

MUNICIPAL BUILDING  
1976 MORRIS AVENUE  
UNION, NJ 07083

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

District: Union Township  
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: 02/04/26

BLOCK: 3303 LOT: 10 QUAL:  
PROPERTY LOCATION: 2401 ROUTE 22, WEST CLASS: 4A  
LAND: 2,550,400 BUILDING: 6,381,800 **2026 ASSESSMENT TOTAL: 8,932,200**

NET TAXES BILLED FOR 2025 WERE: \$ 2,083,257.01 2025 ASSESSMENT TOTAL: 8,932,200

TM MCMINN TRUST S ROBBINS ETAL  
1150 W CHESTNUT ST  
UNION, NJ 07083

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BLOCK: 3409 LOT: 10.01 QUAL:  
PROPERTY LOCATION: 900-930 SPRINGFIELD RD CLASS: 4A  
LAND: 4,352,800 BUILDING: 4,248,600 **2026 ASSESSMENT TOTAL:** 8,601,400

NET TAXES BILLED FOR 2025 WERE: \$ 2,006,104.52 2025 ASSESSMENT TOTAL: 8,601,400

UNION 22 PLAZA, LLC  
820 MORRIS TURNPIKE  
SHORT HILLS, NJ 07078

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BLOCK: 1704 LOT: 9.01 QUAL:  
PROPERTY LOCATION: 1721 MORRIS AVE CLASS: 4A  
LAND: 1,953,000 BUILDING: 2,897,000 **2026 ASSESSMENT TOTAL: 4,850,000**

NET TAXES BILLED FOR 2025 WERE: \$ 1,195,536.98 2025 ASSESSMENT TOTAL: 5,126,000

UNION UE, LLC  
25 E SPRING VALLEY #300  
MAYWOOD, NJ 07607

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BLOCK: 2005 LOT: 1 QUAL:  
PROPERTY LOCATION: 750 UNION AVE CLASS: 4B  
LAND: 1,578,000 BUILDING: 2,520,100 **2026 ASSESSMENT TOTAL:** 4,098,100

NET TAXES BILLED FOR 2025 WERE: \$ 1,160,879.00 2025 ASSESSMENT TOTAL: 4,977,400

I&G DIRECT REAL ESTATE 45 BDP,LLC  
1 GATEHALL DRIVE STE#201  
PARSIPANNY, NJ 07054

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BLOCK: 4607 LOT: 1 QUAL:  
PROPERTY LOCATION: 2445 SPRINGFIELD AVE CLASS: 4A  
LAND: 1,408,400 BUILDING: 2,432,900 **2026 ASSESSMENT TOTAL: 3,841,300**

NET TAXES BILLED FOR 2025 WERE: \$ 895,906.40 2025 ASSESSMENT TOTAL: 3,841,300

TRI-BLOCK UNION LLC  
98 CUTTER MILL ROAD  
GREAT NECK, NY 11021

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BLOCK: 3504 LOT: 2 QUAL:  
PROPERTY LOCATION: 650 LIBERTY AVE CLASS: 4B  
LAND: 1,048,900 BUILDING: 2,676,100 **2026 ASSESSMENT TOTAL: 3,725,000**

NET TAXES BILLED FOR 2025 WERE: \$ 868,781.75 2025 ASSESSMENT TOTAL: 3,725,000

INTERGLOBO NA REAL ESTATE LLC  
20 SOUTH ST STE 2A  
MORRISTOWN, NJ 07960

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BLOCK: 802 LOT: 9 QUAL:  
PROPERTY LOCATION: 1000 GALLOPING HILL RD CLASS: 4A  
LAND: 653,400 BUILDING: 2,863,500 **2026 ASSESSMENT TOTAL: 3,516,900**

NET TAXES BILLED FOR 2025 WERE: \$ 820,246.59 2025 ASSESSMENT TOTAL: 3,516,900

UNION MEDICAL PARK, LLC  
50 PACKANACK LAKE ROAD  
WAYNE, NJ 07470

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BLOCK: 606 LOT: 1 QUAL:  
PROPERTY LOCATION: 1776 PATRIOT WAY CLASS: 4C  
LAND: 895,000 BUILDING: 2,090,000 **2026 ASSESSMENT TOTAL: 2,985,000**

NET TAXES BILLED FOR 2025 WERE: \$ 696,191.55 2025 ASSESSMENT TOTAL: 2,985,000

UNION MULTIFAMILY EXCHANGE L L C  
PO BOX 3666  
OAK BROOK, IL 60522-3666



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BLOCK: 2001 LOT: 2 QUAL:  
PROPERTY LOCATION: MANOR DR CLASS: 4C  
LAND: 1,006,500 BUILDING: 1,870,000 **2026 ASSESSMENT TOTAL: 2,876,500**

NET TAXES BILLED FOR 2025 WERE: \$ 670,886.10 2025 ASSESSMENT TOTAL: 2,876,500

UNION MILL RUN, LLC FIELDSTONE  
1719 ROUTE 10,E - STE 220  
PARSIPPANY, NJ 07054

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BLOCK: 3503 LOT: 1.02 QUAL:  
PROPERTY LOCATION: 1200 RIDGE DRIVE CLASS: 4C  
LAND: 1,232,000 BUILDING: 1,521,500 **2026 ASSESSMENT TOTAL: 2,753,500**

NET TAXES BILLED FOR 2025 WERE: \$ 642,198.81 2025 ASSESSMENT TOTAL: 2,753,500

AUTUMN RIDGE AT UNION, LLC  
16 MICROLAB RD - STE A  
LIVINGSTON, NJ 07039

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BLOCK: 4002 LOT: 6.02 QUAL: C0002  
PROPERTY LOCATION: 1235 WEST CHESTNUT ST CLASS: 4A  
LAND: 887,000 BUILDING: 1,619,200 **2026 ASSESSMENT TOTAL: 2,506,200**

NET TAXES BILLED FOR 2025 WERE: \$ 584,521.03 2025 ASSESSMENT TOTAL: 2,506,200

GREENLEAF AT UNION OWNERS LLC  
546 5TH AVE, 15TH FLOOR  
NEW YORK, NY 10036

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BLOCK: 4914 LOT: 10.04 QUAL: C0004  
PROPERTY LOCATION: 2265 SPRINGFIELD AVE CLASS: 4A  
LAND: 1,787,000 BUILDING: 717,200 **2026 ASSESSMENT TOTAL: 2,504,200**

NET TAXES BILLED FOR 2025 WERE: \$ 584,054.57 2025 ASSESSMENT TOTAL: 2,504,200

TARGET CORP PROPERTY TAX  
POB 9456  
MINNEAPOLIS, MN 55440-9456

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BLOCK: 3402 LOT: 36.01 QUAL:  
PROPERTY LOCATION: 1090 SPRINGFIELD RD CLASS: 4B  
LAND: 487,800 BUILDING: 1,997,000 **2026 ASSESSMENT TOTAL: 2,484,800**

NET TAXES BILLED FOR 2025 WERE: \$ 579,529.90 2025 ASSESSMENT TOTAL: 2,484,800

NANDAN COMPANY, LLC  
1090 SPRINGFIELD RD  
UNION, NJ 07083

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BLOCK: 4801 LOT: 1.01 QUAL:  
PROPERTY LOCATION: 2933 VAUXHALL RD CLASS: 4A  
LAND: 774,000 BUILDING: 1,647,000 **2026 ASSESSMENT TOTAL: 2,421,000**

NET TAXES BILLED FOR 2025 WERE: \$ 564,649.83 2025 ASSESSMENT TOTAL: 2,421,000

MILLBURN MALL HOLDINGS LLC  
1985 CEDAR BRIDGE AVE#1  
LAKEWOOD, NJ 08701

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BLOCK: 3409 LOT: 3.02 QUAL:  
PROPERTY LOCATION: 2690 ROUTE 22,EAST CLASS: 4A  
LAND: 1,607,800 BUILDING: 641,500 **2026 ASSESSMENT TOTAL: 2,249,300**

NET TAXES BILLED FOR 2025 WERE: \$ 524,604.24 2025 ASSESSMENT TOTAL: 2,249,300

DAYTON HUDSON CORP TARGET PROP TAX  
POB 9456  
MINNEAPOLIS, MN 55440-9456

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BLOCK: 2001 LOT: 1 QUAL:  
PROPERTY LOCATION: WALKER AVE CLASS: 4C  
LAND: 768,600 BUILDING: 1,428,000 **2026 ASSESSMENT TOTAL: 2,196,600**

NET TAXES BILLED FOR 2025 WERE: \$ 512,313.02 2025 ASSESSMENT TOTAL: 2,196,600

UNION MILL RUN, LLC FIELDSTONE  
1719 ROUTE 10,E - STE 220  
PARSIPPANY, NJ 07054



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BLOCK: 3402 LOT: 8 QUAL:  
PROPERTY LOCATION: 2655 ROUTE 22, WEST CLASS: 4B  
LAND: 1,164,700 BUILDING: 887,600 **2026 ASSESSMENT TOTAL: 2,052,300**

NET TAXES BILLED FOR 2025 WERE: \$ 478,657.93 2025 ASSESSMENT TOTAL: 2,052,300

BASF METALS LLC ATTN: TAX DEPT  
25 MIDDLESEX/ESSEX TPKE  
ISELIN, NJ 08830

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BLOCK: 3409 LOT: 3.01 QUAL:  
PROPERTY LOCATION: 2700 ROUTE 22,EAST CLASS: 4A  
LAND: 1,610,400 BUILDING: 432,600 **2026 ASSESSMENT TOTAL: 2,043,000**

NET TAXES BILLED FOR 2025 WERE: \$ 476,488.89 2025 ASSESSMENT TOTAL: 2,043,000

DT ROUTE 22 RETAIL, LLC  
3300 ENTERPRISE PKWY  
BEACHWOOD, OH 44122

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BLOCK: 101 LOT: 4.0102 QUAL: C0102  
PROPERTY LOCATION: 1095 MORRIS AVE CLASS: 4A  
LAND: 988,500 BUILDING: 1,012,200 **2026 ASSESSMENT TOTAL: 2,000,700**

NET TAXES BILLED FOR 2025 WERE: \$ 466,623.26 2025 ASSESSMENT TOTAL: 2,000,700

LH UNION, LLC LAMAR COMPANIES  
10 KINGS ROAD, SUITE 1  
MADISON, NJ 07940

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BLOCK: 2003 LOT: 1 QUAL:  
PROPERTY LOCATION: MANOR DR & VILLAGE RD CLASS: 4C  
LAND: 677,100 BUILDING: 1,258,000 **2026 ASSESSMENT TOTAL: 1,935,100**

NET TAXES BILLED FOR 2025 WERE: \$ 451,323.37 2025 ASSESSMENT TOTAL: 1,935,100

UNION MILL RUN, LLC FIELDSTONE  
1719 ROUTE 10,E - STE 220  
PARSIPPANY, NJ 07054

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BLOCK: 405 LOT: 57.01 QUAL:  
PROPERTY LOCATION: 1221 MAGIE AVE CLASS: 4C  
LAND: 625,200 BUILDING: 1,249,800 **2026 ASSESSMENT TOTAL: 1,875,000**

NET TAXES BILLED FOR 2025 WERE: \$ 437,306.25 2025 ASSESSMENT TOTAL: 1,875,000

UNION BH - WOODS BH - CROSSING CH  
P.O.BOX 1000  
LAKEWOOD, NJ 08701

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DATE MAILED: 02/04/26

BLOCK: 4914 LOT: 10.02 QUAL: C0002  
PROPERTY LOCATION: 2245 SPRINGFIELD AVE CLASS: 4A  
LAND: 780,000 BUILDING: 633,500 **2026 ASSESSMENT TOTAL:** 1,413,500

NET TAXES BILLED FOR 2025 WERE: \$ 434,274.26 2025 ASSESSMENT TOTAL: 1,862,000

KIMCO UNION CRESCENT II  
500 N BROADWAY, STE 201  
JERICO, NY 11753

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BLOCK: 4914 LOT: 1 QUAL:  
PROPERTY LOCATION: 2385 SPRINGFIELD AVE CLASS: 4A  
LAND: 311,700 BUILDING: 1,499,800 **2026 ASSESSMENT TOTAL: 1,811,500**

NET TAXES BILLED FOR 2025 WERE: \$ 422,496.15 2025 ASSESSMENT TOTAL: 1,811,500

UNION NURSING HOME LUMENT CAPITAL  
2001 ROSS AVENUE 19TH FL  
DALLAS, TEXAS 75201

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BLOCK: 4008 LOT: 7.01 QUAL:  
PROPERTY LOCATION: 2035 ROUTE 22, WEST CLASS: 4A  
LAND: 269,300 BUILDING: 1,530,700 **2026 ASSESSMENT TOTAL: 1,800,000**

NET TAXES BILLED FOR 2025 WERE: \$ 419,814.00 2025 ASSESSMENT TOTAL: 1,800,000

EXTRA SPACE PROPERTIES 101 LLC  
PO BOX 71870  
SALT LAKE CITY, UT 84171



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BLOCK: 2407 LOT: 39 QUAL:  
PROPERTY LOCATION: 1730 MORRIS AVE CLASS: 4A  
LAND: 1,430,400 BUILDING: 347,400 **2026 ASSESSMENT TOTAL: 1,777,800**

NET TAXES BILLED FOR 2025 WERE: \$ 414,636.29 2025 ASSESSMENT TOTAL: 1,777,800

SUBURBAN GOLF CLUB  
1730 MORRIS AVE  
UNION, NJ 07083

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BLOCK: 2303 LOT: 1 QUAL:  
PROPERTY LOCATION: 1201 STUYVESANT AVE CLASS: 4A  
LAND: 389,500 BUILDING: 1,293,800 **2026 ASSESSMENT TOTAL: 1,683,300**

NET TAXES BILLED FOR 2025 WERE: \$ 412,223.34 2025 ASSESSMENT TOTAL: 1,683,300

1211 STUYVESANT AVENUE, LLC C/O AFS  
1149 HARRISBURG PIKE  
CARLISLE, PA 17013

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BLOCK: 3303 LOT: 13.01 QUAL:  
PROPERTY LOCATION: 2375 ROUTE 22, WEST CLASS: 4A  
LAND: 902,000 BUILDING: 846,800 **2026 ASSESSMENT TOTAL: 1,748,800**

NET TAXES BILLED FOR 2025 WERE: \$ 407,872.62 2025 ASSESSMENT TOTAL: 1,748,800

LIDL US OPERATIONS, LLC  
3500 SOUTH CLARK ST  
ARLINGTON, VA 22202

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BLOCK: 4002 LOT: 7 QUAL:  
PROPERTY LOCATION: 1055 HUDSON ST CLASS: 4A  
LAND: 1,081,500 BUILDING: 630,100 **2026 ASSESSMENT TOTAL: 1,711,600**

NET TAXES BILLED FOR 2025 WERE: \$ 399,196.47 2025 ASSESSMENT TOTAL: 1,711,600

690 WAINWRIGHT ST COSTCO PROP TAX  
999 LAKE DR  
ISSAQUAH, WA 98027

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DATE MAILED: 02/04/26

BLOCK: 3402 LOT: 9.01 QUAL:  
PROPERTY LOCATION: 2585 ROUTE 22, WEST CLASS: 4A  
LAND: 717,700 BUILDING: 965,300 **2026 ASSESSMENT TOTAL:** 1,683,000

NET TAXES BILLED FOR 2025 WERE: \$ 392,526.09 2025 ASSESSMENT TOTAL: 1,683,000

R & S REALTIES, LLC  
910 ROUTE 1  
EDISON, NJ 08817

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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: 02/04/26

BLOCK: 302 LOT: 6.01 QUAL:  
PROPERTY LOCATION: 1000 FLORAL AVE CLASS: 4B  
LAND: 606,800 BUILDING: 1,026,900 **2026 ASSESSMENT TOTAL: 1,633,700**

NET TAXES BILLED FOR 2025 WERE: \$ 381,027.85 2025 ASSESSMENT TOTAL: 1,633,700

THE CRESCENT GROUP, LLC  
1000 FLORAL AVE  
UNION, NJ 07083

MUNICIPAL BUILDING  
1976 MORRIS AVENUE  
UNION, NJ 07083

**THIS IS NOT A BILL.  
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District: Union Township  
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: 02/04/26

BLOCK: 3503 LOT: 1.01 QUAL:  
PROPERTY LOCATION: 700 LIBERTY AVE CLASS: 4A  
LAND: 612,900 BUILDING: 994,400 **2026 ASSESSMENT TOTAL:** 1,607,300

NET TAXES BILLED FOR 2025 WERE: \$ 374,870.58 2025 ASSESSMENT TOTAL: 1,607,300

700 LIBERTY AVE LLC  
855 RAHWAY AVENUE  
UNION, NJ 70830

MUNICIPAL BUILDING  
1976 MORRIS AVENUE  
UNION, NJ 07083

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District: Union Township  
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: 02/04/26

BLOCK: 905 LOT: 13 QUAL:  
PROPERTY LOCATION: 234 CHESTNUT ST CLASS: 4A  
LAND: 440,000 BUILDING: 1,139,200 **2026 ASSESSMENT TOTAL: 1,579,200**

NET TAXES BILLED FOR 2025 WERE: \$ 368,316.82 2025 ASSESSMENT TOTAL: 1,579,200

CORNELL PROPCO LLC  
4481 ROUTE 9  
HOWELL, NJ 07731



MUNICIPAL BUILDING  
1976 MORRIS AVENUE  
UNION, NJ 07083

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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: 02/04/26

BLOCK: 901 LOT: 64.01 QUAL:  
PROPERTY LOCATION: 1350 GALLOPING HILL RD CLASS: 4A  
LAND: 757,300 BUILDING: 759,700 **2026 ASSESSMENT TOTAL:** 1,517,000

NET TAXES BILLED FOR 2025 WERE: \$ 353,809.91 2025 ASSESSMENT TOTAL: 1,517,000

ALSHAK UNION, LLC LEVIN MGMNT  
PO BOX 326  
PLAINFIELD, NJ 07061-0326

MUNICIPAL BUILDING  
1976 MORRIS AVENUE  
UNION, NJ 07083

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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: 02/04/26

BLOCK: 3914 LOT: 20 QUAL:  
PROPERTY LOCATION: 800 RAHWAY AVE CLASS: 4A  
LAND: 584,500 BUILDING: 927,100 **2026 ASSESSMENT TOTAL:** 1,511,600

NET TAXES BILLED FOR 2025 WERE: \$ 352,550.47 2025 ASSESSMENT TOTAL: 1,511,600

SUBURBAN CABLEVISION COMCAST  
ONE COMCAST CTR-TAX DEPT  
PHILADELPHIA, PA 19103

MUNICIPAL BUILDING  
1976 MORRIS AVENUE  
UNION, NJ 07083

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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: 02/04/26

BLOCK: 512 LOT: 2.01 QUAL:  
PROPERTY LOCATION: 700 GREEN LA CLASS: 4A  
LAND: 293,900 BUILDING: 1,208,100 **2026 ASSESSMENT TOTAL: 1,502,000**

NET TAXES BILLED FOR 2025 WERE: \$ 350,311.46 2025 ASSESSMENT TOTAL: 1,502,000

EXTRA SPACE OF UNION,LLC PARADIGM  
PO BOX 71870  
SALT LAKE CITY, UT 84171

MUNICIPAL BUILDING  
1976 MORRIS AVENUE  
UNION, NJ 07083

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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: 02/04/26

BLOCK: 4303 LOT: 37 QUAL:  
PROPERTY LOCATION: 2333 MORRIS AVE CLASS: 4A  
LAND: 527,900 BUILDING: 972,100 **2026 ASSESSMENT TOTAL:** 1,500,000

NET TAXES BILLED FOR 2025 WERE: \$ 349,845.00 2025 ASSESSMENT TOTAL: 1,500,000

IDEAL PROFESSIONAL PARK LLC  
636 MORRIS TURNPIKE  
SHORT HILLS, NJ 07078

MUNICIPAL BUILDING  
1976 MORRIS AVENUE  
UNION, NJ 07083

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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: 02/04/26

BLOCK: 606 LOT: 4 QUAL:  
PROPERTY LOCATION: 520 GREEN LA CLASS: 4A  
LAND: 863,800 BUILDING: 608,700 **2026 ASSESSMENT TOTAL: 1,472,500**

NET TAXES BILLED FOR 2025 WERE: \$ 343,431.18 2025 ASSESSMENT TOTAL: 1,472,500

ETG ACQUISITION CORP  
1 SOUTH JERSEY PLAZA  
FOLSOM, NJ 08037

MUNICIPAL BUILDING  
1976 MORRIS AVENUE  
UNION, NJ 07083

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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: 02/04/26

BLOCK: 5609 LOT: 35.01 QUAL:  
PROPERTY LOCATION: 2345 VAUXHALL RD CLASS: 4B  
LAND: 724,100 BUILDING: 698,400 **2026 ASSESSMENT TOTAL:** 1,422,500

NET TAXES BILLED FOR 2025 WERE: \$ 331,769.68 2025 ASSESSMENT TOTAL: 1,422,500

ACE NJ ENTERPRISES, LLC  
61 RIDGE ST  
EASTCHESTER, NY 10709

MUNICIPAL BUILDING  
1976 MORRIS AVENUE  
UNION, NJ 07083

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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: 02/04/26

BLOCK: 3211 LOT: 7 QUAL:  
PROPERTY LOCATION: 2285 ROUTE 22, WEST CLASS: 4A  
LAND: 401,100 BUILDING: 1,011,600 **2026 ASSESSMENT TOTAL: 1,412,700**

NET TAXES BILLED FOR 2025 WERE: \$ 329,484.02 2025 ASSESSMENT TOTAL: 1,412,700

DCH INVESTMENTS INC  
150 N BARLETT ST 2ND FL  
MEDFORD, OR 97501

MUNICIPAL BUILDING  
1976 MORRIS AVENUE  
UNION, NJ 07083

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DATE MAILED: 02/04/26

BLOCK: 606 LOT: 2 QUAL:  
PROPERTY LOCATION: 450 CLERMONT TERR CLASS: 1  
LAND: 1,393,000 BUILDING: 0 **2026 ASSESSMENT TOTAL: 1,393,000**

NET TAXES BILLED FOR 2025 WERE: \$ 324,889.39 2025 ASSESSMENT TOTAL: 1,393,000

UNION URBAN RENEWAL EXCHANGE L L C  
PO BOX 3666  
OAK BROOK, IL 60522



MUNICIPAL BUILDING  
1976 MORRIS AVENUE  
UNION, NJ 07083

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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: 02/04/26

BLOCK: 3306 LOT: 7 QUAL:  
PROPERTY LOCATION: 2438 ROUTE 22,EAST CLASS: 4A  
LAND: 615,900 BUILDING: 734,100 **2026 ASSESSMENT TOTAL:** 1,350,000

NET TAXES BILLED FOR 2025 WERE: \$ 314,860.50 2025 ASSESSMENT TOTAL: 1,350,000

BMT HOLDINGS-UNION, LLC  
6 ADAMS RD  
SADDLE RIVER, NJ 07458

MUNICIPAL BUILDING  
1976 MORRIS AVENUE  
UNION, NJ 07083

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DATE MAILED: 02/04/26

BLOCK: 5609 LOT: 30 QUAL:  
PROPERTY LOCATION: 2393 VAUXHALL RD-REAR CLASS: 4B  
LAND: 378,800 BUILDING: 896,200 **2026 ASSESSMENT TOTAL:** 1,275,000

NET TAXES BILLED FOR 2025 WERE: \$ 297,368.25 2025 ASSESSMENT TOTAL: 1,275,000

JAYDOR BLEEKER REALTY SUB I, LLC  
700 KAPKOWSKI ROAD  
ELIZABETH, NJ 07201

MUNICIPAL BUILDING  
1976 MORRIS AVENUE  
UNION, NJ 07083

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

DATE MAILED: 02/04/26

BLOCK: 1023 LOT: 10 QUAL:  
PROPERTY LOCATION: 342 CHESTNUT ST CLASS: 4A  
LAND: 339,700 BUILDING: 621,800 **2026 ASSESSMENT TOTAL:** 961,500

NET TAXES BILLED FOR 2025 WERE: \$ 289,275.17 2025 ASSESSMENT TOTAL: 1,240,300

5 POINTS, LLC PARAGANO COMMERCIAL  
636 MORRIS TKPE, SUITE 2C  
SHORT HILLS, NJ 07078

MUNICIPAL BUILDING  
1976 MORRIS AVENUE  
UNION, NJ 07083

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026**

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DATE MAILED: 02/04/26

BLOCK: 3701 LOT: 4 QUAL:  
PROPERTY LOCATION: 1135 SPRINGFIELD RD CLASS: 4B  
LAND: 340,400 BUILDING: 959,600 **2026 ASSESSMENT TOTAL:** 1,220,900  
\* TOTAL INCLUDES A SPECIAL EXEMPTION OF -79100  
NET TAXES BILLED FOR 2025 WERE: \$ 284,750.51 2025 ASSESSMENT TOTAL: 1,220,900

JMDH REAL ESTATE OF UNION, LLC  
1710 WHITESTONE EXPWY  
WHITESTONE, NY 11357-3054

MUNICIPAL BUILDING  
1976 MORRIS AVENUE  
UNION, NJ 07083

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026**

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DATE MAILED: 02/04/26

BLOCK: 4607 LOT: 2 QUAL:  
PROPERTY LOCATION: 2395 SPRINGFIELD AVE CLASS: 4A  
LAND: 230,800 BUILDING: 969,200 **2026 ASSESSMENT TOTAL:** 1,200,000

NET TAXES BILLED FOR 2025 WERE: \$ 279,876.00 2025 ASSESSMENT TOTAL: 1,200,000

WEILL,J TRUSTEE ET AL RD MGMT CORP  
810 7TH AVE-10TH FLR  
NEW YORK, NY 10019

MUNICIPAL BUILDING  
1976 MORRIS AVENUE  
UNION, NJ 07083

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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: 02/04/26

BLOCK: 3409 LOT: 21.02 QUAL:  
PROPERTY LOCATION: 948-950 SPRINGFIELD RD CLASS: 4A  
LAND: 545,500 BUILDING: 615,300 **2026 ASSESSMENT TOTAL:** 1,160,800

NET TAXES BILLED FOR 2025 WERE: \$ 270,733.38 2025 ASSESSMENT TOTAL: 1,160,800

GJ 22JV LLC  
820 MORRIS TURNPIKE  
SHORT HILLS, NJ 07078

MUNICIPAL BUILDING  
1976 MORRIS AVENUE  
UNION, NJ 07083

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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: 02/04/26

BLOCK: 1704 LOT: 62.04 QUAL:  
PROPERTY LOCATION: 1710 ROUTE 22, EAST CLASS: 4A  
LAND: 487,700 BUILDING: 665,400 **2026 ASSESSMENT TOTAL: 1,153,100**

NET TAXES BILLED FOR 2025 WERE: \$ 268,937.51 2025 ASSESSMENT TOTAL: 1,153,100

CS UNION NJ LLC  
134 WEST 29TH ST, 4TH FL  
NEW YORK, NY 10001

MUNICIPAL BUILDING  
1976 MORRIS AVENUE  
UNION, NJ 07083

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

DATE MAILED: 02/04/26

BLOCK: 3205 LOT: 5 QUAL:  
PROPERTY LOCATION: 2264 ROUTE 22,CENTER CLASS: 4A  
LAND: 314,400 BUILDING: 829,600 **2026 ASSESSMENT TOTAL: 1,144,000**

NET TAXES BILLED FOR 2025 WERE: \$ 266,815.12 2025 ASSESSMENT TOTAL: 1,144,000

AJ RICHARD & SONS, INC  
150 PRICE PKWY  
FARMINGDALE, NY 11735



MUNICIPAL BUILDING  
1976 MORRIS AVENUE  
UNION, NJ 07083

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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: 02/04/26

BLOCK: 2004 LOT: 1 QUAL:  
PROPERTY LOCATION: MANOR DR & VILLAGE RD CLASS: 4C  
LAND: 366,000 BUILDING: 680,000 **2026 ASSESSMENT TOTAL:** 1,046,000

NET TAXES BILLED FOR 2025 WERE: \$ 243,958.58 2025 ASSESSMENT TOTAL: 1,046,000

UNION MILL RUN, LLC FIELDSTONE  
1719 ROUTE 10,E - STE 220  
PARSIPPANY, NJ 07054

MUNICIPAL BUILDING  
1976 MORRIS AVENUE  
UNION, NJ 07083

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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: 02/04/26

BLOCK: 2002 LOT: 1 QUAL:  
PROPERTY LOCATION: WALKER AVE CLASS: 4C  
LAND: 366,000 BUILDING: 680,000 **2026 ASSESSMENT TOTAL: 1,046,000**

NET TAXES BILLED FOR 2025 WERE: \$ 243,958.58 2025 ASSESSMENT TOTAL: 1,046,000

UNION MILL RUN, LLC FIELDSTONE  
1719 ROUTE 10,E - STE 220  
PARSIPPANY, NJ 07054

MUNICIPAL BUILDING  
1976 MORRIS AVENUE  
UNION, NJ 07083

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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: 02/04/26

BLOCK: 2302 LOT: 5.01 QUAL:  
PROPERTY LOCATION: 1225-1255 STUYVESANT AVE CLASS: 4A  
LAND: 245,100 BUILDING: 512,900 **2026 ASSESSMENT TOTAL:** 758,000

NET TAXES BILLED FOR 2025 WERE: \$ 234,971.96 2025 ASSESSMENT TOTAL: 959,500

1255 STUYVESANT AVE  
1350 GALLOPING HILL RD A  
UNION, NJ 07083

MUNICIPAL BUILDING  
1976 MORRIS AVENUE  
UNION, NJ 07083

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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: 02/04/26

BLOCK: PU LOT: 2 QUAL:  
PROPERTY LOCATION: VARIOUS CLASS: 6A  
LAND: 10,289,909 BUILDING: 889 **2026 ASSESSMENT TOTAL: 914,773**

NET TAXES BILLED FOR 2025 WERE: \$ 234,711.71 2025 ASSESSMENT TOTAL: 1,006,353

VERIZON-NEW JERSEY C/O DUFF & PHELP  
PO BOX 2749  
ADDISON, TX 75001

MUNICIPAL BUILDING  
1976 MORRIS AVENUE  
UNION, NJ 07083

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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: 02/04/26

BLOCK: 5009 LOT: 1 QUAL:  
PROPERTY LOCATION: 2400 VAUXHALL RD CLASS: 1  
LAND: 1,000,000 BUILDING: 0 **2026 ASSESSMENT TOTAL: 1,000,000**

NET TAXES BILLED FOR 2025 WERE: \$ 233,230.00 2025 ASSESSMENT TOTAL: 1,000,000

UNION URBAN RENEWAL CONSERVICE  
4040 WILSON BLVD STE 1000  
ARLINGTON, VA 22203

MUNICIPAL BUILDING  
1976 MORRIS AVENUE  
UNION, NJ 07083

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026**

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DATE MAILED: 02/04/26

BLOCK: 605 LOT: 1 QUAL:  
PROPERTY LOCATION: 777 LEHIGH AVE CLASS: 4B  
LAND: 403,900 BUILDING: 596,100 **2026 ASSESSMENT TOTAL: 1,000,000**

NET TAXES BILLED FOR 2025 WERE: \$ 233,230.00 2025 ASSESSMENT TOTAL: 1,000,000

SUMMIT METRO 7006 LLC  
100 PULASKI ST  
BAYONNE, NJ 07002

MUNICIPAL BUILDING  
1976 MORRIS AVENUE  
UNION, NJ 07083

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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: 02/04/26

BLOCK: 1704 LOT: 62.03 QUAL:  
PROPERTY LOCATION: 1730 ROUTE 22, EAST CLASS: 4A  
LAND: 265,000 BUILDING: 733,700 **2026 ASSESSMENT TOTAL:** 998,700

NET TAXES BILLED FOR 2025 WERE: \$ 232,926.81 2025 ASSESSMENT TOTAL: 265,000

SSN INVESTMENTS, LLC  
2000 CORNWALL RD  
MONMOUTH JUNCTION, NJ 08852

MUNICIPAL BUILDING  
1976 MORRIS AVENUE  
UNION, NJ 07083

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

DATE MAILED: 02/04/26

BLOCK: 5001 LOT: 17 QUAL:  
PROPERTY LOCATION: 2 STAHUBER AVE CLASS: 4A  
LAND: 434,100 BUILDING: 555,500 **2026 ASSESSMENT TOTAL:** 989,600

NET TAXES BILLED FOR 2025 WERE: \$ 230,804.41 2025 ASSESSMENT TOTAL: 989,600

TWO STAHUBER AVENUE DGA SECURITY  
2 STAHUBER AVE  
UNION, NJ 07083



MUNICIPAL BUILDING  
1976 MORRIS AVENUE  
UNION, NJ 07083

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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: 02/04/26

BLOCK: 4002 LOT: 8.01 QUAL:  
PROPERTY LOCATION: 1055 HUDSON ST CLASS: 4A  
LAND: 625,000 BUILDING: 364,100 **2026 ASSESSMENT TOTAL:** 989,100

NET TAXES BILLED FOR 2025 WERE: \$ 230,687.79 2025 ASSESSMENT TOTAL: 989,100

1185 W CHESTNUT ST COSTCO PROP TAX  
999 LAKE DR  
ISSAQUAH, WA 98027

MUNICIPAL BUILDING  
1976 MORRIS AVENUE  
UNION, NJ 07083

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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: 02/04/26

BLOCK: 4002 LOT: 6.01 QUAL: C0001  
PROPERTY LOCATION: 1235H WEST CHESTNUT ST CLASS: 4A  
LAND: 328,000 BUILDING: 659,400 **2026 ASSESSMENT TOTAL:** 987,400

NET TAXES BILLED FOR 2025 WERE: \$ 230,291.30 2025 ASSESSMENT TOTAL: 987,400

GREENLEAF AT UNION OWNERS LLC  
546 5TH AVE, 15TH FLOOR  
NEW YORK, NEW YORK 10036

MUNICIPAL BUILDING  
1976 MORRIS AVENUE  
UNION, NJ 07083

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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: 02/04/26

BLOCK: 5609 LOT: 4.02 QUAL:  
PROPERTY LOCATION: 2401 VAUXHALL RD CLASS: 4A  
LAND: 205,400 BUILDING: 775,600 **2026 ASSESSMENT TOTAL:** 981,000

NET TAXES BILLED FOR 2025 WERE: \$ 228,798.63 2025 ASSESSMENT TOTAL: 981,000

PSI ATLANTIC UNION NJ LLC  
530 OAK CT DR #155  
MEMPHIS, TN 38117

MUNICIPAL BUILDING  
1976 MORRIS AVENUE  
UNION, NJ 07083

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

District: Union Township  
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: 02/04/26

BLOCK: 606 LOT: 8 QUAL:  
PROPERTY LOCATION: 600 GREEN LA CLASS: 4B  
LAND: 320,000 BUILDING: 650,800 **2026 ASSESSMENT TOTAL: 970,800**

NET TAXES BILLED FOR 2025 WERE: \$ 226,419.68 2025 ASSESSMENT TOTAL: 970,800

600 GREEN UNION, LLC  
104 CHESTNUT ST SUITE 300  
RIDGEWOOD, NJ 07450

MUNICIPAL BUILDING  
1976 MORRIS AVENUE  
UNION, NJ 07083

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District: Union Township  
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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: 02/04/26

BLOCK: 3402 LOT: 37 QUAL:  
PROPERTY LOCATION: 1110 SPRINGFIELD RD CLASS: 4B  
LAND: 400,000 BUILDING: 555,000 **2026 ASSESSMENT TOTAL:** 955,000

NET TAXES BILLED FOR 2025 WERE: \$ 222,734.65 2025 ASSESSMENT TOTAL: 955,000

1110S UNION,LLC C/O STRO COMPANY  
104 CHESTNUT ST, STE 300  
RIDGEWOOD, NJ 07450

MUNICIPAL BUILDING  
1976 MORRIS AVENUE  
UNION, NJ 07083

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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: 02/04/26

BLOCK: 4215 LOT: 14 QUAL:  
PROPERTY LOCATION: 2107 MORRIS AVE CLASS: 4C  
LAND: 387,200 BUILDING: 562,800 **2026 ASSESSMENT TOTAL: 950,000**

NET TAXES BILLED FOR 2025 WERE: \$ 221,568.50 2025 ASSESSMENT TOTAL: 950,000

NORMANDY VILLAGE NJ LP  
PO BOX 4697  
LOGAN, UT 84323

MUNICIPAL BUILDING  
1976 MORRIS AVENUE  
UNION, NJ 07083

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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: 02/04/26

BLOCK: 504 LOT: 4.02 QUAL:  
PROPERTY LOCATION: 855 LEHIGH AVE CLASS: 4A  
LAND: 143,800 BUILDING: 795,500 **2026 ASSESSMENT TOTAL: 939,300**

NET TAXES BILLED FOR 2025 WERE: \$ 219,072.94 2025 ASSESSMENT TOTAL: 939,300

10 CHERRY ST ASSOC M&M CONSTRUCTI  
33 COMMERCE DR  
CRANFORD, NJ 07016

MUNICIPAL BUILDING  
1976 MORRIS AVENUE  
UNION, NJ 07083

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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: 02/04/26

BLOCK: 3402 LOT: 6 QUAL:  
PROPERTY LOCATION: 2675 ROUTE 22, WEST CLASS: 4A  
LAND: 340,400 BUILDING: 592,000 **2026 ASSESSMENT TOTAL:** 932,400

NET TAXES BILLED FOR 2025 WERE: \$ 217,463.65 2025 ASSESSMENT TOTAL: 932,400

2675 RT 22 PROPERTY ASSOCS, LLC  
2675 ROUTE 22, WEST  
UNION, NJ 07083



MUNICIPAL BUILDING  
1976 MORRIS AVENUE  
UNION, NJ 07083

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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: 02/04/26

BLOCK: 3402 LOT: 2.01 QUAL:  
PROPERTY LOCATION: 2705 ROUTE 22, WEST CLASS: 4A  
LAND: 825,000 BUILDING: 25,000 **2026 ASSESSMENT TOTAL:** 850,000

NET TAXES BILLED FOR 2025 WERE: \$ 215,737.75 2025 ASSESSMENT TOTAL: 925,000

2735 RT 22 PROPERTY ASSOCIATES LLC  
400 US HGW 22  
BRIDGEWATER, NJ 08807

MUNICIPAL BUILDING  
1976 MORRIS AVENUE  
UNION, NJ 07083

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026**

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DATE MAILED: 02/04/26

BLOCK: 3915 LOT: 6 QUAL:  
PROPERTY LOCATION: 855 RAHWAY AVE CLASS: 4B  
LAND: 414,600 BUILDING: 504,500 **2026 ASSESSMENT TOTAL: 919,100**

NET TAXES BILLED FOR 2025 WERE: \$ 214,361.69 2025 ASSESSMENT TOTAL: 919,100

KARBAS CORP  
855 RAHWAY AVE  
UNION, N J 07083-1894

MUNICIPAL BUILDING  
1976 MORRIS AVENUE  
UNION, NJ 07083

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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: 02/04/26

BLOCK: 3304 LOT: 3 QUAL:  
PROPERTY LOCATION: 2317 ROUTE 22,CENTER CLASS: 4A  
LAND: 207,300 BUILDING: 704,700 **2026 ASSESSMENT TOTAL:** 912,000

NET TAXES BILLED FOR 2025 WERE: \$ 212,705.76 2025 ASSESSMENT TOTAL: 912,000

2317 ROUTE 22 INVESTORS, LLC  
25A HANOVER RD,SUITE 350  
FLORHAM PARK, NJ 07932

MUNICIPAL BUILDING  
1976 MORRIS AVENUE  
UNION, NJ 07083

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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: 02/04/26

BLOCK: 605 LOT: 15 QUAL:  
PROPERTY LOCATION: 601 LEHIGH AVE CLASS: 4B  
LAND: 445,800 BUILDING: 454,200 **2026 ASSESSMENT TOTAL:** 900,000

NET TAXES BILLED FOR 2025 WERE: \$ 209,907.00 2025 ASSESSMENT TOTAL: 900,000

601 LEHIGH AVE LLC  
800 SOUTH POINTE DR  
MIAMI, FL 33139

MUNICIPAL BUILDING  
1976 MORRIS AVENUE  
UNION, NJ 07083

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026**

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DATE MAILED: 02/04/26

BLOCK: 5505 LOT: 11 QUAL:  
PROPERTY LOCATION: 2199 STANLEY TERR CLASS: 4B  
LAND: 474,500 BUILDING: 412,500 **2026 ASSESSMENT TOTAL: 887,000**

NET TAXES BILLED FOR 2025 WERE: \$ 206,875.01 2025 ASSESSMENT TOTAL: 887,000

MULBERRY METAL PRODUCTS INC  
2199 STANLEY TERR  
UNION, NJ 07083

MUNICIPAL BUILDING  
1976 MORRIS AVENUE  
UNION, NJ 07083

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026**

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DATE MAILED: 02/04/26

BLOCK: 4914 LOT: 10.03 QUAL: C0003  
PROPERTY LOCATION: 2255 SPRINGFIELD AVE CLASS: 4A  
LAND: 392,900 BUILDING: 454,000 **2026 ASSESSMENT TOTAL:** 846,900

NET TAXES BILLED FOR 2025 WERE: \$ 197,522.49 2025 ASSESSMENT TOTAL: 846,900

KIMCO UNION CRESCENT III  
500 N BROADWAY, STE 201  
JERICO, NY 11753

MUNICIPAL BUILDING  
1976 MORRIS AVENUE  
UNION, NJ 07083

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026**

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DATE MAILED: 02/04/26

BLOCK: 4401 LOT: 1 QUAL:  
PROPERTY LOCATION: 2657 MORRIS AVE CLASS: 4A  
LAND: 283,100 BUILDING: 542,900 **2026 ASSESSMENT TOTAL: 826,000**

NET TAXES BILLED FOR 2025 WERE: \$ 192,647.98 2025 ASSESSMENT TOTAL: 826,000

LEVIN PROPERTIES LEVIN MGMT CORP  
PO BOX 326  
PLAINFIELD, NJ 07061-0326

MUNICIPAL BUILDING  
1976 MORRIS AVENUE  
UNION, NJ 07083

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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: 02/04/26

BLOCK: 3303 LOT: 8 QUAL:  
PROPERTY LOCATION: 1103 SPRINGFIELD RD CLASS: 4B  
LAND: 820,000 BUILDING: 5,000 **2026 ASSESSMENT TOTAL: 825,000**

NET TAXES BILLED FOR 2025 WERE: \$ 192,414.75 2025 ASSESSMENT TOTAL: 825,000

CARPENTER TECHNOLOGY CORP  
PO BOX 14662-ATTN:TAXSERV  
READING, PA 19612-4662



MUNICIPAL BUILDING  
1976 MORRIS AVENUE  
UNION, NJ 07083

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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: 02/04/26

BLOCK: 3702 LOT: 6 QUAL:  
PROPERTY LOCATION: 625 RAHWAY AVE CLASS: 4B  
LAND: 323,200 BUILDING: 497,700 **2026 ASSESSMENT TOTAL: 820,900**

NET TAXES BILLED FOR 2025 WERE: \$ 191,458.51 2025 ASSESSMENT TOTAL: 820,900

591-636 REALTY CO, L L C  
625 RAHWAY AVE  
UNION, NJ 07083

MUNICIPAL BUILDING  
1976 MORRIS AVENUE  
UNION, NJ 07083

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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: 02/04/26

BLOCK: 1409 LOT: 15.01 QUAL:  
PROPERTY LOCATION: 1305-1311 MORRIS AVE CLASS: 4A  
LAND: 337,600 BUILDING: 448,000 **2026 ASSESSMENT TOTAL:** 785,600

NET TAXES BILLED FOR 2025 WERE: \$ 183,225.49 2025 ASSESSMENT TOTAL: 785,600

COREMARK UNION - LANDMARK UNION  
392 MAIN ST  
WYCKOFF, NJ 07481

MUNICIPAL BUILDING  
1976 MORRIS AVENUE  
UNION, NJ 07083

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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: 02/04/26

BLOCK: 606 LOT: 5 QUAL:  
PROPERTY LOCATION: 546 GREEN LA CLASS: 4B  
LAND: 300,000 BUILDING: 483,500 **2026 ASSESSMENT TOTAL: 783,500**

NET TAXES BILLED FOR 2025 WERE: \$ 182,735.71 2025 ASSESSMENT TOTAL: 783,500

CINTAS CORP ACCTG ASST - 90C NEG  
6800 CINTAS BLVD  
MASON, OH 45040

MUNICIPAL BUILDING  
1976 MORRIS AVENUE  
UNION, NJ 07083

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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: 02/04/26

BLOCK: 5009 LOT: 2 QUAL:  
PROPERTY LOCATION: 5 STAHUBER AVE CLASS: 4B  
LAND: 361,200 BUILDING: 418,800 **2026 ASSESSMENT TOTAL:** 780,000

NET TAXES BILLED FOR 2025 WERE: \$ 181,919.40 2025 ASSESSMENT TOTAL: 780,000

EREE REALTY, LLC  
5 STAHUBER AVE  
UNION, NJ 07083

MUNICIPAL BUILDING  
1976 MORRIS AVENUE  
UNION, NJ 07083

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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: 02/04/26

BLOCK: 301 LOT: 47 QUAL:  
PROPERTY LOCATION: 575 GREEN LA CLASS: 4B  
LAND: 165,000 BUILDING: 614,500 **2026 ASSESSMENT TOTAL: 779,500**

NET TAXES BILLED FOR 2025 WERE: \$ 181,802.79 2025 ASSESSMENT TOTAL: 779,500

FLORAL PROPERTIES INC C/O PEERLESS  
1000 FLORAL AVE  
UNION, NJ 07083

MUNICIPAL BUILDING  
1976 MORRIS AVENUE  
UNION, NJ 07083

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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: 02/04/26

BLOCK: 802 LOT: 2.01 QUAL:  
PROPERTY LOCATION: 1050 GALLOPING HILL RD CLASS: 4A  
LAND: 178,000 BUILDING: 573,000 **2026 ASSESSMENT TOTAL:** 751,000

NET TAXES BILLED FOR 2025 WERE: \$ 175,155.73 2025 ASSESSMENT TOTAL: 751,000

RARITAN HOLDINGS, LLC  
540 BORDENTOWN AVE  
SOUTH AMBOY, NJ 08879

MUNICIPAL BUILDING  
1976 MORRIS AVENUE  
UNION, NJ 07083

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026**

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DATE MAILED: 02/04/26

BLOCK: 5401 LOT: 1 QUAL:  
PROPERTY LOCATION: 1501 STUYVESANT AVE CLASS: 4C  
LAND: 275,600 BUILDING: 474,400 **2026 ASSESSMENT TOTAL:** 750,000

NET TAXES BILLED FOR 2025 WERE: \$ 174,922.50 2025 ASSESSMENT TOTAL: 750,000

SAUS UNION LLC  
41 LENOX AVE  
CLIFTON, NJ 07012

MUNICIPAL BUILDING  
1976 MORRIS AVENUE  
UNION, NJ 07083

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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: 02/04/26

BLOCK: 3210 LOT: 5 QUAL:  
PROPERTY LOCATION: 1010 GELB AVE CLASS: 4A  
LAND: 363,200 BUILDING: 376,100 **2026 ASSESSMENT TOTAL: 739,300**

NET TAXES BILLED FOR 2025 WERE: \$ 172,426.94 2025 ASSESSMENT TOTAL: 739,300

EPIC PROPERTIES, LLC M CIASULLI  
2329 ROUTE 22, WEST  
UNION, NJ 07083



MUNICIPAL BUILDING  
1976 MORRIS AVENUE  
UNION, NJ 07083

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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: 02/04/26

BLOCK: 4303 LOT: 31 QUAL:  
PROPERTY LOCATION: 1091 LOUSONS RD CLASS: 4B  
LAND: 207,600 BUILDING: 512,400 **2026 ASSESSMENT TOTAL:** 720,000

NET TAXES BILLED FOR 2025 WERE: \$ 167,925.60 2025 ASSESSMENT TOTAL: 720,000

CE DE CANDY INC  
1091 LOUSONS RD  
UNION, NJ 07083

MUNICIPAL BUILDING  
1976 MORRIS AVENUE  
UNION, NJ 07083

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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: 02/04/26

BLOCK: 1016 LOT: 1 QUAL:  
PROPERTY LOCATION: 325 CHESTNUT ST CLASS: 4A  
LAND: 338,300 BUILDING: 242,400 **2026 ASSESSMENT TOTAL: 580,700**

NET TAXES BILLED FOR 2025 WERE: \$ 166,059.76 2025 ASSESSMENT TOTAL: 712,000

THOMAS FAMILY, LLC  
325 CHESTNUT ST  
UNION, NJ 07083

MUNICIPAL BUILDING  
1976 MORRIS AVENUE  
UNION, NJ 07083

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

DATE MAILED: 02/04/26

BLOCK: 1406 LOT: 27.01 QUAL:  
PROPERTY LOCATION: 1181 MORRIS AVE CLASS: 4C  
LAND: 200,000 BUILDING: 459,700 **2026 ASSESSMENT TOTAL: 659,700**

NET TAXES BILLED FOR 2025 WERE: \$ 153,861.83 2025 ASSESSMENT TOTAL: 659,700

SKG CAPITAL HOLDINGS 1 LLC  
315 RIDGEDALE AVE, UNIT 370  
EAST HANOVER, NJ 07936

MUNICIPAL BUILDING  
1976 MORRIS AVENUE  
UNION, NJ 07083

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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: 02/04/26

BLOCK: 708 LOT: 16.01 QUAL:  
PROPERTY LOCATION: 555 LEHIGH AVE CLASS: 4B  
LAND: 240,800 BUILDING: 412,000 **2026 ASSESSMENT TOTAL: 652,800**

NET TAXES BILLED FOR 2025 WERE: \$ 152,252.54 2025 ASSESSMENT TOTAL: 652,800

GEMS REALTY CO L LATTICINI, INC  
555 LEHIGH AVE  
UNION, NJ 07083

MUNICIPAL BUILDING  
1976 MORRIS AVENUE  
UNION, NJ 07083

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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: 02/04/26

BLOCK: 1704 LOT: 62.02 QUAL:  
PROPERTY LOCATION: 1750 ROUTE 22, EAST CLASS: 4A  
LAND: 493,500 BUILDING: 158,600 **2026 ASSESSMENT TOTAL:** 652,100

NET TAXES BILLED FOR 2025 WERE: \$ 152,089.28 2025 ASSESSMENT TOTAL: 652,100

GROVICK PROPERTIES LLC  
865 MERRICK AVE S-50N  
WESTBURY, NY 11590

MUNICIPAL BUILDING  
1976 MORRIS AVENUE  
UNION, NJ 07083

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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: 02/04/26

BLOCK: 3306 LOT: 18 QUAL:  
PROPERTY LOCATION: 911 SPRINGFIELD RD CLASS: 4B  
LAND: 206,000 BUILDING: 444,000 **2026 ASSESSMENT TOTAL: 650,000**

NET TAXES BILLED FOR 2025 WERE: \$ 151,599.50 2025 ASSESSMENT TOTAL: 650,000

ECHO ENTERPRISES  
911 SPRINGFIELD RD  
UNION, NJ 07083

MUNICIPAL BUILDING  
1976 MORRIS AVENUE  
UNION, NJ 07083

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026**

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DATE MAILED: 02/04/26

BLOCK: 3209 LOT: 1 QUAL:  
PROPERTY LOCATION: 2333 ROUTE 22, WEST CLASS: 4B  
LAND: 249,000 BUILDING: 401,000 **2026 ASSESSMENT TOTAL:** 650,000

NET TAXES BILLED FOR 2025 WERE: \$ 151,599.50 2025 ASSESSMENT TOTAL: 650,000

DOUGONO, LLC  
2329 RT.22 WEST  
UNION, NJ 07083

MUNICIPAL BUILDING  
1976 MORRIS AVENUE  
UNION, NJ 07083

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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: 02/04/26

BLOCK: 5403 LOT: 38 QUAL:  
PROPERTY LOCATION: WALKER AVE CLASS: 4C  
LAND: 219,600 BUILDING: 408,000 **2026 ASSESSMENT TOTAL: 627,600**

NET TAXES BILLED FOR 2025 WERE: \$ 146,375.15 2025 ASSESSMENT TOTAL: 627,600

UNION MILL RUN, LLC FIELDSTONE  
1719 ROUTE 10,E - STE 220  
PARSIPPANY, NJ 07054



MUNICIPAL BUILDING  
1976 MORRIS AVENUE  
UNION, NJ 07083

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026**

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DATE MAILED: 02/04/26

BLOCK: 3915 LOT: 17.01 QUAL:  
PROPERTY LOCATION: 2322 MORRIS AVE CLASS: 4A  
LAND: 368,800 BUILDING: 253,800 **2026 ASSESSMENT TOTAL: 622,600**

NET TAXES BILLED FOR 2025 WERE: \$ 145,209.00 2025 ASSESSMENT TOTAL: 622,600

B & H REALTY CO  
2322 MORRIS AVE  
UNION, N J 07083

MUNICIPAL BUILDING  
1976 MORRIS AVENUE  
UNION, NJ 07083

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APPEAL INFORMATION.**

District: Union Township  
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: 02/04/26

BLOCK: 3701 LOT: 6.01 QUAL:  
PROPERTY LOCATION: 1121 SPRINGFIELD RD CLASS: 4B  
LAND: 288,900 BUILDING: 331,100 **2026 ASSESSMENT TOTAL: 620,000**

NET TAXES BILLED FOR 2025 WERE: \$ 144,602.60 2025 ASSESSMENT TOTAL: 620,000

FIDELCO SPRINGFIELD ROAD LLC  
225 MILLBURN AVE #202  
MILLBURN, NJ 07041

MUNICIPAL BUILDING  
1976 MORRIS AVENUE  
UNION, NJ 07083

**THIS IS NOT A BILL.  
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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: 02/04/26

BLOCK: 3401 LOT: 4 QUAL:  
PROPERTY LOCATION: 3 MILLTOWN CT CLASS: 4B  
LAND: 130,700 BUILDING: 489,300 **2026 ASSESSMENT TOTAL: 620,000**

NET TAXES BILLED FOR 2025 WERE: \$ 144,602.60 2025 ASSESSMENT TOTAL: 620,000

ONE GAELEN CORPORATION  
3 MILLTOWN CT  
UNION, NJ 07083

MUNICIPAL BUILDING  
1976 MORRIS AVENUE  
UNION, NJ 07083

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

DATE MAILED: 02/04/26

BLOCK: 4418 LOT: 1 QUAL:  
PROPERTY LOCATION: 2455 MORRIS AVE CLASS: 4A  
LAND: 193,400 BUILDING: 406,600 **2026 ASSESSMENT TOTAL: 600,000**

NET TAXES BILLED FOR 2025 WERE: \$ 139,938.00 2025 ASSESSMENT TOTAL: 600,000

UNION CENTER NATL BANK CONNECT ONE  
301 SYLVAN AVENUE  
ENGLEWOOD CLIFFS, NJ 07632

MUNICIPAL BUILDING  
1976 MORRIS AVENUE  
UNION, NJ 07083

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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: 02/04/26

BLOCK: 1810 LOT: 4 QUAL:  
PROPERTY LOCATION: 1600 VAUXHALL RD CLASS: 4A  
LAND: 161,200 BUILDING: 438,800 **2026 ASSESSMENT TOTAL: 600,000**

NET TAXES BILLED FOR 2025 WERE: \$ 139,938.00 2025 ASSESSMENT TOTAL: 600,000

1600 ROUTE 22 LLC  
1620 VAUXHALL RD  
UNION, NJ 07083

MUNICIPAL BUILDING  
1976 MORRIS AVENUE  
UNION, NJ 07083

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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: 02/04/26

BLOCK: 1810 LOT: 3 QUAL:  
PROPERTY LOCATION: 1620 VAUXHALL RD CLASS: 4A  
LAND: 161,200 BUILDING: 438,800 **2026 ASSESSMENT TOTAL: 600,000**

NET TAXES BILLED FOR 2025 WERE: \$ 139,938.00 2025 ASSESSMENT TOTAL: 600,000

1600 ROUTE 22 LLC  
14 N MADISON AVE STE 101  
SPRING VALLEY, NY 10977

MUNICIPAL BUILDING  
1976 MORRIS AVENUE  
UNION, NJ 07083

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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: 02/04/26

BLOCK: 4114 LOT: 1 QUAL:  
PROPERTY LOCATION: 2148 MORRIS AVE CLASS: 4A  
LAND: 325,800 BUILDING: 273,100 **2026 ASSESSMENT TOTAL: 598,900**

NET TAXES BILLED FOR 2025 WERE: \$ 139,681.45 2025 ASSESSMENT TOTAL: 598,900

ESDALE, KENNETH  
2702 CAROL RD  
UNION, NJ 07083

MUNICIPAL BUILDING  
1976 MORRIS AVENUE  
UNION, NJ 07083

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DATE MAILED: 02/04/26

BLOCK: 3406 LOT: 5 QUAL:  
PROPERTY LOCATION: 2520 ROUTE 22,CENTER CLASS: 4A  
LAND: 315,300 BUILDING: 279,000 **2026 ASSESSMENT TOTAL:** 594,300

NET TAXES BILLED FOR 2025 WERE: \$ 138,608.59 2025 ASSESSMENT TOTAL: 594,300

RPRL UNION 22 LLC C/O RED LOBSTER  
P.O. BOX 6467  
ORLANDO, FL 32802



MUNICIPAL BUILDING  
1976 MORRIS AVENUE  
UNION, NJ 07083

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**NOTICE OF PROPERTY TAX ASSESSMENT FOR 2026**

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DATE MAILED: 02/04/26

BLOCK: 302 LOT: 3 QUAL:  
PROPERTY LOCATION: 625 GREEN LA CLASS: 4B  
LAND: 160,000 BUILDING: 424,200 **2026 ASSESSMENT TOTAL: 584,200**

NET TAXES BILLED FOR 2025 WERE: \$ 136,252.97 2025 ASSESSMENT TOTAL: 584,200

FLORAL PROPERTIES INC  
1000 FLORAL AVE NORTH  
UNION, NJ 07083

MUNICIPAL BUILDING  
1976 MORRIS AVENUE  
UNION, NJ 07083

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DATE MAILED: 02/04/26

BLOCK: 3206 LOT: 1.01 QUAL:  
PROPERTY LOCATION: 2319 ROUTE 22,CENTER CLASS: 4A  
LAND: 374,000 BUILDING: 137,700 **2026 ASSESSMENT TOTAL: 511,700**

NET TAXES BILLED FOR 2025 WERE: \$ 135,669.89 2025 ASSESSMENT TOTAL: 581,700

JEROME INVESTMENTS, LLC  
390 NE 191 ST STE 17217  
MIAMI, FL 33179

MUNICIPAL BUILDING  
1976 MORRIS AVENUE  
UNION, NJ 07083

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DATE MAILED: 02/04/26

BLOCK: 3702 LOT: 8 QUAL:  
PROPERTY LOCATION: 655 RAHWAY AVE CLASS: 4B  
LAND: 174,200 BUILDING: 400,800 **2026 ASSESSMENT TOTAL: 575,000**

NET TAXES BILLED FOR 2025 WERE: \$ 134,107.25 2025 ASSESSMENT TOTAL: 575,000

SAMUEL ASSOCIATES, LLC  
292 ROUTE 22, WEST  
GREEN BROOK, NJ 08812

MUNICIPAL BUILDING  
1976 MORRIS AVENUE  
UNION, NJ 07083

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DATE MAILED: 02/04/26

BLOCK: 405 LOT: 56 QUAL:  
PROPERTY LOCATION: 1319 MAGIE AVE CLASS: 4A  
LAND: 182,900 BUILDING: 392,100 **2026 ASSESSMENT TOTAL: 575,000**

NET TAXES BILLED FOR 2025 WERE: \$ 134,107.25 2025 ASSESSMENT TOTAL: 575,000

RENWAL OF FLA INC ALTUS GRP US INC  
PO BOX 1610  
COCKEYSVILLE,MD 21030