403 SOUTH AVE
GARWOOD, NJ 07027

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BLOCK: 302 LOT: 11.01 QUAL:
PROPERTY LOCATION: 604 WILLOW AVE CLASS: 2
LAND: 200,000 BUILDING: 488,100 **2026 ASSESSMENT TOTAL: 688,100**

NET TAXES BILLED FOR 2025 WERE: \$ 19,665.90 2025 ASSESSMENT TOTAL: 688,100

604-608 WILLOW LLC
9 HAMILTON CT
PARAMUS, NJ 07652

TAX ASSESSOR
GARWOOD BORO HALL
403 SOUTH AVE
GARWOOD, NJ 07027

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BLOCK: 111 LOT: 23 QUAL:
PROPERTY LOCATION: 340 NORTH AVE CLASS: 4A
LAND: 270,000 BUILDING: 416,600 **2026 ASSESSMENT TOTAL: 686,600**

NET TAXES BILLED FOR 2025 WERE: \$ 19,623.03 2025 ASSESSMENT TOTAL: 686,600

RDF PROPERTIES LLC
2394 WEEPING BIRCH RD NE
LELAND, NC 28451

TAX ASSESSOR
GARWOOD BORO HALL
403 SOUTH AVE
GARWOOD, NJ 07027

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BLOCK: 503 LOT: 19 QUAL:
PROPERTY LOCATION: 144-148 WILLOW AVE CLASS: 2
LAND: 157,500 BUILDING: 528,100 **2026 ASSESSMENT TOTAL:** 685,600

NET TAXES BILLED FOR 2025 WERE: \$ 19,594.45 2025 ASSESSMENT TOTAL: 685,600

MILLER, CHARLES
144-148 WILLOW AVE
GARWOOD, NJ 07027

TAX ASSESSOR
GARWOOD BORO HALL
403 SOUTH AVE
GARWOOD, NJ 07027

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BLOCK: 403 LOT: 12 QUAL:
PROPERTY LOCATION: 114 CENTER ST CLASS: 4A
LAND: 270,500 BUILDING: 394,500 **2026 ASSESSMENT TOTAL: 665,000**

NET TAXES BILLED FOR 2025 WERE: \$ 19,440.12 2025 ASSESSMENT TOTAL: 680,200

GARWOOD1 LLC
114 CENTER ST
GARWOOD, NJ 07027

TAX ASSESSOR
GARWOOD BORO HALL
403 SOUTH AVE
GARWOOD, NJ 07027

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BLOCK: 201 LOT: 12 QUAL:
PROPERTY LOCATION: 216 FOURTH AVE CLASS: 2
LAND: 220,200 BUILDING: 453,400 **2026 ASSESSMENT TOTAL: 673,600**

NET TAXES BILLED FOR 2025 WERE: \$ 19,251.49 2025 ASSESSMENT TOTAL: 673,600

KRAUS, RAYMOND & VINCENZA
216 FOURTH AVE
GARWOOD, NJ 07027

TAX ASSESSOR
GARWOOD BORO HALL
403 SOUTH AVE
GARWOOD, NJ 07027

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BLOCK: 608 LOT: 2 QUAL:
PROPERTY LOCATION: 425 HAZEL AVE CLASS: 2
LAND: 268,000 BUILDING: 404,100 **2026 ASSESSMENT TOTAL: 672,100**

NET TAXES BILLED FOR 2025 WERE: \$ 19,208.62 2025 ASSESSMENT TOTAL: 672,100

VINEGRA, LYNN
425 HAZEL AVE
GARWOOD, NJ 07027

TAX ASSESSOR
GARWOOD BORO HALL
403 SOUTH AVE
GARWOOD, NJ 07027

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BLOCK: 108 LOT: 2 QUAL:
PROPERTY LOCATION: 349 THIRD AVE CLASS: 2
LAND: 208,500 BUILDING: 462,700 **2026 ASSESSMENT TOTAL: 671,200**

NET TAXES BILLED FOR 2025 WERE: \$ 19,182.90 2025 ASSESSMENT TOTAL: 671,200

DE SANTIS, MAURO
349 THIRD AVE
GARWOOD, NJ 07027

TAX ASSESSOR
GARWOOD BORO HALL
403 SOUTH AVE
GARWOOD, NJ 07027

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DATE MAILED: 01/30/26

BLOCK: 605 LOT: 14 QUAL:
PROPERTY LOCATION: 402 HAZEL AVE CLASS: 2
LAND: 210,000 BUILDING: 460,700 **2026 ASSESSMENT TOTAL: 670,700**

NET TAXES BILLED FOR 2025 WERE: \$ 19,168.61 2025 ASSESSMENT TOTAL: 670,700

ZIMMERMAN, MICHAEL S & AMANDA
402 HAZEL AVE
GARWOOD, NJ 07027

TAX ASSESSOR
GARWOOD BORO HALL
403 SOUTH AVE
GARWOOD, NJ 07027

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DATE MAILED: 01/30/26

BLOCK: 102 LOT: 10 QUAL: C008
PROPERTY LOCATION: 484 FOURTH AVE UNIT 8 CLASS: 2
LAND: 315,000 BUILDING: 354,400 **2026 ASSESSMENT TOTAL:** 669,400

NET TAXES BILLED FOR 2025 WERE: \$ 19,131.46 2025 ASSESSMENT TOTAL: 315,000

CORRADINO, RANDOLPH T & HOLLY
484 FOURTH AVE UNIT 8
GARWOOD, NJ 07027

TAX ASSESSOR
GARWOOD BORO HALL
403 SOUTH AVE
GARWOOD, NJ 07027

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DATE MAILED: 01/30/26

BLOCK: 102 LOT: 10 QUAL: C007
PROPERTY LOCATION: 484 FOURTH AVE UNIT 7 CLASS: 2
LAND: 315,000 BUILDING: 354,400 **2026 ASSESSMENT TOTAL:** 669,400

NET TAXES BILLED FOR 2025 WERE: \$ 19,131.46 2025 ASSESSMENT TOTAL: 315,000

LINDENBERG, SHERRI K & MARK K
484 FOURTH AVE UNIT 7
GARWOOD, NJ 07027

TAX ASSESSOR
GARWOOD BORO HALL
403 SOUTH AVE
GARWOOD, NJ 07027

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DATE MAILED: 01/30/26

BLOCK: 102 LOT: 10 QUAL: C002
PROPERTY LOCATION: 484 FOURTH AVE UNIT 2 CLASS: 2
LAND: 315,000 BUILDING: 354,300 **2026 ASSESSMENT TOTAL: 669,300**

NET TAXES BILLED FOR 2025 WERE: \$ 19,128.59 2025 ASSESSMENT TOTAL: 669,300

FUCCILLO,JOSEPH & CAROLA
484 FOURTH AVE UNIT 2
GARWOOD, NJ 07027

TAX ASSESSOR
GARWOOD BORO HALL
403 SOUTH AVE
GARWOOD, NJ 07027

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APPEAL INFORMATION.

District: Garwood
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: 01/30/26

BLOCK: 208 LOT: 25 QUAL:
PROPERTY LOCATION: 68-70 NORTH AVE CLASS: 4A
LAND: 305,600 BUILDING: 363,000 **2026 ASSESSMENT TOTAL: 668,600**

NET TAXES BILLED FOR 2025 WERE: \$ 19,108.59 2025 ASSESSMENT TOTAL: 668,600

FRANKEL, LEE
78 NORTH AVE
GARWOOD, NJ 07027

TAX ASSESSOR
GARWOOD BORO HALL
403 SOUTH AVE
GARWOOD, NJ 07027

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

District: Garwood
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: 01/30/26

BLOCK: 404 LOT: 16 QUAL:
PROPERTY LOCATION: 305 SOUTH AVE CLASS: 4A
LAND: 400,000 BUILDING: 100,000 **2026 ASSESSMENT TOTAL: 500,000**

NET TAXES BILLED FOR 2025 WERE: \$ 19,105.73 2025 ASSESSMENT TOTAL: 668,500

ROSENTHAL, CRAIG
11516 PUERTO BLVD
BOYNTON BEACH, FL 33437-4028

TAX ASSESSOR
GARWOOD BORO HALL
403 SOUTH AVE
GARWOOD, NJ 07027

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District: Garwood
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: 01/30/26

BLOCK: 303 LOT: 8.01 QUAL:
PROPERTY LOCATION: 507 SOUTH AVE CLASS: 4A
LAND: 560,000 BUILDING: 107,000 **2026 ASSESSMENT TOTAL: 667,000**

NET TAXES BILLED FOR 2025 WERE: \$ 19,062.86 2025 ASSESSMENT TOTAL: 667,000

515 SOUTH AVE, LLC
150 SOUTH AVE
GARWOOD, NJ 07027

TAX ASSESSOR
GARWOOD BORO HALL
403 SOUTH AVE
GARWOOD, NJ 07027

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

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

DATE MAILED: 01/30/26

BLOCK: 303 LOT: 5 QUAL:
PROPERTY LOCATION: 531 SOUTH AVE CLASS: 4A
LAND: 320,000 BUILDING: 346,200 **2026 ASSESSMENT TOTAL:** 666,200

NET TAXES BILLED FOR 2025 WERE: \$ 19,040.00 2025 ASSESSMENT TOTAL: 666,200

515 SOUTH AVENUE, LLC
150 SOUTH AVE
GARWOOD, NJ 07027

TAX ASSESSOR
GARWOOD BORO HALL
403 SOUTH AVE
GARWOOD, NJ 07027

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District: Garwood
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: 01/30/26

BLOCK: 102 LOT: 10 QUAL: C004
PROPERTY LOCATION: 484 FOURTH AVE UNIT 4 CLASS: 2
LAND: 315,000 BUILDING: 350,500 **2026 ASSESSMENT TOTAL: 665,500**

NET TAXES BILLED FOR 2025 WERE: \$ 19,019.99 2025 ASSESSMENT TOTAL: 665,500

HORN, GERALD & PETRINA
484 FOURTH AVE #4
GARWOOD, NJ 07027

TAX ASSESSOR
GARWOOD BORO HALL
403 SOUTH AVE
GARWOOD, NJ 07027

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District: Garwood
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: 01/30/26

BLOCK: 102 LOT: 10 QUAL: C003
PROPERTY LOCATION: 484 FOURTH AVE UNIT 3 CLASS: 2
LAND: 315,000 BUILDING: 350,500 **2026 ASSESSMENT TOTAL: 665,500**

NET TAXES BILLED FOR 2025 WERE: \$ 19,019.99 2025 ASSESSMENT TOTAL: 665,500

ELWELL LIVING TRUST
484 FOURTH AVE UNIT3
GARWOOD, NJ 07027

TAX ASSESSOR
GARWOOD BORO HALL
403 SOUTH AVE
GARWOOD, NJ 07027

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

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DATE MAILED: 01/30/26

BLOCK: 303 LOT: 1.01 QUAL:
PROPERTY LOCATION: 569 SOUTH AVE CLASS: 4A
LAND: 400,000 BUILDING: 263,600 **2026 ASSESSMENT TOTAL: 663,600**

NET TAXES BILLED FOR 2025 WERE: \$ 18,965.69 2025 ASSESSMENT TOTAL: 663,600

569 SOUTH AVE INVESTMENTSLLC
569 SOUTH AVE
GARWOOD, NJ 07027

TAX ASSESSOR
GARWOOD BORO HALL
403 SOUTH AVE
GARWOOD, NJ 07027

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DATE MAILED: 01/30/26

BLOCK: 503 LOT: 2 QUAL:
PROPERTY LOCATION: 161 SOUTH AVE CLASS: 4A
LAND: 140,000 BUILDING: 523,100 **2026 ASSESSMENT TOTAL: 663,100**

NET TAXES BILLED FOR 2025 WERE: \$ 18,951.40 2025 ASSESSMENT TOTAL: 663,100

TOM GLEN, INC
96 RUMSON RD
RUMSON, NJ 07760