

2025 TAXING DISTRICT 41 BOROUGH OF RUMSON		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	2025 ADDED	CURR 2025 TAXES					
4 9.01		ADDED 2025	0601	6,010.77	3,005.39	3,005.38								
	LYONS, MEREDITH & TIMOTHY 14 FIRST STREET						8,521.03	12,021.54		20,542.57				
6 2		ADDED 2025	0501	3,074.88	1,317.81	1,317.81								
	DACCURSO, JOHN A 12 HUNT STREET						15,760.18	5,271.24		21,031.42				
12 4		ADDED 2025	0601	2,934.58	1,467.29	1,467.29								
	TRUNZ, MAXIMILIAN A & ANNELESE D 7 BUENA VISTA AVENUE						20,634.88	5,869.16		26,504.04				
13 10		ADDED 2025	1201	2,646.63	661.66	661.66								
	GUSS, MARC & JESSICA 95 W. RIVER ROAD						14,977.62	2,646.64		17,624.26				
13 16		ADDED 2025	0701	6,224.50	3,734.71	3,734.70								
	CHIARELLO, GUY & DENISE 11 CIRCLE DRIVE						19,603.71	14,938.82		34,542.53				
14 5		ADDED 2025	0501	1,049.44	449.76	449.76								
	LEVIN, ERIC & COLLEEN 4 BELLEVUE AVENUE						26,885.87	1,799.04		28,684.91				
16 9		ADDED 2025	1201	27,870.88	6,967.72	6,967.72								
	CARTER, CHRISTOPHER C & KRISTEN R 35 BUENA VISTA AVE.						21,023.01	27,870.88		48,893.89				
18 16		ADDED 2025	0601	3,787.41	1,893.71	1,893.71								
	STREETS, JENNIFER MARIE & BURROWBRIDGE 13 BELLEVUE AVE.						30,741.99	7,574.84		38,316.83				
18 34		ADDED 2025	0401	563.66	211.38	211.37								

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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					
QUALIF														
	KENNEDY, BRENDAN & RACHEL 16 SOMERSET DRIVE							845.50						
							45,570.66		46,416.16					
18		ADDED		500.03	375.02	375.02								
40		2025	0801											
	SULLENS, CHRISTOPHER J 3 SOMERSET DRIVE							1,500.08						
							42,741.51		44,241.59					
20		ADDED		523.80	196.43	196.42								
8		2025	0401											
	RITGER, DONALD F & LAUREN K 3 DOGWOOD LANE							785.70						
							24,361.98		25,147.68					
22		ADDED		385.51	192.76	192.75								
3		2025	0601											
	MARTINEZ, KEVIN & LORRAINE 1 N.CHERRY LANE							771.02						
							16,525.95		17,296.97					
25		ADDED		248.09	124.05	124.04								
10.01		2025	0601											
	KRUPNIK, MICHAEL&FITZGERALD, GRACE 16 SECOND STREET							496.18						
							16,624.55		17,120.73					
26		ADDED		3,074.09	1,537.05	1,537.05								
9		2025	0601											
	MALLON, FRANCIS & RHEA 34 FIRST ST.							6,148.20						
							8,539.91		14,688.11					
27		ADDED		3,494.57	1,310.47	1,310.46								
20		2025	0401											
	SHISSIAS,ALEC P &WEIDNER,MELISSA N. 27 FIRST STREET							5,241.86						
							12,578.56		17,820.42					
29		ADDED		891.39	891.39	891.39								
14		2025	0901											
	STEINBERG, MICHAEL & GONZALEZ, ALEJ 48 WASHINGTON ST							3,565.56						
							12,537.65		16,103.21					
31		ADDED		1,023.30	511.65	511.65								
11		2025	0601											
	EARNHARDT, ERIC & CATHLEEN M DAINIA 48 FIRST ST.							2,046.60						
							13,203.76		15,250.36					

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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				
33 34		ADDED 2025	0701	260.94	156.57	156.56					
	SMALL, CHRISTOPHER & MADELINE 33 ALLEN ST.						10,135.44	626.26 10,761.70			
34 6		ADDED 2025	0601	6,274.59	3,137.30	3,137.30					
	PERITO, MICHAEL & DANA M 66 WASHINGTON ST.						8,568.23	12,549.20 21,117.43			
34 44		ADDED 2025	0401	325.19	121.95	121.95					
	HARWOOD, HILLARY 53 LAFAYETTE ST.						13,322.30	487.80 13,810.10			
36 23		ADDED 2025	1201	583.24	145.81	145.81					
	CARSON, SEAN P & JESSICA 63 BINGHAM AVE.						23,682.22	583.24 24,265.46			
38 21		ADDED 2025	0801	4,667.70	3,500.78	3,500.77					
	39 LENNOX, LLC 39 LENNOX AVE.						8,652.15	14,003.10 22,655.25			
41 10		ADDED 2025	0701	5,429.89	3,257.94	3,257.93					
	CCH HOLDINGS, LLC 69 PARK AVE.						8,652.15	13,031.74 21,683.89			
43 6		ADDED 2025	0201	10,110.61	3,033.19	3,033.18					
	SCOTT, TAYLOR A & MEGAN 8 BRUCE PL.						7,166.77	12,132.74 19,299.51			
44 4		ADDED 2025	0701	1,473.85	884.31	884.31					
	LUISI, BARBARA 101 BINGHAM AVENUE						13,972.68	3,537.24 17,509.92			
50 8		ADDED 2025	0901	2,070.20	2,070.21	2,070.20					

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								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	2025 ADDED	CURR 2025 TAXES		
	LORDI, PATRICIA 11 MAPLEWOOD AVE.						7,379.72	8,280.82	15,660.54		
51		ADDED		4,905.83	1,839.69	1,839.68					
21		2025	0401								
	COSGROVE, ROBERT S & ANNE T 18 MAPLEWOOD AVE.						6,680.03	7,358.74	14,038.77		
52		ADDED		260.15	65.04	65.04					
4		2025	1201								
	KRAUSS, ELAINE C & GARY M 8 CENTER ST.						9,597.30	260.16	9,857.46		
61		ADDED		5,621.67	2,409.29	2,409.29					
10		2025	0501								
	MCCORMACK, MOIRA & BONGARZONE, MARC 30 CENTER ST.						9,913.05	9,637.16	19,550.21		
63		ADDED		7,683.22	3,292.81	3,292.81					
8		2025	0501								
	M.G KELLY BUILDERS, LLC 86 BLACKPOINT RD						8,170.66	13,171.24	21,341.90		
64		ADDED		8,900.42	3,337.66	3,337.65					
20.01		2025	0401								
	DONOFRIO, ANTHONY 15 ROSALIE AVE						7,806.66	13,350.62	21,157.28		
64		ADDED		8,897.62	3,336.61	3,336.61					
20.02		2025	0401								
	EFFINGER, CHAD & AMY 13 ROSALIE AVE						7,806.66	13,346.44	21,153.10		
65		ADDED		181.48	136.11	136.11					
4.02		2025	0801								
	RHEE, WILLIAM C & JESSICA H 31 HIGHLAND AVENUE						26,295.28	544.44	26,839.72		
66		ADDED		3,472.27	946.99	946.98					
7		2025	0101								
	CAULFIELD, JUSTIN & ALLISON 99 BLACKPOINT RD						11,784.47	3,787.94	15,572.41		

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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					
67 7		ADDED 2025	0601	6,517.44	3,258.72	3,258.72								
	ATLANTIC BUILDERS CUSTOM HOMES, LLC 121 BLACKPOINT RD.						8,162.27	13,034.88	21,197.15					
68 8		ADDED 2025	1201	5,153.74	1,288.44	1,288.43								
	DUDICK, COLIN & JESSICA 12 HOLLY STREET						10,032.64	5,153.74	15,186.38					
70 3		ADDED 2025	0301	1,981.82	660.61	660.61								
	DOWNIE, CHRISTOPHER & KATHLEEN 8 RIDGE RD						39,525.27	2,642.44	42,167.71					
70 8		ADDED 2025	0401	545.48	204.56	204.55								
	MCLAUGHLIN, THOMAS J & NANCY 24 RIDGE ROAD						21,543.31	818.22	22,361.53					
79 4		ADDED 2025	0901	4,355.97	4,355.98	4,355.97								
	SHEA, JAMES DEWITT & BRADLEY, CAITLYN B 9 BLACKPOINT HORSESHOE						47,176.68	17,423.90	64,600.58					
80 8.01		ADDED 2025	0901	26,743.21	26,743.21	26,743.20								
	KARMAZIN, MELVIN & THERESA 29 WARD AVENUE						57,853.40	106,972.82	164,826.22					
80 11		ADDED 2025	0901	12,061.40	12,061.41	12,061.40								
	CURRO, JOSEPH & ALEXIS 23 N WARD AVE.						49,428.88	48,245.62	97,674.50					
81 1		ADDED 2025	0901	1,655.06	1,655.06	1,655.06								
	MAZZINI, ARTEMISIA & LINO, MICHAEL 14 WOODSIDE DR/CR HANCE						20,446.06	6,620.24	27,066.30					
84 24		ADDED 2025	0401	1,376.99	516.37	516.37								

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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				
	FRAGIACOMO, RICHARD A & FRANCESCA 1 HARDING LANE						27,489.05	2,065.48	29,554.53				
86		ADDED		1,784.35	1,338.27	1,338.26							
11		2025	0801										
	MARINO, WAYNE & MIN 17 SYCAMORE LANE						37,830.09	5,353.06	43,183.15				
88		ADDED		1,681.02	840.52	840.51							
13		2025	0601										
	KEAVENEY, MICHAEL & MEGHANN 50 BELLEVUE AVENUE						38,517.18	3,362.06	41,879.24				
91		ADDED		284.80	142.41	142.40							
6		2025	0601										
	CORRIDON, COLIN P & HEATHER M 8 SO ROHALLION DRIVE						27,398.83	569.62	27,968.45				
93		ADDED		2,137.86	534.47	534.46							
4		2025	1201										
	WILSON, WAYNE & FRANCES 118 RUMSON ROAD						46,851.49	2,137.86	48,989.35				
94		ADDED		5,080.83	2,540.42	2,540.41							
5		2025	0601										
C0024	HOFFORD, JAMES & AUSTIN, LISA 24 BINGHAM COURT						12,391.84	10,161.66	22,553.50				
94		ADDED		10,193.48	3,822.56	3,822.55							
5		2025	0401										
C0025	SNYDER, JEFFREY J 25 BINGHAM COURT						12,391.84	15,290.22	27,682.06				
94		ADDED		8,907.58	4,453.80	4,453.79							
5		2025	0601										
C0026	RMH @ BINGHAM, LLC 26 BINGHAM COURT						12,391.84	17,815.18	30,207.02				
94		ADDED		932.56	233.14	233.14							
6		2025	1201										
	CASEY, BRIAN & LAURA 136 BINGHAM AVENUE						24,310.58	932.56	25,243.14				

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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					
95 10		ADDED 2025	1201	803.53	200.89	200.88						
	SPECTOR, JESSE & MARYAM 133 BINGHAM AVE.						39,463.38	803.54 40,266.92				
95 26		ADDED 2025	0401	495.83	185.94	185.93						
	FEDERER, PETER P II & ERIN E 92 RUMSON ROAD						36,773.74	743.74 37,517.48				
96 5		ADDED 2025	1201	3,000.14	750.04	750.03						
	GILLIS,CHRISTOPHER CHARLES&CHANG EU 151 BINGHAM AVE.						32,835.80	3,000.14 35,835.94				
97 40		ADDED 2025	0901	418.03	418.03	418.03						
	LECKSTEIN, DAVID & REBECCA 86 RUMSON ROAD						53,357.39	1,672.12 55,029.51				
98 6.01		ADDED 2025	1201	774.16	193.54	193.54						
	MATTHIES, DANIEL & HEATHER 12 ROBIN ROAD						26,637.26	774.16 27,411.42				
101 1		ADDED 2025	1201	1,375.24	343.81	343.81						
	KESSLER, NEIL DAVID & RUTH SABELLA 10 BELKNAP LANE						45,978.72	1,375.24 47,353.96				
103 5		ADDED 2025	1201	6,759.76	1,689.94	1,689.94						
	SWAYNE, HENRY T & JULIA F 2 TENNIS COURT LANE						25,620.78	6,759.76 32,380.54				
105 6		ADDED 2025	0901	1,675.25	1,675.26	1,675.25						
	LISSNER, MINDY S 29 OAKES ROAD						28,595.74	6,701.02 35,296.76				
105 25		ADDED 2025	0601	683.42	341.72	341.71						

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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				
QUALIF													
	BRODSKY, MARY 28 RIVERSIDE DRIVE						25,723.58	1,366.86	27,090.44				
105		ADDED		4,587.54	4,587.54	4,587.54							
30		2025	0901										
	SAHNI, RAKESH & SUSHMA, ETAL 56 WARDELL AVENUE						28,177.19	18,350.16	46,527.35				
108		ADDED		3,324.28	1,662.14	1,662.14							
6.01		2025	0601										
	14 BUTTONWOOD, LLC 14 BUTTONWOOD LANE						39,007.07	6,648.56	45,655.63				
108		ADDED		6,047.04	3,628.23	3,628.23							
7		2025	0701										
	FINNEY, WILLIAM & LAUREN 16 BUTTONWOOD LANE						50,064.57	14,512.92	64,577.49				
110		ADDED		14,640.11	8,784.07	8,784.06							
2		2025	0701										
	BLUE SUNSETS RUMSON NO 2, LLC 4 CLUBWAY						17,232.97	35,136.26	52,369.23				
111		ADDED		1,035.71	388.40	388.39							
32		2025	0401										
	TREBINO, MICHAEL & ANDREA 26 BUTTONWOOD/RIV EDGE						39,007.07	1,553.58	40,560.65				
113		ADDED		2,664.46	1,332.23	1,332.23							
5		2025	0601										
	ANADILLA, MARVIN & MORGAN 12 CONOVER LANE						23,948.67	5,328.92	29,277.59				
113		ADDED		347.22	260.42	260.41							
7		2025	0801										
	ROFFMAN, ERIN & TODD 16 CONOVER LANE						26,343.54	1,041.66	27,385.20				
113		ADDED		430.09	215.05	215.04							
8		2025	0601										
	ROMANCZUK, MATTHEW JAMES & KATHLEEN 18 CONOVER LANE						29,995.11	860.18	30,855.29				

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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							
114 21		ADDED 2025	0801	1,056.34	792.26	792.26								
	O'NEIL, STACY, TRUSTEE 141 RUMSON ROAD						38,683.97	3,169.04 41,853.01						
121 1.01		ADDED 2025	0901	21,399.34	21,399.34	21,399.34								
	FAZIO, MICHAEL 18 BROADMOOR DRIVE						33,551.22	85,597.36 119,148.58						
123 1		ADDED 2025	0801	1,785.05	1,338.79	1,338.79								
	LUNENFELD FAMILY TRUST 107 RUMSON RD.						27,320.16	5,355.16 32,675.32						
123 7		ADDED 2025	0801	709.83	532.37	532.37								
	MEMMOTT, DEBORAH GORDON 4 POMPANO ROAD						34,016.97	2,129.48 36,146.45						
124 5		ADDED 2025	0601	2,273.18	1,136.60	1,136.59								
	KONRAD, STEVEN SHANE & MCCORMACK, RYAN 10 EDWARDS POINT ROAD						44,424.10	4,546.38 48,970.48						
124 22		ADDED 2025	0601	18,566.78	9,283.39	9,283.39								
	29 TUXEDO, LLC % SEAPORT CAPITAL 29 TUXEDO ROAD						28,527.56	37,133.56 65,661.12						
125 8		ADDED 2025	0701	361.03	216.62	216.62								
	KHATRI, ANDREW M & SHEILA S 179 BINGHAM AVE.						29,603.83	866.48 30,470.31						
128 3		ADDED 2025	0401	2,330.88	874.08	874.08								
	MURPHY, JUSTIN & MARGARET 3 AVE OF TWO RIVERS SO						29,045.76	3,496.32 32,542.08						
134 18		ADDED 2025	0501	11,688.22	5,009.24	5,009.24								

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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	2025 ADDED	CURR 2025 TAXES						
QUALIF															
	SULLIVAN, GREGORY & DIBRUNO, CARA 26 SHREWSBURY DRIVE						15,546.18	20,036.96	35,583.14						
137		ADDED		1,730.85	1,038.51	1,038.51									
12		2025	0701												
	POST, ROBERT & LAUREN 14 WARREN STREET						23,842.72	4,154.04	27,996.76						
139		ADDED		336.03	252.03	252.02									
20		2025	0801												
	TORCIVIA, CHRISTOPHER J 76 WATERMAN AVE.						19,140.05	1,008.10	20,148.15						
141		ADDED		1,358.46	1,018.85	1,018.84									
10		2025	0801												
	WALLING, JEFFREY C & ELISA M 12 WASHINGTON AVE.						11,308.22	4,075.38	15,383.60						
141		ADDED		1,536.79	768.40	768.39									
19		2025	0601												
	BCUW/MADELINE HOUSING PARTNERS, LLC 61 SO WARD AVENUE						2,538.58	3,073.58	5,612.16						
144		ADDED		719.61	359.81	359.81									
12		2025	0601												
	GAUSS, ERIC T & CHRISTINA 73 WATERMAN AVENUE						19,899.53	1,439.24	21,338.77						
147		ADDED		709.65	354.83	354.82									
1		2025	0601												
	CHECKET, MATTHEW CORY&DIAS, AMELIA 5 RUMSON ROAD						22,663.65	1,419.30	24,082.95						
	DISTRICT TOTALS			342,439.84	192,202.83	192,202.42	1,983,034.92	768,810.50	2,751,845.42						