

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
7 4 54	NEW HOUSE	2	CARIOTI, ALEC JAMES & BRITTANY NICO 716 SECOND STREET UNION BEACH, NJ 716 SECOND STREET	00000 07735	0 498200 498200	07	05 01	290617	599252		599252
8 2 74	RENOVATIONS	2	BOUTIN, AURELIO 606 SECOND STREET UNION BEACH, NJ 606 SECOND STREET	00000 07735	0 52800 52800	05	07 01	22000	45364		45364
15 1.01 103	REHAB	4A	603-CR39-UB, LLC 1 AMHERST CT ABERDEEN, NJ NJ 603 FLORENCE AVENUE	00000 07747	0 398500 398500	04	08 01	132833	273902		273902
15 1.02 103	NEW HOUSE	2	BORNSTEIN, JAKE L & REBECCA L 502 DOCK STREET UNION BEACH, NJ 502 DOCK STREET	00000 07735	0 535100 535100	07	05 01	312142	643637		643637
16 4 107	RENOVATION	2	EAST COAST CONSTRUCTION & GENERAL C 22 MAIN STREET PORT MONMOUTH, NJ 511 FLORENCE AVENUE	00000 07758	0 95100 95100	06	06 01	47550	98048		98048
18 19 145	REBUILD	2	GRILLO, JOHN & MICHELE 302 DOCK STREET UNION BEACH, NJ 302 DOCK ST	00000 07735	0 298300 298300	06	06 01	149150	307547		307547
23 14 244A	NEW HOUSE	2	ROMANO, STEVE 915 SECOND STREET UNION BEACH, NJ 915 SECOND STREET	00000 07735	0 401100 401100	12	12 01	401100	827068		827068
36 6.01 00000311	NEW HOUSE	2	GALLUCCI, MICHAEL & GIAMBALVO, ALISA 907 CENTER STREET UNION BEACH, NJ 907 CENTER STREET	00000 07735	0 521200 521200	11	01 01	477767	985156		985156
42 8 395	NEW HOUSE	2	SANTOS, MANUEL & NOEMIA 816 EIGHTH STREET UNION BEACH, NJ 816 EIGHTH STREET	00000 07735	0 399800 399800	07	05 01	233217	480893		480893
43 4 412	NEW HOUSE	2	WELCH, LINDA 802 FLORENCE AVENUE UNION BEACH, NJ 802 FLORENCE AVENUE	00000 07735	0 500800 500800	05	07 01	208667	430271		430271
43 5 413	NEW HOUSE	2	RAHMAN, SYEDA 802 SEVENTH STREET UNION BEACH, NJ 802 SEVENTH STREET	00000 07728	0 415200 415200	12	12 01	415200	856142		856142
80 7 00000759	NEW HOUSE	2	RAMOS-ESTEVES, JOSE & RAMOS, ERIN 822 TENTH STREET UNION BEACH, NJ 822 TENTH STREET	00000 07735	0 419100 419100	06	06 01	209550	432092		432092
102 8 887	RENOVATIONS	2	STONE, DAVID & ILEEN 302 RIVIERA DRIVE FORKED RIVER, NJ 124 VICTORIA PLACE	00000 08731	0 278100 278100	04	08 01	92700	191147		191147
120 10 987	ADDTN/RENO	2	DRELLA, SEAN & MEGHANN 305 JOHNSON AVENUE UNION BEACH, NJ 305 JOHNSON AVENUE	00000 07735	0 171300 171300	12	12 01	171300	353221		353221

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121 7 1001	RENOVATIONS	2	PAPACCIO, CARLIE J & GIUSEPPE A 302 JOHNSON AVENUE UNION BEACH, NJ 302 JOHNSON AVENUE	00000 07735	0 110700 110700	12	12 01	110700	228263		228263
125 17.02 1070	RENOVATIONS	2	FOGARTY, KAITLIN M & GUARNIERI, NIC 641 POOLE AVENUE UNION BEACH, NJ 641 POOLE AVENUE	00000 07735	0 160800 160800	11	01 01	147400	303939		303939
137 13 1272	RENOVATION	2	FORLENZO, DANIEL & KATHY & MARROPODI 49 SCHOLER DRIVE UNION BEACH, NJ 49 SCHOLER DRIVE	00000 07735	0 102600 102600	08	04 01	68400	141041		141041
150 21 1408	RAISE/RENO	2	HANAZMA, LLC 1385 ROUTE 35 SUITE 223 MIDDLETOWN, NJ 353 LORILLARD AVENUE	00000 07748	0 251800 251800	04	08 01	83933	173070		173070
150 22.01 1409A	RAISE/RENO	2	BENZON, MILANIE 341 LORILLARD AVENUE UNION BEACH, NJ 341 LORILLARD AVENUE	00000 07735	0 157000 157000	07	05 01	91583	188844		188844
152 4.01	NEW HOUSE	2	CALLAGHAN, CHRISTY M & BARONE, ERIKA 423 PROSPECT AVENUE UNION BEACH, NJ 423 PROSPECT AVENUE	00000 07735	0 440100 440100	12	12 01	440100	907486		907486
182 12 1813	RENOVATIONS 13	2	LOPES, ANTOINETTE & DANIEL, ETALS 705 SYDNEY AVE UNION BEACH, NJ 705 SYDNEY AVE	00000 07735	0 105400 105400	11	01 01	96617	199224		199224
194 13 1999	RAISE/RENO	2	561 SYDNEY AVENUE, LLC 561 SYDNEY AVENUE UNION BEACH, NJ 561 SYDNEY AVENUE	00000 07735	0 107700 107700	03	09 01	26925	55519		55519
197 6 2038	NEW HOUSE 7	2	MASHAS, CRAIG 511 COLUMBIA AVENUE UNION BEACH, NJ 511 COLUMBIA AVENUE	00660 07735	0 343400 343400	12	12 01	343400	708091		708091
198 12 2061	RENOVATIONS 13	2	LEONE, JAMES JR 610 CENTRAL AVENUE UNION BEACH, NJ 610 CENTRAL AVENUE	00000 07735	0 77900 77900	08	04 01	51933	107086		107086
203 2 00002087	NEW HOUSE	2	D'ANDREA, COLE & FACCAS, TERESA 407 UNION AVENUE UNION BEACH, NJ 407 UNION AVENUE	00000 07735	0 458700 458700	08	04 01	305800	630560		630560
213 17 2296	RENOVATION	2	HENNINGS, ROBERT 609 SHORE ROAD UNION BEACH, NJ 609 SHORE ROAD	00000 07735	0 49700 49700	07	05 01	28992	59782		59782
217 22.01 00002261	ADDTN/RENO	2	RUDOLPH, TROY J & TARYN 404 SHORE ROAD UNION BEACH, NJ 404 SHORE ROAD	00000 07735	0 210900 210900	12	12 01	210900	434876		434876
240 4 2513	ADDITION	2	SNYDER, TIMOTHY & STEPHANIE 1119 HARRIS AVENUE UNION BEACH, NJ 1119 HARRIS AVENUE	00000 07735	0 70000 70000	04	08 01	23333	48113		48113

ADDED

ASSESSMENT REAL PROPERTY TAX LIST FOR YEAR 2024

TAXING DISTRICT NO. 50 BORO OF UNION BEACH

COUNTY NO. 13 MONMOUTH

PAGE NO. 3

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
241 12 2529	RENOVATION	2	MALDONADO, JEANNETTE 278 6TH AVENUE WEST NEWARK, NJ 1207 HIGH AVENUE	00000 07107	0 249700 249700	12	12 01	249700	514881		514881
247 9 2581	NEW HOUSE	2	FAZIO, JON & SILVER, KARA 1232 WESLEY AVENUE UNION BEACH, NJ 1232 WESLEY AVENUE	00000 07735	0 314700 314700	09	03 01	236025	486684		486684

564400

485725

1001565

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1001565

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TAXING DISTRICT NO. 50 BORO OF UNION BEACH

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
BENZON, MILANIE	ADDED	2024	02	150	22.01		1409A	2 341 LORILLARD AVENUE
BORNSTEIN, JAKE L & REBECCA L	ADDED	2024	01	15	1.02		103	2 502 DOCK STREET
BOUTIN, AURELIO	ADDED	2024	01	8	2		74	2 606 SECOND STREET
CALLAGHAN, CHRISTY M & BARONE, ERIKA	ADDED	2024	02	152	4.01			2 423 PROSPECT AVENUE
CARIOTI, ALEC JAMES & BRITTANY NICO	ADDED	2024	01	7	4		54	2 716 SECOND STREET
D'ANDREA, COLE & FACCAS, TERESA	ADDED	2024	02	203	2		00002087	2 407 UNION AVENUE
DRELLA, SEAN & MEGHANN	ADDED	2024	01	120	10		987	2 305 JOHNSON AVENUE
EAST COAST CONSTRUCTION & GENERAL C	ADDED	2024	01	16	4		107	2 511 FLORENCE AVENUE
FAZIO, JON & SILVER, KARA	ADDED	2024	03	247	9		2581	2 1232 WESLEY AVENUE
FOGARTY, KAITLIN M & GUARNIERI, NIC	ADDED	2024	02	125	17.02		1070	2 641 POOLE AVENUE
FORLENZO, DANIEL & KATHY & MARROPODI	ADDED	2024	02	137	13		1272	2 49 SCHOLER DRIVE
GALLUCCI, MICHAEL & GIAMBALVO, ALISA	ADDED	2024	01	36	6.01		00000311	2 907 CENTER STREET
GRILLO, JOHN & MICHELE	ADDED	2024	01	18	19		145	2 302 DOCK ST
HANAZMA, LLC	ADDED	2024	02	150	21		1408	2 353 LORILLARD AVENUE
HENNINGS, ROBERT	ADDED	2024	02	213	17		2296	2 609 SHORE ROAD
LEONE, JAMES JR	ADDED	2024	02	198	12		2061	2 610 CENTRAL AVENUE
LOPES, ANTOINETTE & DANIEL, ETALS	ADDED	2024	02	182	12		1813	2 705 SYDNEY AVE
MALDONADO, JEANNETTE	ADDED	2024	03	241	12		2529	2 1207 HIGH AVENUE
MASHAS, CRAIG	ADDED	2024	02	197	6		2038	2 511 COLUMBIA AVENUE
PAPACCIO, CARLIE J & GIUSEPPE A	ADDED	2024	02	121	7		1001	2 302 JOHNSON AVENUE
PRIMAVERA, NICHOLAS	OMT/ADD	2023	01	53	9		521	2 SEVENTH STREET
RAHMAN, SYEDA	ADDED	2024	01	43	5		413	2 802 SEVENTH STREET
RAMOS-ESTEVEZ, JOSE & RAMOS, ERIN	ADDED	2024	01	80	7		00000759	2 822 TENTH STREET
ROMANO, STEVE	ADDED	2024	01	23	14		244A	2 915 SECOND STREET
ROMANO, STEVE	OMT/ADD	2023	01	23	14		244A	2 915 SECOND STREET
RUDOLPH, TROY J & TARYN	ADDED	2024	02	217	22.01		00002261	2 404 SHORE ROAD
SANTOS, MANUEL & NOEMIA	ADDED	2024	01	42	8		395	2 816 EIGHTH STREET
SNYDER, TIMOTHY & STEPHANIE	ADDED	2024	02	240	4		2513	2 1119 HARRIS AVENUE
STONE, DAVID & ILEEN	ADDED	2024	01	102	8		887	2 124 VICTORIA PLACE
WELCH, LINDA	ADDED	2024	01	43	4		412	2 802 FLORENCE AVENUE
561 SYDNEY AVENUE, LLC	ADDED	2024	02	194	13		1999	2 561 SYDNEY AVENUE
603-CR39-UB, LLC	ADDED	2024	01	15	1.01		103	4A 603 FLORENCE AVENUE

TAXING DISTRICT NO. 50 BORO OF UNION BEACH

COUNTY NO. 13 MONMOUTH

PAGE	ASSESSMENTS					PRORATED	REGULAR	TAXES	
	LAND	IMPROVE	TOTAL					SPECIAL	TOTAL
0001	ADDED	2024	PAGE 0	TOTALS ----- 4,984,600	4,984,600	3,163,793	65,237.40	.00	65,237.40
0002	ADDED	2024	PAGE 0	TOTALS ----- 2,646,700	2,646,700	2,030,016	41,858.94	.00	41,858.94
0003	ADDED	2024	PAGE 0	TOTALS ----- 564,400	564,400	485,725	10,015.65	.00	10,015.65
OMITTED/ADDED 0001	ADDED	2023	PAGE 0	TOTALS ----- 917,000	917,000	358,225	7,666.02	.00	7,666.02

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	29	0	7,797,200	7,797,200	5,546,701		114,372.97	.00	114,372.97
3A	0	0	0	0	0		.00	.00	.00
3B	0	0	0	0	0		.00	.00	.00
4A	1	0	398,500	398,500	132,833		2,739.02	.00	2,739.02
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	30	0	8,195,700	8,195,700	5,679,534	2.062	117,111.99	.00	117,111.99

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	2	0	917,000	917,000	358,225		7,666.02	.00	7,666.02
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	2	0	917,000	917,000	358,225	2.140	7,666.02	.00	7,666.02

50 BORO OF UNION BEACH

BREAKDOWN OF ADDED, OMITTED & ROLLBACK TAXES

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	0	.00	.00	.00	.00	.00	.00
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	5,679,534	117,111.99	9,712.01	681.54	170.38	1,419.92	11,983.85
2023 OM/AD ASSMT	358,225	7,666.02	648.39	46.57	14.33	93.14	802.43
** TOTAL **	6,037,759	124,778.01	10,360.40	728.11	184.71	1,513.06	12,786.28

I, MICHAEL DELRE, ASSESSOR OF BORO OF UNION BEACH 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.

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 BORO OF UNION BEACH IN THE COUNTY OF MONMOUTH

Electronically Signed

ASSESSOR

SWORN AND SUBSCRIBED BEFORE ME THIS DAY OF

09/30/24

Matthew S. Clark

COUNTY TAX ADMINISTRATOR

COMMISSIONERS' SIGNATURES:

Renee Luttitt

Stephan Davis

Michael V. Heath

Juan A. Malave

BREAKDOWN OF ADDED, OMITTED & ROLLBACK TAXES
50 BORO OF UNION BEACH 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	0	.00	.00	.00	.00	.00
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	5,679,534	117,111.99	11,983.85	.00	.00	105,128.14
2023 OM/AD ASSMT	358,225	7,666.02	802.43	.00	.00	6,863.59
** TOTAL **	6,037,759	124,778.01	12,786.28	.00	.00	111,991.73

I, MICHAEL DELRE, ASSESSOR OF BORO OF UNION BEACH
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 BORO OF UNION BEACH
IN THE COUNTY OF MONMOUTH

COMMISSIONERS' SIGNATURES:

Bonnie L. Luttitt

Gregory M. Luttitt

Stephen D. D'Amico

Michael V. Heich

Juan A. Malave

TABLE OF AGGREGATES, ADDED ASSESSMENTS

SUMMARY OF ADDED ASSESSMENTS AND APPORTIONMENT OF TAXES

I, (WE,) MICHAEL DELRE

ASSESSOR(S)

OF BORO OF UNION BEACH 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		8,195,700
TOTAL VALUE OF ADDED ASSESSMENTS		8,195,700
TOTAL VALUE OF PRORATED ASSESSMENTS		5,679,534
REAL PROP TAX RATE PER \$100 VALUATION	\$2.140	\$2.062
TOTAL TAXES ON ADDED ASSESSMENTS	.00	117,111.99
VETERANS & SENIOR CITIZEN DEDUCTIONS	\$.00	\$.00
NET TAXES ON ADDED ASSESSMENTS	.00	117,111.99

AMOUNT DUE COUNTY, FEB. 15, 2025 AT:

COUNTY RATE:	2023	\$.181 PER \$100	\$.00	\$.00
	2024	\$.171 PER \$100	\$.00	\$9,712.01
CTY LIBRARY RATE:	2023	\$.013 PER \$100	\$.00	\$.00
	2024	\$.012 PER \$100	\$.00	\$681.54
CTY HEALTH RATE:	2023	\$.004 PER \$100	\$.00	\$.00
	2024	\$.003 PER \$100	\$.00	\$170.38
CTY OPEN SP RATE:	2023	\$.026 PER \$100	\$.00	\$.00
	2024	\$.025 PER \$100	\$.00	\$1,419.92
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	\$11,983.85
TOTAL DUE MUNICIPALITY			\$.00	\$105,128.14

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 BORO OF UNION BEACH

COUNTY OF MONMOUTH
 ATTEST:

Matthew S. Clark
 COUNTY TAX ADMINISTRATOR

Benie Luthett
 PRESIDENT