

Block Lot Qual Acct#	Land Descriptn Bldg Descript Additional Lots	Class	Owners Name Street Address City & State Property Location	Zip Zone	Bank Map	Land Improv Total	Completion Month Day	Net Taxable Value	Sp Tax	Num of Months	Pro-Rated Assessment
=====											
2025 ADDED ASSESSMENT TAX LIST											
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4 9.01 003900	NEW HOUSE	2	LYONS, MEREDITH & TIMOTHY 14 FIRST STREET RUMSON, NJ 14 FIRST STREET	07760 R-5	00000 2	0 1146000 1146000	6 1	1146000		6	573000
6 2 004500	RECONSTRUCTION	2	DACCURSO, JOHN A 12 HUNT STREET RUMSON, NJ 12 HUNT STREET	07760 POB	00000 2	0 502500 502500	5 1	502500		7	293125
12 4 010000	RENOVATIONS	2	TRUNZ, MAXIMILIAN A & ANNE 7 BUENA VISTA AVENUE RUMSON, NJ 7 BUENA VISTA AVENUE	07760 R-3	00000 4	0 559500 559500	6 1	559500		6	279750
13 10 012100	RENOVATIONS	2	GUSS, MARC & JESSICA 95 W. RIVER ROAD RUMSON, NJ 95 W. RIVER ROAD	07760 R-3	00000 4	0 252300 252300	12 1	252300		12	252300
13 16 012700	RECONSTRUCTION	2	CHIARELLO, GUY & DENISE 11 CIRCLE DRIVE RUMSON, NJ 11 CIRCLE DRIVE	07760 R-3	00000 4	0 1424100 1424100	7 1	1424100		5	593375
14 5 015900	RENOVATIONS	2	LEVIN, ERIC & COLLEEN 4 BELLEVUE AVENUE RUMSON, NJ 4 BELLEVUE AVENUE	07760 R-1	00000 4	0 171500 171500	5 1	171500		7	100041
16 9 018500	NEW HOUSE	2	CARTER, CHRISTOPHER C & KRISTEN R 35 BUENA VISTA AVE. RUMSON, NJ 35 BUENA VISTA AVE.	07760 R-1	00000 5	0 2656900 2656900	12 1	2656900		12	2656900
18 16 022500	RENOVATIONS	2	STREETS, JENNIFER MARIE & BURROW 13 BELLEVUE AVENUE RUMSON, NJ 13 BELLEVUE AVE.	07760 R-1	00000 7	0 722100 722100	6 1	722100		6	361050
18 34 024400	POOL	2	KENNEDY, BRENDAN & RACHEL 19 OLD PHALANX ROAD LINCROFT, NJ 16 SOMERSET DRIVE	07738 R-1	00000 9	0 80600 80600	4 1	80600		8	53733
18 40 025000	CABANA	2	SULLENS, CHRISTOPHER J 3 SOMERSET DRIVE RUMSON, NJ 3 SOMERSET DRIVE	07760 R-1	00000 9	0 143000 143000	8 1	143000		4	47666
20 8 029500	POOL	2	RITGER, DONALD F & LAUREN K 3 DOGWOOD LANE RUMSON, NJ 3 DOGWOOD LANE	07760 R-4	00000 9	0 74900 74900	4 1	74900		8	49933
22 3 030100	RENOVATIONS	2	MARTINEZ, KEVIN & LORRAINE 1 NORTH CHERRY LANE RUMSON, NJ 1 N. CHERRY LANE	07760 R-4	00000 9	0 73500 73500	6 1	73500		6	36750
25 10.01 037900	RENOVATIONS	2	KRUPNIK, MICHAEL & FITZGERALD, GRACE 16 SECOND STREET RUMSON, NJ 16 SECOND STREET	07760 R-5	00000 10	0 47300 47300	6 1	47300		6	23650
26 9 037900	RECONSTRUCTION	2	MALLON, FRANCIS & RHEA 34 FIRST ST. RUMSON, NJ 34 FIRST ST.	07760 R-5	00000 10	0 586100 586100	6 1	586100		6	293050

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27 20 041000	RENOVATIONS	2	SHISSIAS, ALEC P & WEIDNER, MELISSA N. 27 FIRST STREET RUMSON, NJ 27 FIRST STREET	07760 R-5	00000 10	0 499700 499700	4 1	499700		8	333133
29 14 044800	RENOVATIONS	2	STEINBERG, MICHAEL & GONZALEZ, ALEJ 48 WASHINGTON ST RUMSON, NJ 48 WASHINGTON ST	07760 R-5	00000 10	0 339900 339900	9 1	339900		3	84975
31 11 048700	RENOVATIONS	2	EARNHARDT, ERIC & CATHLEEN M DAINIA 48 FIRST ST. RUMSON, NJ 48 FIRST ST.	07760 R-5	00000 10	0 195100 195100	6 1	195100		6	97550
33 34 055300	RENOVATIONS	2	SMALL, CHRISTOPHER & MADELINE 33 ALLEN STREET RUMSON, NJ 33 ALLEN ST.	07760 R-5	00000 10	0 59700 59700	7 1	59700		5	24875
34 6 056100	NEW HOUSE	2	PERITO, MICHAEL & DANA M 66 WASHINGTON STREET RUMSON, NJ 66 WASHINGTON ST.	07760 R-5	00000 10	0 1196300 1196300	6 1	1196300		6	598150
34 44 059900	RENOVATIONS	2	HARWOOD, HILLARY 53 LAFAYETTE STREET RUMSON, NJ 53 LAFAYETTE ST.	07760 R-5	00000 10	0 46500 46500	4 1	46500		8	31000
36 23 064200	POOL	2	CARSON, SEAN P & JESSICA 63 BINGHAM AVENUE RUMSON, NJ 63 BINGHAM AVE.	07760 R-4	00000 11	0 55600 55600	12 1	55600		12	55600
38 21 071100	NEW HOUSE	2	39 LENNOX, LLC 39 LENNOX AVENUE RUMSON, NJ 39 LENNOX AVE.	07760 R-5	00000 11	0 1334900 1334900	8 1	1334900		4	444966
41 10 077400	NEW HOUSE	2	CCH HOLDINGS, LLC 69 PARK AVE. RUMSON, NJ 69 PARK AVE.	07760 R-5	00000 11	0 1242300 1242300	7 1	1242300		5	517625
43 6 080800	NEW HOUSE	2	SCOTT, TAYLOR A & MEGAN 8 BRUCE PLACE RUMSON, NJ 8 BRUCE PL.	07760 R-6	00000 11	0 1156600 1156600	2 1	1156600		10	963833
44 4 082600	RENOVATIONS	2	LUI SI, BARBARA 101 BINGHAM AVENUE RUMSON, NJ 101 BINGHAM AVENUE	07760 R-4	00660 11	0 337200 337200	7 1	337200		5	140500
50 8 094300	RECONSTRUCTION	2	LORDI, PATRICIA 11 MAPLEWOOD AVE. RUMSON, NJ 11 MAPLEWOOD AVE.	07760 R-6	00000 12	0 789400 789400	9 1	789400		3	197350
51 21 098100	NEW HOUSE	2	COSGROVE, ROBERT S & ANNE T 104 E RIVER ROAD RUMSON, NJ 18 MAPLEWOOD AVE.	07760 R-6	00000 12	0 701500 701500	4 1	701500		8	467666
52 4 098600	RENOVATIONS	2	KRAUSS, ELAINE C & GARY M 8 CENTER ST. RUMSON, NJ 8 CENTER ST.	07760 R-6	00660 12	0 24800 24800	12 1	24800		12	24800
61 10 109200	RECONSTRUCTION	2	MCCORMACK, MOIRA & BONGARZONE, MARC 30 CENTER STREET RUMSON, NJ 30 CENTER ST.	07760 R-5	00000 13	0 918700 918700	5 1	918700		7	535908

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63 8 116500	NEW HOUSE	2	M.G KELLY BUILDERS, LLC 86 BLACKPOINT RD RUMSON, NJ 86 BLACKPOINT RD	07760 R-6	00000 14	0 1255600 1255600	5 1	1255600		7	732433
64 20.01 118900	NEW HOUSE	2	DONOFRIO, ANTHONY 15 ROSALIE AVE RUMSON, NJ 15 ROSALIE AVE	07760 R-6	00000 14	0 1272700 1272700	4 1	1272700		8	848466
64 20.02 118900	NEW HOUSE	2	EFFINGER, CHAD & AMY 13 ROSALIE AVENUE RUMSON, NJ 13 ROSALIE AVE	07760 R-6	00000 14	0 1272300 1272300	4 1	1272300		8	848200
65 4.02	POOL	2	RHEE, WILLIAM C & JESSICA H 31 HIGHLAND AVENUE RUMSON, NJ 31 HIGHLAND AVENUE	07760 R-5	00000 14	0 51900 51900	8 1	51900		4	17300
66 7 120500	RENOVATIONS	2	CAULFIELD, JUSTIN & ALLISON 99 BLACKPOINT ROAD RUMSON, NJ 99 BLACKPOINT RD	07760 R-5	00672 15	0 361100 361100	1 1	361100		11	331008
67 7 122200	NEW HOUSE	2	ATLANTIC BUILDERS CUSTOM HOMES, LLC 10 BROADMOOR DRIVE RUMSON, NJ 121 BLACKPOINT RD.	07760 R-5	00000 15	0 1242600 1242600	6 1	1242600		6	621300
68 8 123700	RECONSTRUCTION	2	DUDICK, COLIN & JESSICA 12 HOLLY STREET RUMSON, NJ 12 HOLLY STREET	07760 R-5	00672 15	0 491300 491300	12 1	491300		12	491300
70 3 126000	CABANA	2	DOWNIE, CHRISTOPHER & KATHLEEN 8 RIDGE RD RUMSON, NJ 8 RIDGE RD	07760 R-2	00000 15	0 251900 251900	3 1	251900		9	188925
70 8 126500	POOL	2	MCLAUGHLIN, THOMAS J & NANCY 24 RIDGE ROAD RUMSON, NJ 24 RIDGE ROAD	07760 R-2	00660 15	0 78000 78000	4 1	78000		8	52000
79 4 142100	RECONSTRUCTION	2	SHEA, JAMES DEWITT & BRADLEY, CAITLYN B 184 DUANE STREET APT 2 NEW YORK, NY 9 BLACKPOINT HORSESHOE	10013 R-2	00000 17	0 1661000 1661000	9 1	1661000		3	415250
80 8.01 143500	NEW HOUSE	2	KARMAZIN, MELVIN & THERESA 934 NAVESINK RIVER ROAD MIDDLETOWN, NJ 29 WARD AVENUE	07760 R-2	00000 18	0 10197600 10197600	9 1	10197600		3	2549400
80 11 143800	NEW HOUSE	2	CURRO, JOSEPH & ALEXIS 3 HARBOR DRIVE RUMSON, NJ 23 N WARD AVE.	07760 R-2	00000 18	0 4599200 4599200	9 1	4599200		3	1149800
81 1 145200	RENOVATIONS	2	MAZZINI, ARTEMISIA & LINO, MICHAEL 14 WOODSIDE DR/CR HANCE RUMSON, NJ 14 WOODSIDE DR/CR HANCE	07760 R-1	00000 19	0 631100 631100	9 1	631100		3	157775
84 24 145200	POOL	2	FRAGIACOMO, RICHARD A & FRANCESCA 1 HARDING LANE RUMSON, NJ 1 HARDING LANE	07760 R-1	00000 20	0 196900 196900	4 1	196900		8	131266
86 11 153800	POOL & RENOS	2	MARINO, WAYNE & MIN 17 SYCAMORE LANE RUMSON, NJ 17 SYCAMORE LANE	07760 R-1	00000 21	0 510300 510300	8 1	510300		4	170100

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88 13 159000	RENOVATIONS	2	KEAVENEY, MICHAEL & MEGHANN 50 BELLEVUE AVENUE RUMSON, NJ 50 BELLEVUE AVENUE	07760 R-1	00000 23	0 320500 320500	6 1	320500		6	160250
91 6 162700	POOL	2	CORRIDON, COLIN P & HEATHER M 8 SO ROHALLION DRIVE RUMSON, NJ 8 SO ROHALLION DRIVE	07760 R-1	00000 24	0 54300 54300	6 1	54300		6	27150
93 4 164500	RENOVATIONS	2	WILSON, WAYNE & FRANCES 118 RUMSON ROAD RUMSON, NJ 118 RUMSON ROAD	07760 R-1	00000 25	0 203800 203800	12 1	203800		12	203800
94 5 C0024	NEW HOUSE	2	HOFFORD, JAMES & AUSTIN, LISA 24 BINGHAM COURT RUMSON, NJ 24 BINGHAM COURT	07760 R-1	00000	0 968700 968700	6 1	968700		6	484350
94 5 C0025	NEW HOUSE	2	SNYDER, JEFFREY J 25 BINGHAM COURT RUMSON, NJ 25 BINGHAM COURT	07701 R-1	00000	0 1457600 1457600	4 1	1457600		8	971733
94 5 C0026	NEW HOUSE	2	RMH @ BINGHAM, LLC 247 BRIDGE AVE, SUITE 5 RED BANK, NJ 26 BINGHAM COURT	07701 R-1		0 1698300 1698300	6 1	1698300		6	849150
94 6 166300	POOL	2	CASEY, BRIAN & LAURA 136 BINGHAM AVENUE RUMSON, NJ 136 BINGHAM AVENUE	07760 R-1	00672 26	0 88900 88900	12 1	88900		12	88900
95 10 168100	POOL	2	SPECTOR, JESSE & MARYAM 133 BINGHAM AVENUE RUMSON, NJ 133 BINGHAM AVE.	07760 R-2	00000 27	0 76600 76600	12 1	76600		12	76600
95 26 169700	POOL	2	FEDERER, PETER P II & ERIN E 92 RUMSON ROAD RUMSON, NJ 92 RUMSON ROAD	07760 R-1	00000 27	0 70900 70900	4 1	70900		8	47266
96 5 170200	RENOVATIONS	2	GILLIS, CHRISTOPHER CHARLES & CHANG EU 151 BINGHAM AVENUE RUMSON, NJ 151 BINGHAM AVE.	07760 R-1	00660 27	0 286000 286000	12 1	286000		12	286000
97 40 175000	GARAGE	2	LECKSTEIN, DAVID & REBECCA 86 RUMSON ROAD RUMSON, NJ 86 RUMSON ROAD	07760 R-1	00000 28	0 159400 159400	9 1	159400		3	39850
98 6.01 183500	POOL	2	MATTHIES, DANIEL & HEATHER 12 ROBIN ROAD RUMSON, NJ 12 ROBIN ROAD	07760 R-4	00000	0 73800 73800	12 1	73800		12	73800
101 1 183500	POOL & CABANA	2	KESSLER, NEIL DAVID & RUTH SABELLA 10 BELKNAP LANE RUMSON, NJ 10 BELKNAP LANE	07760 R-2	00000 30	0 131100 131100	12 1	131100		12	131100
103 5 185000	RENOVATIONS	2	SWAYNE, HENRY T & JULIA F 2 TENNIS COURT LANE RUMSON, NJ 2 TENNIS COURT LANE	07760 R-2	00000 30	0 644400 644400	12 1	644400		12	644400
105 6 186800	RENOVATIONS	2	LISSNER, MINDY S 29 OAKES ROAD RUMSON, NJ 29 OAKES ROAD	07760 R-2	00000 31	0 638800 638800	9 1	638800		3	159700

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105 25 188700	RENOVATIONS	2	BRODSKY, MARY 28 RIVERSIDE DRIVE RUMSON, NJ 28 RIVERSIDE DRIVE	07760 R-2	00000 31	0 130300 130300	6 1	130300		6	65150
105 30 189200	RECONSTRUCTION	2	SAHNI, RAKESH & SUSHMA, ETAL 56 WARDELL AVENUE RUMSON, NJ 56 WARDELL AVENUE	07760 R-2	00000 31	0 1749300 1749300	9 1	1749300		3	437325
108 6.01 6.02	RENOVATIONS	2	14 BUTTONWOOD, LLC 14 BUTTONWOOD LANE RUMSON, NJ 14 BUTTONWOOD LANE	07760 R-2	00000 33	0 633800 633800	6 1	633800		6	316900
108 7 196900	RENOVATIONS	2	FINNEY, WILLIAM & LAUREN 16 BUTTONWOOD LANE RUMSON, NJ 16 BUTTONWOOD LANE	07760 R-2	00000 33	0 1383500 1383500	7 1	1383500		5	576458
110 2 198800	NEW HOUSE	2	BLUE SUNSETS RUMSON NO 2, LLC P.O. BOX 667 SPRING LAKE, NJ 4 CLUBWAY	07762 R-1	00000 33	0 3349500 3349500	7 1	3349500		5	1395625
111 32 203700	CABANA	2	TREBINO, MICHAEL & ANDREA 26 BUTTONWOOD/RIV EDGE RUMSON, NJ 26 BUTTONWOOD/RIV EDGE	07760 R-2	00660 34	0 148100 148100	4 1	148100		8	98733
113 5 204400	RENOVATIONS	2	ANADILLA, MARVIN & MORGAN 12 CONOVER LANE RUMSON, NJ 12 CONOVER LANE	07760 R-1	00000 36	0 508000 508000	6 1	508000		6	254000
113 7 204600	RENOVATIONS	2	ROFFMAN, ERIN & TODD 16 CONOVER LANE RUMSON, NJ 16 CONOVER LANE	07760 R-1	00000 37	0 99300 99300	8 1	99300		4	33100
113 8 204700	POOL	2	ROMANCZUK, MATTHEW JAMES & KATHLEEN 18 CONOVER LANE RUMSON, NJ 18 CONOVER LANE	07760 R-1	00000 37	0 82000 82000	6 1	82000		6	41000
114 21 216400	RENOVATIONS	2	O'NEIL, STACY, TRUSTEE 9100 WILSHIRE BLVD#1000W BEVERLY HILLS, CA 141 RUMSON ROAD	90212 R-1	00000 36	0 302100 302100	8 1	302100		4	100700
121 1.01 217000	NEW HOUSE	2	FAZIO, MICHAEL 18 BROADMOOR DRIVE RUMSON, NJ 18 BROADMOOR DRIVE	07760 R-1	00000 41	0 8159900 8159900	9 1	8159900		3	2039975
123 1 216400	RENOVATIONS	2	LUNENFELD FAMILY TRUST 107 RUMSON RD. RUMSON, NJ 107 RUMSON RD.	07760 R-1	00000 42	0 510500 510500	8 1	510500		4	170166
123 7 217000	POOL ETC	2	MEMMOTT, DEBORAH GORDON 4 POMPAÑO ROAD RUMSON, NJ 4 POMPAÑO ROAD	07760 R-1	00000 42	0 203000 203000	8 1	203000		4	67666
124 5 217700	RENOVATIONS	2	KONRAD, STEVEN SHANE & MCCORMACK, RYAN 10 EDWARDS POINT ROAD RUMSON, NJ 10 EDWARDS POINT ROAD	07760 R-1	00000 42	0 433400 433400	6 1	433400		6	216700
124 22 219400	NEW HOUSE	2	29 TUXEDO, LLC % SEAPORT 40 FULTON STREET 27TH FL NEW YORK, NY 29 TUXEDO ROAD	10038 R-1	CAPITAL 00000 43	0 3539900 3539900	6 1	3539900		6	1769950

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125 8	POOL	2	KHATRI, ANDREW M & SHEILA S 179 BINGHAM AVENUE RUMSON, NJ 179 BINGHAM AVE.	07760 R-1	00000 43	0 82600 82600	7 1	82600		5	34416
221400											
128 3	RENOVATIONS	2	MURPHY, JUSTIN & MARGARET 3 AVENUE OF TWO RIVERS SO RUMSON, NJ 3 AVE OF TWO RIVERS SO	07760 R-1	00000 47	0 333300 333300	4 1	333300		8	222200
225000											
134 18	NEW HOUSE	2	SULLIVAN, GREGORY & DIBRUNO, CARA 26 SHREWSBURY DRIVE RUMSON, NJ 26 SHREWSBURY DRIVE	07760 R-2	00000 48	0 1910100 1910100	5 1	1910100		7	1114225
232100											
137 12	RENOVATIONS	2	POST, ROBERT & LAUREN 14 WARREN STREET RUMSON, NJ 14 WARREN STREET	07760 R-5	00000 50	0 396000 396000	7 1	396000		5	165000
236500											
139 20	RENOVATIONS	2	TORCIVIA, CHRISTOPHER J 76 WATERMAN AVE. RUMSON, NJ 76 WATERMAN AVE.	07760 R-5	00000 50	0 96100 96100	8 1	96100		4	32033
239800											
141 10	RENOVATIONS	2	WALLING, JEFFREY C & ELISA M 12 WASHINGTON AVE. RUMSON, NJ 12 WASHINGTON AVE.	07760 R-5	00660 50	0 388500 388500	8 1	388500		4	129500
244100											
141 19	NEW DUPLEX AFF	2	BCUW/MADELINE HOUSING PARTNERS, LLC 6 FOREST AVE, SUITE 220 PARAMUS, NJ 61 SO WARD AVENUE	07652 R-5	00000 50	0 293000 293000	6 1	293000		6	146500
245000											
144 12	RENOVATIONS	2	GAUSS, ERIC T & CHRISTINA 73 WATERMAN AVENUE RUMSON, NJ 73 WATERMAN AVENUE	07760 R-5	00660 50	0 137200 137200	6 1	137200		6	68600
247200											
147 1	RENOVATIONS	2	CHECKET, MATTHEW CORY&DIAS, AMELIA 5 RUMSON ROAD RUMSON, NJ 5 RUMSON ROAD	07760 R-5	00000 50	0 135300 135300	6 1	135300		6	67650
249700											

41 BOROUGH OF RUMSON

	Quan	Total	ProRated	Rate	Taxes	County	Tax
2024 Added	0	0	0	1100	0.00	185	0.00
2025 Added	83	73289800	32644408	1049	342439.84	184	60065.71
2024 Omit AA	0	0	0	1100	0.00	185	0.00
2021 Omitted	0	0	0	1423	0.00	242	0.00
2022 Omitted	0	0	0	1287	0.00	215	0.00
2023 Omitted	0	0	0	1169	0.00	195	0.00
2024 Omitted	0	0	0	1100	0.00	185	0.00
2025 Omitted	0	0	0	1049	0.00	184	0.00

Total Records: 83

Total Due County: 60065.71 (Added Assessments Only)

Total Due Municipality: 282374.13 (Added Assessments Only)

Total Tax: 342439.84

SPECIAL DISTRICT TOTALS

District	Count	Land	Impr	Total
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