

2025 TAXING DISTRICT 27 LONG BRANCH CITY		A D D E D / O M I T T E D		B I L L I N G		A U D I T		T R A I L		PAGE 1 COUNTY 13 MONMOUTH	
BLOCK# LOT# QUALIF	OWNERS NAME PROPERTY LOCATION	BILL TYPE & YEAR	COMP DATE	DUE 4TH QTR	DUE 1ST QTR	DUE 2ND QTR	***TAX CONSOLIDATION RESULTS***				
							PREV 2025 TAXES	ADDED	CURR 2025 TAXES		
1 6		ADDED 2025	1201	2,250.00	562.50	562.50					
	BAILEY-HOROVITS, MICHELE 2 GARFIELD RD						92,269.50	2,250.00	94,519.50		
5 8		ADDED 2025	0801	11,021.00	8,265.75	8,265.75					
	ZAFARANI, CHARLES 1048 STRATTON PL						12,105.00	33,063.00	45,168.00		
8 1		ADDED 2025	0709	9,620.00	5,772.00	5,772.00					
	975 NORWOOD HOLDINGS, LLC 975 NORWOOD AVE						13,993.50	23,088.00	37,081.50		
17 1.04		ADDED 2025	0801	221.51	166.13	166.12					
	REYZIS, LINDA 1077 EATON AVE						17,182.50	664.50	17,847.00		
18 10		ADDED 2025	0701	8,994.38	5,396.63	5,396.62					
	1133 ELBERON AVE, LLC 1133 ELBERON AVE						33,877.50	21,586.50	55,464.00		
19 5		ADDED 2025	0201	525.00	157.50	157.50					
	1138 ELBERON LLC 1138 ELBERON AVE						57,427.50	630.00	58,057.50		
21 4		ADDED 2025	1201	1,725.00	431.25	431.25					
	FALACK, RAYMOND & MELANIE S 1148 LINCOLN CT						18,213.00	1,725.00	19,938.00		
22.01 28		ADDED 2025	0701	2,383.76	1,430.25	1,430.25					
	MAMROUT, JOSEPH & YAZDI, ORLY 292 PARK AVE						14,727.00	5,721.00	20,448.00		
22.03 4		ADDED 2025	0805	4,200.00	3,150.00	3,150.00					

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TAXING DISTRICT 27 LONG BRANCH CITY		COUNTY 13 MONMOUTH						
BLOCK#	OWNERS NAME	BILL	COMP	DUE	DUE	DUE	***TAX CONSOLIDATION RESULTS***	
LOT#	PROPERTY LOCATION	TYPE & YEAR	DATE	4TH QTR	1ST QTR	2ND QTR	PREV 2025 TAXES	CURR 2025 TAXES
QUALIF							ADDED	
	HATZALAH EMERGENCY MEDICAL SERVICES						12,600.00	
	195 ALBERT PL						.00	12,600.00
26		ADDED		21,432.75	10,716.38	10,716.37		
1.06		2025	0601					
	MOYAL, SOLOMON & DEBORAH						42,865.50	
	12 JIM LYNCH DR						29,148.00	72,013.50
26		ADDED		16,477.50	8,238.75	8,238.75		
1.14		2025	0601					
	DABAH, EMILIE & SHLOMO						32,955.00	
	28 JIM LYNCH DR						29,173.50	62,128.50
26		ADDED		27,273.38	9,091.13	9,091.12		
1.17		2025	0301					
	34 JIM LYNCH DRIVE LLC						36,364.50	
	34 JIM LYNCH DR						30,469.50	66,834.00
27		ADDED		14,625.00	8,775.00	8,775.00		
35		2025	0701					
	SAIDE, JOSEPH & CHEMTOB, SARI						35,100.00	
	11 JIM LYNCH DR						29,595.00	64,695.00
32		ADDED		12,821.88	3,496.88	3,496.87		
3		2025	0101					
	SAFDIAH, SHLOMO & MASSRY, MERLE						13,987.50	
	965 WOODGATE AVE						12,595.50	26,583.00
33		ADDED		10,173.75	6,104.25	6,104.25		
4		2025	0701					
	COHEN, ITZIK						24,417.00	
	182 BRANTON AVE						12,975.00	37,392.00
37		ADDED		5,208.00	1,302.00	1,302.00		
12		2025	1201					
	ZAYAT, EDDIE & KATACH, MIRIE						5,208.00	
	966 VAN COURT AVE						14,479.50	19,687.50
37		ADDED		10,785.00	5,392.50	5,392.50		
16		2025	0601					
	IKMO INVESTMENTS, LLC						21,570.00	
	290 ELBERON TERR						13,977.00	35,547.00

BLOCK# LOT# QUALIF	OWNERS NAME PROPERTY LOCATION	BILL TYPE & YEAR	COMP DATE	DUE 4TH QTR	DUE 1ST QTR	DUE 2ND QTR	***TAX CONSOLIDATION RESULTS***		
							PREV 2025 TAXES	ADDED	CURR 2025 TAXES
39 5.04		ADDED 2025	0701	2,001.87	1,201.13	1,201.12			
	SETTON, JEFFREY & TAMMY 325 NORRGROVE PL						18,085.50	4,804.50	22,890.00
41 4		ADDED 2025	0801	8,102.00	6,076.50	6,076.50			
	889 RED OAKS, LLC 889 RED OAKS DR						20,104.50	24,306.00	44,410.50
46 10		ADDED 2025	0601	13,275.75	6,637.88	6,637.87			
	COHEN, YEHOASHUA & SAMAR 926 WOODGATE AVE						13,881.00	26,551.50	40,432.50
47 8		ADDED 2025	1201	1,050.00	262.50	262.50			
	BRYSON, JOAN L 224 HIGHLAND AVE						16,663.50	1,050.00	17,713.50
48 12		ADDED 2025	0601	1,962.75	981.38	981.37			
	MANDIL, MIRIAM & JOSEPH 247 HIGHLAND AVE						16,140.00	3,925.50	20,065.50
67 9		ADDED 2025	0101	3,661.62	998.63	998.62			
	BAHARY, ISAAC 10 CLARENCE AVE						16,020.00	3,994.50	20,014.50
68 10		ADDED 2025	1201	14,034.00	3,508.50	3,508.50			
	HIMY, ERIC 19 CLARENCE AVE						16,747.50	14,034.00	30,781.50
69 8		ADDED 2025	0801	6,134.51	4,600.88	4,600.87			
	GINDI, DAVID 2 BERG AVE						13,065.00	18,403.50	31,468.50
71 8.03		ADDED 2025	0801	5,292.50	3,969.38	3,969.37			

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BLOCK# LOT# QUALIF	OWNERS NAME PROPERTY LOCATION	BILL TYPE & YEAR	COMP DATE	DUE 4TH QTR	DUE 1ST QTR	DUE 2ND QTR	***TAX CONSOLIDATION RESULTS***				
							PREV 2025 TAXES	ADDED TAXES	CURR 2025 TAXES		
	COHEN, MONICA 274 CEDAR AVE						10,125.00	15,877.50	26,002.50		
72 17		ADDED 2025	1201	406.50	101.63	101.62					
	ABOUD, EVAN & ESTHER 329 OAKLEY AVE						15,021.00	406.50	15,427.50		
77 4		ADDED 2025	0201	368.75	110.63	110.62					
	CHOUKEA, YAAKOV 784 SHREWSBURY AVE						17,890.50	442.50	18,333.00		
78 3.01		ADDED 2025	0701	8,901.26	5,340.75	5,340.75					
	ASHKENAZI 2008 FAMILY TRUST 801 SHREWSBURY AVE						13,464.00	21,363.00	34,827.00		
81 2		ADDED 2024	1101	477.36							
		ADDED 2025	1201	5,590.50	1,397.63	1,397.62					
	SASSON, ABRAHAM & SARAH G 11 REID ST						18,195.00	5,590.50	23,785.50		
87 4.0311		ADDED 2025	0601	525.00	262.50	262.50					
	FRANCO, ISAAC M & VIKI 717 OCEAN AVE UNIT 311						23,556.00	1,050.00	24,606.00		
87 4.0403		ADDED 2025	0601	418.50	209.25	209.25					
	GREENBERG, ALAN M & HALANA C 717 OCEAN AVE UNIT 403						19,285.50	837.00	20,122.50		
87 4.0606		ADDED 2025	0601	501.75	250.88	250.87					
	STEIN, MARILYN 717 OCEAN AVE UNIT 606						21,715.50	1,003.50	22,719.00		
87 4.0707		ADDED 2025	0601	273.75	136.88	136.87					

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BLOCK#	OWNERS NAME	BILL	COMP	DUE	DUE	DUE	***TAX CONSOLIDATION RESULTS***		
LOT#	PROPERTY LOCATION	TYPE & YEAR	DATE	4TH QTR	1ST QTR	2ND QTR	PREV 2025	ADDED	CURR 2025
QUALIF							TAXES		TAXES
	GINDI, MICHAEL 717 OCEAN AVE UNIT 707						22,801.50	547.50	23,349.00
87		ADDED		631.50	315.75	315.75			
4.1006		2025	0601						
	RAMBETH PARTNERS, LP 717 OCEAN AVE UNIT 1006						23,233.50	1,263.00	24,496.50
96		ADDED		1,966.25	589.88	589.87			
17.01		2025	0201						
	BLANE, ELIZABETH 190 HOLLYWOOD AVE						18,574.50	2,359.50	20,934.00
101		ADDED		17,639.88	4,810.88	4,810.87			
9.02		2025	0101						
	467 MONMOUTH PLACE, LLC 467 MONMOUTH PL						11,970.00	19,243.50	31,213.50
101		ADDED		16,930.38	4,617.38	4,617.37			
16		2025	0101						
	DAGMY, JONATHAN 704 WESTWOOD AVE						30,559.50	18,469.50	49,029.00
105		ADDED		3,531.00	882.75	882.75			
36		2025	1201						
	LAKEWOOD CONSULTANTS, LLC 369 NORWOOD AVE						20,662.50	3,531.00	24,193.50
106		ADDED		1,732.50	519.75	519.75			
5		2025	0201						
	ADJMI, CHARLES & SABRINA 409 HOLLYWOOD AVE						18,085.50	2,079.00	20,164.50
114		ADDED		1,760.51	754.50	754.50			
24		2025	0501						
	WILLIAMS-BANEGAS, DENNIS 9 WOOLLEY AVE						5,421.00	3,018.00	8,439.00
114		ADDED		15,796.50	3,949.13	3,949.12			
28.02		2025	1201						
	SULTAN, ALBERT 447 WESTWOOD AVE						7,320.00	15,796.50	23,116.50

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BLOCK# LOT# QUALIF	OWNERS NAME PROPERTY LOCATION	BILL TYPE & YEAR	COMP DATE	DUE 4TH QTR	DUE 1ST QTR	DUE 2ND QTR	***TAX CONSOLIDATION RESULTS***					
							PREV 2025 TAXES	ADDED	CURR 2025 TAXES			
117 25		ADDED 2025	0901	6,562.50	6,562.50	6,562.50						
	ENCLAVE AT WEST END, LLC 215 BRIGHTON AVE						21,870.00	26,250.00		48,120.00		
117 29.01		ADDED 2025	0701	7,422.50	4,453.50	4,453.50						
	VIEIRA, PRECIOSA & MARCEL 241 BRIGHTON AVE						7,386.00	17,814.00		25,200.00		
147 2		ADDED 2025	0701	875.00	525.00	525.00						
	SINGER, JEREMY & AMY 127 MATILDA TERR						9,081.00	2,100.00		11,181.00		
149 3.216		ADDED 2025	1201	534.00	133.50	133.50						
	GOULD, LYNDIA FAITH & WEINSTEIN, JAN 448 OCEAN AVE UNIT 16B						8,209.50	534.00		8,743.50		
164 22		ADDED 2025	0401	547.01	205.13	205.12						
	JUAREZ-PELAEZ, AGUSTIN & RAMIREZ, E 564 SPRINGDALE AVE						6,261.00	820.50		7,081.50		
169 13.01		ADDED 2025	0822	3,299.00	2,474.25	2,474.25						
	LEVY, EZRA 645 CAMPBELL AVE						.00	9,897.00		9,897.00		
171 29		ADDED 2025	1201	519.00	129.75	129.75						
	PRESLEY, HAROLD L 421 WINTER ST						6,178.50	519.00		6,697.50		
172 26.04		ADDED 2025	0601	2,567.25	1,283.63	1,283.62						
	FM 05, LLC 465 TABOR ST						6,315.00	5,134.50		11,449.50		
177 9		ADDED 2025	0101	642.12	175.13	175.12						

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BLOCK# LOT# QUALIF	OWNERS NAME PROPERTY LOCATION	BILL TYPE & YEAR	COMP DATE	DUE 4TH QTR	DUE 1ST QTR	DUE 2ND QTR	***TAX CONSOLIDATION RESULTS***					
							PREV 2025 TAXES	ADDED	CURR 2025 TAXES			
	RODRIGUEZ, SANTOS W 440 WILLOW AVE						7,927.50	700.50				8,628.00
178 5		ADDED 2025	1201	1,177.50	294.38	294.37						
	DIAZ, GABRIEL 418 EXCHANGE PL						8,907.00	1,177.50				10,084.50
178 9		ADDED 2025	0401	784.01	294.00	294.00						
	FILS-AIME, VERLEINE & MARIE 37 MORRELL ST						6,271.50	1,176.00				7,447.50
179 20		ADDED 2025	1201	2,764.50	691.13	691.12						
	LIPPINCOTT, LLC 301 POOLE AVE						9,012.00	2,764.50				11,776.50
179 47		ADDED 2025	0901	32,812.50	32,812.50	32,812.50						
	WILLOW BREEZE, LLC 272 WILLOW AVE						24,829.50	131,250.00				156,079.50
186 2.01		ADDED 2025	0301	153,562.50	51,187.50	51,187.50						
	THE WESTWOOD AT LONG BRANCH, LLC 298 WESTWOOD AVE						44,004.00	204,750.00				248,754.00
189 4.01		ADDED 2025	0901	50,625.00	50,625.00	50,625.00						
	WILLOW BREEZE, LLC 258 MORRIS AVE						26,344.50	202,500.00				228,844.50
213 22		ADDED 2025	1201	1,968.00	492.00	492.00						
	ANDRUCYK, BRIAN & ALTAGRACIA 344 OCEAN BLVD						5,817.00	1,968.00				7,785.00
214 13		ADDED 2025	0101	869.00	237.00	237.00						
	13 ARTHUR, LLC 13 ARTHUR AVE						9,222.00	948.00				10,170.00

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BLOCK# LOT# QUALIF	OWNERS NAME PROPERTY LOCATION	BILL TYPE & YEAR	COMP DATE	DUE 4TH QTR	DUE 1ST QTR	DUE 2ND QTR	***TAX CONSOLIDATION RESULTS*** PREV 2025 TAXES ADDED CURR 2025 TAXES				
220 7	MC EVOY, PAUL & NANCY 70 MORRIS AVE	ADDED 2025	0801	824.51	618.38	618.37	8,524.50	2,473.50	10,998.00		
229 5.01	DEL ROCCILLI, DANIEL 168 FRANKLIN AVE	ADDED 2025	0701	6,305.00	3,783.00	3,783.00	.00	15,132.00	15,132.00		
229 5.04	156-164 FRANKLIN AVE PROPERTIES,LLC 152 FRANKLIN AVE	ADDED 2025	0901	3,921.75	3,921.75	3,921.75	.00	15,687.00	15,687.00		
231 35	WINSLOW INVESTMENTS, LLC 21 S FIFTH AVE	ADDED 2025	1201	2,194.50	548.63	548.62	4,473.00	2,194.50	6,667.50		
242 4	COHEN, JARED A 72 GRAND AVE	ADDED 2025	0501	824.25	353.25	353.25	9,193.50	1,413.00	10,606.50		
243 69	68 CYPRESS ST LONG BRANCH, LLC 68 CYPRESS ST	ADDED 2025	0901	942.75	942.75	942.75	6,018.00	3,771.00	9,789.00		
251 2	VELARDI, WILLIAM 611 VERNON ST	ADDED 2025	0317	6,051.38	2,017.13	2,017.12	.00	8,068.50	8,068.50		
252 17	LOPES, FREDERICO SANTOS & SIMAO, CL 149 GRAND AVE	ADDED 2024 ADDED 2025	1001 1201	241.82 1,416.00	354.00	354.00	6,709.50	1,416.00	8,125.50		



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BLOCK#	OWNERS NAME	BILL TYPE & YEAR	COMP DATE	DUE 4TH QTR	DUE 1ST QTR	DUE 2ND QTR	***TAX CONSOLIDATION RESULTS***			
LOT#	PROPERTY LOCATION						PREV 2025 TAXES	ADDED	CURR 2025 TAXES	
253		ADDED 2025	1201	1,179.00	294.75	294.75				
7	BARBOSA, JOSE L 74 WASHINGTON ST						5,544.00	1,179.00	6,723.00	
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257		ADDED 2024	1001	234.39						
23		ADDED 2025	1201	1,372.50	343.13	343.12				
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	BEDROSIAN-RICHARDSO, KAREN I, ETAL 23 WASHINGTON ST						7,452.00	1,372.50	8,824.50	
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267		ADDED 2025	0723	3,455.63	2,073.38	2,073.37				
49	FCZ BROADWAY, LLC 353 BROADWAY						.00	8,293.50	8,293.50	
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276		ADDED 2025	0501	55,562.51	23,812.50	23,812.50				
13.01	20 THIRD AVE LONG BRANCH, LLC 20 THIRD AVE						21,816.00	95,250.00	117,066.00	
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278		ADDED 2025	0901	20,644.50	20,644.50	20,644.50				
1	JEMAL'S STAR OF THE SEA SCHOOL LLC 179 CHELSEA AVE						26,286.00	82,578.00	108,864.00	
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278		ADDED 2025	0501	7,666.76	3,285.75	3,285.75				
3.01	CHELSEA BREEZE, LLC 169 CHELSEA AVE						4,021.50	13,143.00	17,164.50	
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280		ADDED 2025	1201	131,250.00	32,812.50	32,812.50				
11.03	GEMSTONE APARTMENTS, LLC 27 THIRD AVE						20,185.50	131,250.00	151,435.50	
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281		ADDED 2025	0801	26,750.00	20,062.50	20,062.50				
1.01	15-17 THIRD AVE. LLC 19 THIRD AVE						20,347.50	80,250.00	100,597.50	
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							PREV 2025 TAXES	ADDED	CURR 2025 TAXES		
287.01 21		ADDED 2024	1007	1,618.20							
		ADDED 2025	1201	23,202.00	5,800.50	5,800.50					
	85 CHELSEA AVE, LLC 85 CHELSEA AVE								23,202.00 .00	23,202.00	
302 12.03		ADDED 2025	0701	10,203.75	6,122.25	6,122.25					
	14 WATERFALL DRIVE, LLC 18 SEAVIEW AVE								24,489.00 18,174.00	42,663.00	
308 32		ADDED 2025	0113	4,056.26	1,106.25	1,106.25					
	99 LONG BRANCH AVENUE, LLC 105 LONG BRANCH AVE								4,425.00 .00	4,425.00	
314 8		ADDED 2025	0101	440.00	120.00	120.00					
	ESPANA, NAHUM GONZALES 136 LIBERTY ST								480.00 8,785.50	9,265.50	
322 3.42		ADDED 2025	0501	1,054.38	451.88	451.87					
	KAFKIAS, JACKELYN 205-3 SIXTH AVE								1,807.50 2,379.00	4,186.50	
343 3.01		ADDED 2025	0701	902.51	541.50	541.50					
	DASILVA, VERA L & MARCIO J 105 MYRTLE AVE								2,166.00 8,215.50	10,381.50	
368 39		ADDED 2025	0701	7,932.50	4,759.50	4,759.50					
	DUPREE, KELLY 24 BARUCH DR								19,038.00 3,391.50	22,429.50	
398 17		ADDED 2024	1101	166.26							
		ADDED 2025	1201	1,947.00	486.75	486.75					

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BLOCK#	OWNERS NAME	BILL	COMP	DUE	DUE	DUE	***TAX CONSOLIDATION RESULTS***		
LOT#	PROPERTY LOCATION	TYPE & YEAR	DATE	4TH QTR	1ST QTR	2ND QTR	PREV 2025 TAXES	ADDED	CURR 2025 TAXES
	BROWN, TRACEY M 209 LIBERTY ST						6,249.00	1,947.00	8,196.00
401		ADDED	1201	6,793.50	1,698.38	1,698.37			
3		2025							
	138 JOLINE AVE CO. 138 JOLINE AVE						2,935.50	6,793.50	9,729.00
413		ADDED	1001	1,052.58					
10		2024							
		ADDED	1201	6,163.50	1,540.88	1,540.87			
		2025							
	TADROUS, SAFWAT & PILAR TRUSTEES 85 BAKER PL						5,835.00	6,163.50	11,998.50
436		ADDED	1201	10,494.00	2,623.50	2,623.50			
24		2025							
	60 ATLANTIC, LLC 60 ATLANTIC AVE						9,115.50	10,494.00	19,609.50
443		ADDED	1101	131.54					
1.02		2024							
		ADDED	1201	1,540.50	385.13	385.12			
		2025							
	KING, JASON JOHN & CAITLYN LIPTAK 355A LONG BRANCH AVE						8,730.00	1,540.50	10,270.50
443		ADDED	1004	1,313.63					
16		2024							
		ADDED	1201	8,542.50	2,135.63	2,135.62			
		2025							
	RODRIGUEZ, MARCOS H & JOSEFA 7 AVENEL BLVD						.00	8,542.50	8,542.50
448		ADDED	1201	783.00	195.75	195.75			
8		2025							
	153 ATLANTIC, LLC 153 ATLANTIC AVE						7,251.00	783.00	8,034.00
463		ADDED	0901	3,512.63	3,512.63	3,512.62			
19		2025							

2025 TAXING DISTRICT 27 LONG BRANCH CITY		A D D E D / O M I T T E D			B I L L I N G		A U D I T		T R A I L		PAGE 12 COUNTY 13 MONMOUTH	
BLOCK#	OWNERS NAME	BILL	COMP	DUE	DUE	DUE	***TAX CONSOLIDATION RESULTS***					
LOT#	PROPERTY LOCATION	TYPE & YEAR	DATE	4TH QTR	1ST QTR	2ND QTR	PREV 2025	ADDED	CURR 2025			
QUALIF							TAXES	TAXES	TAXES			
	BRADY, TAYLOR 16 CATHERINE ST							14,050.50				
							7,248.00		21,298.50			
464		ADDED		1,292.51	387.75	387.75						
14.01		2025	0201									
	SKOLLER, RICHARD & LORI 110 JEROLEMAN AVE							1,551.00				
							21,321.00		22,872.00			
464		ADDED		991.38	424.88	424.87						
19.01		2025	0501									
	GALE, JORDAN 11 CATHERINE ST							1,699.50				
							10,701.00		12,400.50			
466		ADDED		177.26								
8		2024	1001									
		ADDED		1,038.00	259.50	259.50						
		2025	1201									
	ADKS PROPERTIES, LLC 104 COLUMBIA AVE							1,038.00				
							10,285.50		11,323.50			
467		ADDED		313.50	235.13	235.12						
21		2025	0801									
	WILSON, TODD & REGINA 488 CHURCH ST							940.50				
							14,425.50		15,366.00			
468		ADDED		764.00	286.50	286.50						
28		2025	0401									
	BOU, ANDRE R & SANDRA 81 ATLANTIC AVE							1,146.00				
							8,733.00		9,879.00			
	DISTRICT TOTALS			927,500.33	432,453.94	432,453.56		1,729,815.00				
							1,362,778.50		3,092,593.50			