

ASSESSMENT REAL PROPERTY TAX LIST FOR YEAR 2023

COUNTY NO. 13 MONMOUTH

PAGE NO. 1

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Block No. Lot No. Qualification Account No.	Land Dimensions Building Description Additional Lots Acreage	Prop. Class	Owner's Name Address City State Property Location	Billing Code Zip Code	Land Improvements Exemption Net Total	# M	Compl. Mo. Day	Prorated Assessment	Total Real Property Tax	Special Tax	Net Amount of Tax
13 1	NEW RESTAURANT	4A	RDS REALTY KEANSBURG LLC 24 GREEN SPRINGS WAY FREEHOLD, NJ 260-262 BEACHWAY	00000 07728	0 1681300 1681300	07	05 01	980758	2157668		2157668
18 28.01	NEW HOME	2	LABEET, DAMIAN A OLIVERO & DORKA A 33 BAYVIEW AVE KEANSBURG, NJ 33 BAYVIEW AVE	00000 07734	0 350700 350700	12	12 01	350700	771540		771540
20 9	NEW HOME	2	LEAP BUILDERS, INC 102 HOWE LANE FREEHOLD, NJ J 20 PINEVIEW AVE	00000 07728	0 295800 295800	09	03 22	221850	488070		488070
27 1	NEW HOME	2	MILBRAD, KEITH L 31 TWILIGHT AVE KEANSBURG, NJ 31 TWILIGHT AVE	00000 07734	0 301000 301000	09	03 01	225750	496650		496650
54 1	NEW HOME	2	SANDY BEACHES, LLC 15 CONSTITUTION DRIVE LEONARDO, NJ 102 CENTER AVE	00000 07737	0 317200 317200	09	03 24	237900	523380		523380
67 37	NEW HOME	2	SOSA, GUILLERMO & MEDINA, SARA J AL 217 SEELEY AVE. KEANSBURG, NJ 217 SEELEY AVE.	00000 07734	0 372600 372600	08	04 01	248400	546480		546480
73 4.01	NEW HOME	2	BIONDI, PAUL 10-12 MURRAY LANE KEANSBURG, NJ 10-12 MURRAY LANE	00000 07734	0 291700 291700	04	08 01	97233	213913		213913
73 4.01	NEW HOME	2	BIONDI, PAUL 10-12 MURRAY LANE KEANSBURG, NJ 10-12 MURRAY LANE	00000 07734	0 84600 84600	04	08 02	28200	62040		62040
108 10	NEW HOME	2	ZANDERZEE, INC 15 CONSTITUTION DRIVE LEONARDO, NJ 12 SEAWOOD AVE	00000 07737	0 260400 260400	10	02 01	217000	477400		477400
110 12	KIT/BATH REM	2	BOUCHER, ISAAC ABRAHAM & LAUREN ELI 42 WOODSIDE AVE KEANSBURG, NJ 42 WOODSIDE AVE	00000 07734	0 23500 23500	09	03 09	17625	38775		38775
118 25	NEW HOME	2	PERSAUD, KHEM 74 WOODSIDE AVENUE KEANSBURG, NJ 74 WOODSIDE AVENUE	00000 07734	0 421500 421500	09	03 01	316125	695475		695475

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350700

321475

832620

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832620

TAXING DISTRICT NO. 23 KEANSBURG BORO

COUNTY NO. 13 MONMOUTH

NAME OF OWNER ADDITIONAL OWNERS	LIST TYPE	LIST YEAR	PAGE NO.	BLOCK NO.	LOT NO.	LOT QUALIFIC.	ACCT. NO.	-----PROPERTY----- CLASS LOCATION
BIONDI, PAUL	ADDED	2024	01	73	4.01			2 10-12 MURRAY LANE
BIONDI, PAUL	ADDED	2024	01	73	4.01			2 10-12 MURRAY LANE
BOUCHER, ISAAC ABRAHAM & LAUREN ELI	ADDED	2024	01	110	12			2 42 WOODSIDE AVE
CARMEL, MATTHEW & SANCHEZ-HERRERA, E	OMITTED	2023	01	49	35			2 89 PINEVIEW AVE.
LABEET, DAMIAN A OLIVERO & DORKA A	ADDED	2024	01	18	28.01			2 33 BAYVIEW AVE
LABEET, DAMIAN A OLIVERO & DORKA A	OMT/ADD	2023	01	18	28.01			2 33 BAYVIEW AVE
LEAP BUILDERS, INC	ADDED	2024	01	20	9			2 20 PINEVIEW AVE
MILBRAD, KEITH L	ADDED	2024	01	27	1			2 31 TWILIGHT AVE
PERSAUD, KHEM	ADDED	2024	01	118	25			2 74 WOODSIDE AVENUE
RDS REALTY KEANSBURG LLC	ADDED	2024	01	13	1			4A 260-262 BEACHWAY
SANDY BEACHES, LLC	ADDED	2024	01	54	1			2 102 CENTER AVE
SOSA, GUILLERMO & MEDINA, SARA J AL	ADDED	2024	01	67	37			2 217 SEELEY AVE.
ZANDERZEE, INC	ADDED	2024	01	108	10			2 12 SEAWOOD AVE

TAXING DISTRICT NO. 23 KEANSBURG BORO

COUNTY NO. 13 MONMOUTH

PAGE	ASSESSMENTS				PRORATED	REGULAR	TAXES	
	LAND	IMPROVE	TOTAL	TOTAL			SPECIAL	TOTAL
OMITTED 2023	PAGE	TOTALS	-----					
0001	0	314,200	314,200	314,200	314,200	8,137.78	.00	8,137.78
ADDED 2024	PAGE	TOTALS	-----					
0001	0	4,400,300	4,400,300	2,941,541	2,941,541	64,713.91	.00	64,713.91
OMITTED/ADDED 2023	PAGE	TOTALS	-----					
0001	0	350,700	350,700	321,475	321,475	8,326.20	.00	8,326.20

OMITTED ASSESSMENT DISTRICT SUMMARY FOR TAX YEAR 2023

CLASS	COUNT	----- LAND	FULL ASSESSED VALUATION IMPROVMNT EXEMPTNS	----- NET	PRORATED ASSESSMENT	GENERAL TAX RATE	TOTAL TAXES (GENERAL)	TOTAL TAXES (SPECIAL)	TOTAL AMOUNT OF TAXES
1	0	0	0	0	0		.00	.00	.00
2	1	0	314,200	314,200	314,200		8,137.78	.00	8,137.78
3A	0	0	0	0	0		.00	.00	.00
3B	0	0	0	0	0		.00	.00	.00
4A	0	0	0	0	0		.00	.00	.00
4B	0	0	0	0	0		.00	.00	.00
4C	0	0	0	0	0		.00	.00	.00
6A	0	0	0	0	0		.00	.00	.00
6B	0	0	0	0	0		.00	.00	.00
6C	0	0	0	0	0		.00	.00	.00
TOTAL	1	0	314,200	314,200	314,200	2.590	8,137.78	.00	8,137.78

ADDED ASSESSMENT DISTRICT SUMMARY FOR TAX YEAR 2024

CLASS	COUNT	----- LAND	FULL ASSESSED VALUATION IMPROVMNT EXEMPTNS	----- NET	PRORATED ASSESSMENT	GENERAL TAX RATE	TOTAL TAXES (GENERAL)	TOTAL TAXES (SPECIAL)	TOTAL AMOUNT OF TAXES
1	0	0	0	0	0		.00	.00	.00
2	10	0	2,719,000	2,719,000	1,960,783		43,137.23	.00	43,137.23
3A	0	0	0	0	0		.00	.00	.00
3B	0	0	0	0	0		.00	.00	.00
4A	1	0	1,681,300	1,681,300	980,758		21,576.68	.00	21,576.68
4B	0	0	0	0	0		.00	.00	.00
4C	0	0	0	0	0		.00	.00	.00
6A	0	0	0	0	0		.00	.00	.00
6B	0	0	0	0	0		.00	.00	.00
6C	0	0	0	0	0		.00	.00	.00
TOTAL	11	0	4,400,300	4,400,300	2,941,541	2.200	64,713.91	.00	64,713.91

OMITTED / ADDED ASSESSMENT DISTRICT SUMMARY FOR TAX YEAR 2023

CLASS	COUNT	----- LAND	FULL ASSESSED VALUATION IMPROVMNT EXEMPTNS	----- NET	PRORATED ASSESSMENT	GENERAL TAX RATE	TOTAL TAXES (GENERAL)	TOTAL TAXES (SPECIAL)	TOTAL AMOUNT OF TAXES
1	0	0	0	0	0		.00	.00	.00
2	1	0	350,700	350,700	321,475		8,326.20	.00	8,326.20
3A	0	0	0	0	0		.00	.00	.00
3B	0	0	0	0	0		.00	.00	.00
4A	0	0	0	0	0		.00	.00	.00
4B	0	0	0	0	0		.00	.00	.00
4C	0	0	0	0	0		.00	.00	.00
6A	0	0	0	0	0		.00	.00	.00
6B	0	0	0	0	0		.00	.00	.00
6C	0	0	0	0	0		.00	.00	.00
TOTAL	1	0	350,700	350,700	321,475	2.590	8,326.20	.00	8,326.20

BREAKDOWN OF ADDED, OMITTED & ROLLBACK TAXES

23 KEANSBURG BORO

13 MONMOUTH

	ASSESSED VALUATIONS	TOTAL AMOUNT OF TAXES	TAXES DUE COUNTY	TAXES DUE CTY LIBRARY	TAXES DUE CTY HEALTH	TAXES DUE CTY OPEN SP	TOTAL TAXES DUE COUNTY
2020 OMIT ASSMT	0	.00	.00	.00	.00	.00	.00
2021 OMIT ASSMT	0	.00	.00	.00	.00	.00	.00
2022 OMIT ASSMT	0	.00	.00	.00	.00	.00	.00
2023 OMIT ASSMT	314,200	8,137.78	581.27	43.99	12.57	81.69	719.52
2024 OMIT ASSMT	0	.00	.00	.00	.00	.00	.00
2020 RLBK ASSMT	0	.00	.00	.00	.00	.00	.00
2021 RLBK ASSMT	0	.00	.00	.00	.00	.00	.00
2022 RLBK ASSMT	0	.00	.00	.00	.00	.00	.00
2023 RLBK ASSMT	0	.00	.00	.00	.00	.00	.00
2024 RLBK ASSMT	0	.00	.00	.00	.00	.00	.00
2023 ADDED ASSMT	0	.00	.00	.00	.00	.00	.00
2024 ADDED ASSMT	2,941,541	64,713.91	4,765.30	323.56	88.25	705.98	5,883.09
2023 OM/AD ASSMT	321,475	8,326.20	594.73	45.01	12.86	83.58	736.18
** TOTAL **	3,577,216	81,177.89	5,941.30	412.56	113.68	871.25	7,338.79

I, GERALD J. BRISCIONE, ASSESSOR OF KEANSBURG BORO DO SWEAR (OR AFFIRM) THAT THE FOREGOING LIST CONTAINS THE VALUATIONS MADE BY ME, TO THE BEST OF MY ABILITY, OF ALL THE PROPERTY LIABLE TO TAXATION IN THE TAXING DISTRICT IN WHICH I AM THE ASSESSOR AND THAT I HAVE VALUED THE SAME, WITHOUT FAVOR OR PARTIALITY, AND HAVE MADE SUCH DEDUCTIONS ONLY FOR DEBT AND EXEMPTIONS AS ARE PRESCRIBED BY LAW.

Electronically Signed

ASSESSOR

SWORN AND SUBSCRIBED BEFORE ME THIS DAY OF 09/30/24

Matthew S. Clark
COUNTY TAX ADMINISTRATOR

COMMISSIONERS' SIGNATURES:

Bonnie L. LottAngela M. LottStephen D. LottMichael V. LottJuan A. Malara

THIS IS TO CERTIFY THAT THE ABOVE ADDED AND OMITTED LISTS ARE A TRUE AND COMPLETE RECORD OF THE ADDED AND OMITTED TAXES ASSESSED FOR THE YEAR 2024 IN THE TAXING DISTRICT OF KEANSBURG BORO IN THE COUNTY OF MONMOUTH

23 KEANSBURG BORO		BREAKDOWN OF ADDED, OMITTED & ROLLBACK TAXES				13 MONMOUTH
	ASSESSED VALUATIONS	TOTAL AMOUNT OF TAXES	TOTAL TAXES DUE COUNTY	TAXES DUE MUN OPEN SP	TAXES DUE MUN LIBRARY	BALANCE DUE DISTRICT
2020 OMIT-ASSMT	0	.00	.00	.00	.00	.00
2021 OMIT-ASSMT	0	.00	.00	.00	.00	.00
2022 OMIT-ASSMT	0	.00	.00	.00	.00	.00
2023 OMIT-ASSMT	314,200	8,137.78	719.52	.00	.00	7,418.26
2024 OMIT-ASSMT	0	.00	.00	.00	.00	.00
2020 RLBK ASSMT	0	.00	.00	.00	.00	.00
2021 RLBK ASSMT	0	.00	.00	.00	.00	.00
2022 RLBK ASSMT	0	.00	.00	.00	.00	.00
2023 RLBK ASSMT	0	.00	.00	.00	.00	.00
2024 RLBK ASSMT	0	.00	.00	.00	.00	.00
2023 ADDED ASSMT	0	.00	.00	.00	.00	.00
2024 ADDED ASSMT	2,941,541	64,713.91	5,883.09	.00	.00	58,830.82
2023 OM/AD ASSMT	321,475	8,326.20	736.18	.00	.00	7,590.02
** TOTAL **	3,577,216	81,177.89	7,338.79	.00	.00	73,839.10

I, GERALD J. BRISCIONE, ASSESSOR OF KEANSBURG BORO DO SWEAR (OR AFFIRM) THAT THE FOREGOING LIST CONTAINS THE VALUATIONS MADE BY ME, TO THE BEST OF MY ABILITY, OF ALL THE PROPERTY LIABLE TO TAXATION IN THE TAXING DISTRICT IN WHICH I AM THE ASSESSOR AND THAT I HAVE VALUED THE SAME, WITHOUT FAVOR OR PARTIALITY, AND HAVE MADE SUCH DEDUCTIONS ONLY FOR DEBT AND EXEMPTIONS AS ARE PRESCRIBED BY LAW.

Electronically Signed

ASSESSOR

SWORN AND SUBSCRIBED BEFORE ME THIS DAY OF 09/30/24

Matthew S. Clark
COUNTY TAX ADMINISTRATOR

THIS IS TO CERTIFY THAT THE ABOVE ADDED AND OMITTED LISTS ARE A TRUE AND COMPLETE RECORD OF THE ADDED AND OMITTED TAXES ASSESSED FOR THE YEAR 2024 IN THE TAXING DISTRICT OF KEANSBURG BORO IN THE COUNTY OF MONMOUTH

COMMISSIONERS' SIGNATURES:

Bonnie L. Lott

Angela M. Lott

Stephen D. Lott

Michael V. Lott

Joan A. Maloney

TABLE OF AGGREGATES, ADDED ASSESSMENTS

SUMMARY OF ADDED ASSESSMENTS AND APPORTIONMENT OF TAXES

I, (WE,) GERALD J. BRISCIONE

ASSESSOR(S)

OF KEANSBURG BORO DO SWEAR (OR AFFIRM)
 THAT THE FOREGOING LIST CONTAINS THE VALUATIONS MADE BY ME (US),
 TO THE BEST OF MY (OUR) ABILITY, OF ALL THE PROPERTY LIABLE TO
 TAXATION IN THE TAXING DISTRICT IN WHICH I AM (WE ARE) THE
 ASSESSOR(S) AND THAT I (WE) HAVE VALUED THE SAME, WITHOUT FAVOR
 OR PARTIALITY, AND HAVE MADE SUCH DEDUCTIONS ONLY FOR DEBT AND
 EXEMPTIONS AS ARE PRESCRIBED BY LAW.

Electronically Signed

ASSESSOR(S)

SWORN AND SUBSCRIBED BEFORE ME, THIS
 DAY OF 09/30/24

	2023	2024
ADDED ASSESSED VALUATION OF LAND		
ADDED ASSESSED VALUATION OF BUILDINGS		4,400,300
TOTAL VALUE OF ADDED ASSESSMENTS		4,400,300
TOTAL VALUE OF PRORATED ASSESSMENTS		2,941,541
REAL PROP TAX RATE PER \$100 VALUATION	\$2.590	\$2.200
TOTAL TAXES ON ADDED ASSESSMENTS	.00	64,713.91
VETERANS & SENIOR CITIZEN DEDUCTIONS	\$.00	\$.00
NET TAXES ON ADDED ASSESSMENTS	.00	64,713.91

AMOUNT DUE COUNTY, FEB. 15, 2025 AT:

COUNTY RATE:	2023	\$.185 PER \$100	\$.00	\$.00
	2024	\$.162 PER \$100	\$.00	\$4,765.30
CTY LIBRARY RATE:	2023	\$.014 PER \$100	\$.00	\$.00
	2024	\$.011 PER \$100	\$.00	\$323.56
CTY HEALTH RATE:	2023	\$.004 PER \$100	\$.00	\$.00
	2024	\$.003 PER \$100	\$.00	\$88.25
CTY OPEN SP RATE:	2023	\$.026 PER \$100	\$.00	\$.00
	2024	\$.024 PER \$100	\$.00	\$705.98
MUN OPEN SP RATE:	2023	\$.000 PER \$100	\$.00	\$.00
	2024	\$.000 PER \$100	\$.00	\$.00
MUN LIBRARY RATE:	2023	\$.000 PER \$100	\$.00	\$.00
	2024	\$.000 PER \$100	\$.00	\$.00
TOTAL DUE COUNTY			\$.00	\$5,883.09
TOTAL DUE MUNICIPALITY			\$.00	\$58,830.82

THIS IS TO CERTIFY THAT THE FOREGOING ADDED ASSESSMENTS LIST
 IS A TRUE AND COMPLETE RECORD OF THE ADDED TAXES ASSESSED FOR THE
 YEAR 2024, IN THE TAXING DISTRICT OF KEANSBURG BORO

COUNTY OF MONMOUTH
 ATTEST:

Matthew S. Clark
 COUNTY TAX ADMINISTRATOR

Renee L. Luth
 PRESIDENT