

**Green Acres Program
State House Commission Pre-application
Local Parkland – Major Diversion
Hudson Tunnel Project
Appendix C**

LAND VALUATION FORMS

**Green Acres Program
State House Commission Pre-Application
Local Parkland—Major Disposal/diversion**

ATTACHMENT II: LAND VALUATION FORMS

DIVERTED/DISPOSAL PARCEL(S)

~~Please fill out each section completely. If any section is left blank, the form will not be reviewed. If a section is not applicable to the application please indicate "Not Applicable" or "N/A". A minimum of three comparable sales for the diverted/disposal parcel(s) will need to be provided.~~

If additional space is needed to adequately describe the parcel please use a separate page.

1. Parcel Information

Parcel E202A1- East of Park Avenue, Hoboken, NJ

Block(s)

265

Lot(s)

Part of Lot 1

Acreage (by lot)

See "Attachment II, Cont'd"

Vacant ☐

Improved* ☐

*If improved please describe all improvements on a separate page.

2. Zoning

Primary permitted uses

See "Attachment II, Cont'd"

Minimum lot size

20,000 Square Feet

3. Interest

Fee ☐

Easement ☒

Fee and easement ☐

Type of easement

permanent sub-surface easement

Temporary easement ☐

Permanent easement ☒

4. Environmental Constraints (list individual acreage encumbered by each constraint)

Wetlands

ac.

C1 Streams

ac.

Tidelands

See "Attachment II, Cont'd"

ac.

Steep Slopes

ac.

Other

ac.

Other

ac.

5. Physical Constraints

Legal access

Landlocked

265' - 1 is predominantly water

6. Value Information

Assessed Value

9416500

Director's Ratio

59.76

7. Estimated Market Value

Intended Use

Valuation guide for acquisition, negotiation and or condemnation

Highest and best use

Assemblage of the upland area with an adjoining property for development of a PUD as well as a recreational marina.

8. Tax Assessor Certification - I hereby certify that the information provided in this Land Valuation Form for both the Diverted/Disposal Parcel(s) is true and accurate.

Sal A. BONACCORSI

Prepared by Tax Assessor (print name)

Signature

Date

11/10/25

**Green Acres Program
State House Commission Pre-Application
Local Parkland—Major Disposal/diversion**

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DIVERTED/DISPOSAL PARCEL(S)

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If additional space is needed to adequately describe the parcel please use a separate page.

1. Parcel Information

Parcel E202A2, East of Park Avenue, Hoboken, NJ
Block(s) 265
Lot(s) Part of 1
Acreage (by lot) See "Attachment II, Cont'd"
Vacant ☐ Improved* ☒

*If improved please describe all improvements on a separate page.

2. Zoning

Primary permitted uses See "Attachment II, Cont'd"
Minimum lot size 20,000 Square Feet

3. Interest

Fee ☐ Easement ☒ Fee and easement ☐
Type of easement permanent sub-surface easement
Temporary easement ☐ Permanent easement ☒

4. Environmental Constraints (list individual acreage encumbered by each constraint)

Wetlands _____ ac. C1 Streams _____ ac.
Tidelands See "Attachment II, Cont'd" ac. Steep Slopes _____ ac.
Other _____ ac. Other _____ ac.

5. Physical Constraints

Legal access _____
Landlocked Block 265 Lot 1 is predominately in water

6. Value Information

Assessed Value 941,650.6 Director's Ratio 59.76

7. Estimated Market Value

Intended Use Valuation guide for acquisition, negotiation and or condemnation
Highest and best use Assemblage of the upland area with an adjoining property for development of a PUD as well as a recreational marina

8. Tax Assessor Certification - I hereby certify that the information provided in this Land Valuation Form for both the Diverted/Disposal Parcel(s) is true and accurate.

Sal A. Bonaccorsi
Prepared by Tax Assessor (print name)

[Signature]
Signature

11/10/05
Date

**Green Acres Program
State House Commission Pre-Application
Local Parkland—Major Disposal/diversion**

**ATTACHMENT II: LAND VALUATION FORMS
DIVERTED/DISPOSAL PARCEL(S)**

Please fill out each section completely. If any section is left blank, the form will not be reviewed. If a section is not applicable to the application please indicate "Not Applicable" or "N/A". A minimum of three comparable sales for the diverted/disposal parcel(s) will need to be provided.

If additional space is needed to adequately describe the parcel please use a separate page.

1. Parcel Information Parcel E202C- 1601 Willow Avenue, Hoboken, NJ
Block(s) 256
Lot(s) Part of Lot 1.01
Acreage (by lot) See "Attachment II, Cont'd"
Vacant ☐ Improved* ☐

*If improved please describe all improvements on a separate page.

2. Zoning
Primary permitted uses See "Attachment II, Cont'd"
Minimum lot size 20,000 Square Feet

3. Interest
Fee ☐ Easement ☒ Fee and easement ☐
Type of easement permanent sub-surface easement
Temporary easement ☐ Permanent easement ☒

4. Environmental Constraints (list individual acreage encumbered by each constraint)

Wetlands	_____ ac.	C1 Streams	_____ ac.
Tidelands	See "Attachment II, Cont'd" _____ ac.	Steep Slopes	_____ ac.
Other	_____ ac.	Other	_____ ac.

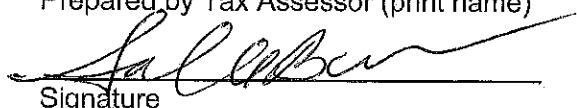
5. Physical Constraints
Legal access Yes, Willow Avenue
Landlocked _____

6. Value Information
Assessed Value 2935,000 Director's Ratio 59.76

7. Estimated Market Value Valuation guide for acquisition, negotiations, and or
Intended Use condemnation
Highest and best use Planned Urban Development

8. Tax Assessor Certification - I hereby certify that the information provided in this Land Valuation Form for both the Diverted/Disposal Parcel(s) is true and accurate.

Sal A. BONACCORSI
Prepared by Tax Assessor (print name)


Signature

11/10/2025
Date

ATTACHMENT II: LAND VALUATION FORMS

DIVERTED/DISPOSAL PARCEL(S)

If additional space is needed to adequately describe the parcel please use a separate page.

Parcel E202D, SP202E, E202F- 1501 Park Ave. Hoboken, NJ

Vacant ☐ Improved* ☒

Minimum lot size	20,000 Square Feet
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Temporary easement ☐ Permanent easement ☒

Other _____ ac. Other _____ ac.

Landlocked

Date _____

ATTACHMENT II, Cont'd

1. Parcel Information

Block	Lot	Diversion Acreage	Total Acreage
256	1.01	0.336 acres	1.647 acres
265*	1	322 acres	23,341 acres
269.04	1	0.16 acres	2003 acres

*Block 267 Lot 1 is consolidated with Block 265. The acreages listed include Block 267.

Improvements

Block 256 Lot 1.01 is improved with 1600 Park, a multi-purpose recreational field including fenced-in soccer and baseball facilities. A portion of the proposed diversion area in 1600 Park just north of the recreation facilities includes a sledding hill and observation deck which was created from excess fill material generated during the construction of the park.

Block 269.04 Lot 1 and a portion of Block 265 Lot 1 is improved with Harborside Park, with a waterfront walking trail, open space, and a playground. Redevelopment of the park with enhanced stormwater resiliency measures as part of Rebuild by Design is currently underway.

2. Zoning

Primary Permitted Uses in the I-1(W) Zone (See <https://ecode360.com/15237722>)

- Manufacturing, processing, producing or fabricating operations which meet the performance standards set forth in Article XII (<https://ecode360.com/15238498#15238498>) provided that all operations and activities, except parking, are carried on within enclosed buildings and that there is no outside storage of materials, equipment or refuse.
- Office buildings.
- Research laboratories.
- Planned unit development, per § 196-27.1 (<https://ecode360.com/15238067#15238067>).
- Restaurants: Class IV.
- Retail businesses and services in accordance with § 196-33 (<https://ecode360.com/15238258#15238258>).
- Child recreational facilities and services.

4. Environmental Constraints

Tidelands rights under the diversion area are part of a claim under previously acquired by the City of Hoboken. LiberB-12, Page 187, File: 0900-08-0003.1 on Jan. 30, 2012 and Liber H-7, Page 167-173, File: 86-0737 on March 24, 1988.

PRESS(Q)uery, (N)ext, (P)revious, (A)dd, (U)pdate, (R)emove, (O)utput (B)ye
(S)creen ** 1: prc file**

Screen:1 of 5

0905 Block: 269.04 Lot: -1 Q: M
Prior Block: 269.4 Lot: 1 Q: 12/27/19
Loc: 1501 PARK AVE 05 HOBOKEN, NJ 07030
Owner: CITY OF HOBOKEN Billing Code: 00000
Street: 94 WASHINGTON ST Account Num: 11808500
Town: HOBOKEN, NJ Zip: 07030 Mtg Acct#:
Class: 15C Deductions: S 0 V 0 W 0 R 0 D 0 Own: 0 Amt: 0
Saled: 05/06/11 Bk: 8792 Pg: 21 Price: 1 NU#: 15 Cd: R: 0.00

	2024	2025	Taxes	2023	Exemptions/Abatements
Land:	1502300	1502300	(57):	0.00	1 0
Impr:	0	0		2024	2 0
	0	0	(58):	0.00	3 0
Net:	1502300	1502300	Partial:		4 0

Land Dim: 87,268 SF
Bldg Desc: PARK
Addl Lots:

Class4Cd: YrBlt: 0000 Neigh: 15
BldgClass: SF: 0
Type/Use: PrcSF 0 UCd: 2
Style: Zone: I-1W Map:

1 record(s) found

PRESS(Q)uery, (N)ext, (P)revious, (A)dd, (U)pdate, (R)emove, (O)utput (B)ye
(S)creen ** 1: prc file**

Screen:1 of 5

0905 Block: 265 Lot: 1 Q: M
Prior Block: 267 Lot: 1 Q: 12/27/19
Loc: EAST OF PARK AVE 05 HOBOKEN, NJ 07030
Owner: MAYOR & COUNCIL Billing Code: 00000
~~Street: CITY OF HOBOKEN~~ ~~Account Num: 11690000~~
Town: HOBOKEN, NJ Zip: 07030 Mtg Acct#:
Class: 15C Deductions: S 0 V 0 W 0 R 0 D 0 Own: 0 Amt: 0
Saled: 00/00/00 Bk: Pg: Price: 0 NU#: Cd: R: 0.00

	2024	2025	Taxes	2023	Exemptions/Abatements	
Land:	8716500	8716500	(57):	0.00	1	0
Impr:	700000	700000		2024	2	0
	0	0	(58):	0.00	3	0
Net:	9416500	9416500	Partial:		4	0

Land Dim: 23.2443 AC
Bldg Desc: LAND/RIVER
Addl Lots: B267 L1

Class4Cd: YrBlt: 0000 Neigh: 15
BldgClass: SF: 0
Type/Use: PrcSF 0 UCd: 20
Style: Zone: I-1W Map:

1 record(s) found

PRESS(Q)uery, (N)ext, (P)revious, (A)dd, (U)pdate, (R)emove, (O)utput (B)ye
(S)creen
** 1: prc file**

Screen:1 of 5

0905 Block: 256 Lot: 1.01 Q: M
Prior Block: 256 Lot: 1 Q: 04/11/24
Loc: 1601 WILLOW AVE 05 HOBOKEN, NJ 07030
Owner: CITY OF HOBOKEN Billing Code: 00000
Street: 94 WASHINGTON STREET Account Num: 11518500
Town: HOBOKEN, NJ Zip: 07030 Mtg Acct#:
Class: 15C Deductions:S 0 V 0 W 0 R 0 D 0 Own: 0 Amt: 0
Saled: 01/30/06 Bk: 7811 Pg: 147 Price: 7100000 NU#: 15 Cd: R: 41.34

	2024	2025	Taxes	2023	Exemptions/Abatements
Land:	2175000	2175000	(57):	0.00	1 0
Impr:	760000	760000		2024	2 0
	0	0	(58):	0.00	3 0
Net:	2935000	2935000	Partial:		4 0

Land Dim: 1.45 ACRES
Bldg Desc: SOCCER FIELD
Addl Lots:

Class4Cd: 629 YrBlt: 2013 Neigh: 15
BldgClass: SF: 0
Type/Use: PrcSF 0 UCd: 20
Style: Zone: I-1W Map:

1 record(s) found

Sales- 7/1/24 - 11/1/25

PRESS(Q)uery, (N)ext, (P)revious, (A)dd, (U)pdate, (R)emove, (O)utput (B)ye
(S)creen

** 1: prc file**

Screen:1 of 5

0905 Block: 3.02 Lot: 6 Q: M
Prior Block: 3.2 Lot: 6-8 Q: 05/02/24
Loc: 517-19-21 NEWARK ST 05 HOBOKEN, NJ 07030
Owner: LOTUS 511 LLC Billing Code: 00000
Street: 513 WILLOW AVE Account Num: 10028800
Town: HOBOKEN, NJ Zip: 07030 Mtg Acct#:
Class: 1 Deductions: S 0 V 0 W 0 R 0 D 0 Own: 0 Amt: 0
SaleD: 02/08/24 Bk: 9816 Pg: 97 Price: 7511000 NU#: 26 Cd: R: 5.31

	2024	2025	Taxes	2023	Exemptions/Abatements
Land:	399000	399000	(57):	9222.70	1 0
Impr:	0	0		2024	2 0
	0	0	(58):	0.00	3 0
Net:	399000	399000	Partial:		4 0

Land Dim: 75 X 86
Bldg Desc: VACANT LAND
Addl Lots:

Class4Cd: 950 YrBlt: Neigh: 14
BldgClass: SF: 0
Type/Use: PrcSF 0 UCd: 20
Style: Zone: I-2 Map:

29 record(s) found

PRESS(Q)uery, (N)ext, (P)revious, (A)dd, (U)pdate, (R)emove, (O)utput (B)ye
(S)creen

*** 1: prc file ***

Screen: 1 of 5

0905- Block: 3.02 Lot: 9 Q: M
Prior Block: 3.2 Lot: 9 Q: 05/02/24
Loc: 515 NEWARK ST 05 HOBOKEN, NJ 07030
Owner: LOTUS 511 LLC Billing Code: 00000
Street: 513 WILLOW AVE Account Num: 10028900
Town: HOBOKEN, NJ Zip: 07030 Mtg Acct#:
Class: 1 Deductions: S 0 V 0 W 0 R 0 D 0 Own: 0 Amt: 0
Saled: 02/08/24 Bk: 9816 Pg: 97 Price: 7511000 NU#: 26 Cd: R: 1.75

	2024	2025	Taxes	2023	Exemptions/Abatements
Land:	131100	131100	(57):	2537.24	1 0
Impr:	0	0		2024	2 0
	0	0	(58):	0.00	3 0
Net:	131100	131100	Partial:		4 0

Land Dim: 25 X 86	Class4Cd: 571	YrBlt:	Neigh: 14
Bldg Desc: VACANT LAND	BldgClass:	SF: 0	
Addl Lots:	Type/Use:	PrcSF 0	UCd: 20
	Style:	Zone: I-2	Map:

PRESS(Q)uery, (N)ext, (P)revious, (A)dd, (U)pdate, (R)emove, (O)utput (B)ye
(S)creen

** 1: prc file**

Screen:1 of 5

0905 Block: 3.02 Lot: 10 Q: M
Prior Block: 3.2 Lot: 10 Q: 05/02/24
Loc: 513 NEWARK ST 05 HOBOKEN, NJ 07030
Owner: LOTUS 511 LLC Billing Code: 00000
Street: 513 WILLOW AVE Account Num: 10029000
Town: HOBOKEN, NJ Zip: 07030 Mtg Acct#: 0
Class: 1 Deductions: S 0 V 0 W 0 R 0 D 0 Own: 0 Amt: 0
Saled: 02/08/24 Bk: 9816 Pg: 97 Price: 7511000 NU#: 26 Cd: R: 1.90

	2024	2025	Taxes	2023	Exemptions/Abatements	
Land:	142500	142500	(57):	4970.28	1	0
Impr:	0	0		2024	2	0
	0	0	(58):	0.00	3	0
Net:	142500	142500	Partial:		4	0

Land Dim: 27 X 86	Class4Cd:	YrBlt:	Neigh: 14
Bldg Desc: VACANT LAND	BldgClass:	SF: 0	
Addl Lots:	Type/Use:	PrcSF 0	UCd: 20
	Style:	Zone: I-2	Map:

PRESS (Q)uery, (N)ext, (P)revious, (A)dd, (U)pdate, (R)emove, (O)utput (B)ye
(S)creen

** 1: prc file**

Screen: 1 of 5

-----0905 Block: 3.02-----Lot: 11-----Q:-----M-----
Prior Block: 3.2 Lot: 11 Q: 05/02/24
Loc: 511 NEWARK ST 05 HOBOKEN, NJ 07030
Owner: LOTUS 511 LLC Billing Code: 00000
Street: 513 WILLOW AVE Account Num: 10029100
Town: HOBOKEN, NJ Zip: 07030 Mtg Acct#:
Class: 1 Deductions: S 0 V 0 W 0 R 0 D 0 Own: 0 Amt: 0
Saled: 02/08/24 Bk: 9816 Pg: 97 Price: 7511000 NU#: 26 Cd: R: 1.75

	2024	2025	Taxes	2023	Exemptions/Abatements	
Land:	131100	131100	(57):	4402.95	1	0
Impr:	0	0		2024	2	0
	0	0	(58):	0.00	3	0
Net:	131100	131100	Partial:		4	0

Land Dim: 23.52X86	Class4Cd:	YrBlt:	Neigh: 14
Bldg Desc: VACATE WIP	BldgClass:	SF: 0	
Addl Lots:	Type/Use:	PrcSF 0	UCd: 20
	Style:	Zone: I-2	Map:

PRESS(Q)uery, (N)ext, (P)revious, (A)dd, (U)pdate, (R)emove, (O)utput (B)ye
(S)creen ** 1: prc file**

-----Screen:1 of 5

0905 Block: 59 Lot: 11 Q: M
Prior Block: Lot: Q: 10/31/25
Loc: 423 MADISON ST 05 HOBOKEN, NJ 07030
Owner: HOBOKEN INVESTORS, LLC Billing Code: 00000
Street: 423 MADISON STREET Account Num: 10432100
Town: HOBOKEN, NJ Zip: 07030 Mtg Acct#:
Class: 1 Deductions:S 0 V 0 W 0 R 0 D 0 Own: 0 Amt: 0
Saled: 09/08/25 Bk: 9930 Pg: 822 Price: 2750000 NU#: 24 Cd: R: 17.27

	2025	2026	Taxes	2025	Exemptions/Abatements
Land:	109800	475000	(57):	1981.89	1 0
Impr:	0	0		2026	2 0
	0	0	(58):	0.00	3 0
Net:	109800	475000	Partial:		4 0

Land Dim: 25 X 100 CORNER	Class4Cd: 738	YrBlt: 2025	Neigh: 75
Bldg Desc: WIP 4U-1COM	BldgClass:	SF: 0	
Addl Lots:	Type/Use:	PrcSF 0	UCd: 20
	Style:	Zone: R-2	Map:

PRESS(Q)uery, (N)ext, (P)revious, (A)dd, (U)pdate, (R)emove, (O)utput (B)ye
(S)creen

** 1: prc file**

-----Screen:1 of 5

0905 Block: 68 Lot: 1.01 Q: M
Prior Block: 68 Lot: 1.1 Q: 10/31/25
Loc: 501 MADISON ST 05 HOBOKEN, NJ 07030
Owner: 501 MADISON STREET REALTY LLC Billing Code:
Street: 342 BEECH STREET Account Num: 10484800
Town: TWP OF WASHINGTON, NJ Zip: 07676 Mtg Acct#:
Class: 1 Deductions:S 0 V 0 W 0 R 0 D 0 Own: 0 Amt: 0
SaleD: 08/07/25 Bk: 9930 Pg: 957 Price: 1800000 NU#: 24 Cd: R: 18.47

	2025	2026	Taxes	2025	Exemptions/Abatements	
Land:	290000	332500	(57):	5234.50	1	0
Impr:	0	0		2026	2	0
	0	0	(58):	0.00	3	0
Net:	290000	332500	Partial:		4	0

Land Dim: 25X69.50COR	Class4Cd:	YrBlt: 0000	Neigh: 75
Bldg Desc: WIP 5S-4U-1C	BldgClass:	SF: 0	
Addl Lots:	Type/Use:	PrcSF 0	UCd: 20
	Style: VL	Zone: R-2	Map:

PRESS(Q)uery, (N)ext, (P)revious, (A)dd, (U)pdate, (R)emove, (O)utput (B)ye
(S)creen

** 1: prc file**

Screen:1 of 5

0905 Block: 85 Lot: 24 Q: M
Prior Block: Lot: Q: 04/10/25
Loc: 702 GRAND ST 05 HOBOKEN, NJ 07030
Owner: 700 GRAND PROPERTIES, LLC Billing Code: 00000
Street: 1500 HUDSON ST #8F Account Num: 10622800
Town: HOBOKEN, NJ Zip: 07030 Mtg Acct#:
Class: 1 Deductions:S 0 V 0 W 0 R 0 D 0 Own: 0 Amt: 0
Saled: 02/05/25 Bk: 9882 Pg: 165 Price: 550000 NU#: Cd: R: 95.00

	2025	2026	Taxes	2025	Exemptions/Abatements	
Land:	522500	522500	(57):	9431.13	1	0
Impr:	0	0		2026	2	0
	0	0	(58):	0.00	3	0
Net:	522500	522500	Partial:		4	0

Land Dim: 25 X 100
Bldg Desc: LAND
Addl Lots:

Class4Cd: YrBlt: 0000 Neigh: 72
BldgClass: SF: 0
Type/Use: PrcSF 0 UCd: 20
Style: VL Zone: R-2 Map:

PRESS(Q)uery, (N)ext, (P)revious, (A)dd, (U)pdate, (R)emove, (O)utput (B)ye
(S)creen

** 1: prc file**

-----Screen:1 of 5

0905 Block: 179 Lot: 44 Q: M
Prior Block: Lot: Q: 03/08/25
Loc: 206 THIRD ST 05 HOBOKEN, NJ 07030
Owner: HOBOKEN 206 THIRD ST LLC Billing Code: 00000
Street: 62A FOURTH ST Account Num: 11109500
Town: HOBOKEN, NJ Zip: 07030 Mtg Acct#:
Class: 1 Deductions:S 0 V 0 W 0 R 0 D 0 Own: 2 Amt: 0
Saled: 07/10/24 Bk: 9857 Pg: 407 Price: 1200000 NU#: Cd: R: 52.12

	2025	2026	Taxes	2025	Exemptions/Abatements
Land:	625400	625400	(57):	11288.47	1 0
Impr:	0	0		2026	2 0
	0	0	(58):	0.00	3 0
Net:	625400	625400	Partial:		4 0

Land Dim: 30X54	Class4Cd:	YrBlt: 2025	Neigh: 55
Bldg Desc: VACANT LAND	BldgClass: 20	SF: 1639	
Addl Lots:	Type/Use: 1	PrcSF 3630	UCd: 2
	Style: CL	Zone: R-1	Map:

PRESS (Q)uery, (N)ext, (P)revious, (A)dd, (U)pdate, (R)emove, (O)utput (B)ye
(S)creen ** 1: prc file**

-----Screen:1 of 5

0905 Block: 16 Lot: 8 Q: M
Prior Block: Lot: Q: 03/19/25
Loc: 77 MONROE ST 05 HOBOKEN, NJ 07030
Owner: 77 MONROE LLC & SNAPS INDIA URBAN Billing Code:
Street: 77 MONROE ST Account Num:
Town: HOBOKEN, NJ Zip: 07030 Mtg Acct#:
Class: 1 Deductions: S 0 V 0 W 0 R 0 D 0 Own: 0 Amt: 0
SaleD: 01/29/25 Bk: 9884 Pg: 160 Price: 609529 NU#: Cd: R: 86.51

	2025	2026	Taxes	2025	Exemptions/Abatements
Land:	527300	527300	(57):	9517.77	1 0
Impr:	0	0		2026	2 0
	0	0	(58):	0.00	3 0
Net:	527300	527300	Partial:		4 0

Land Dim: 25X100	Class4Cd:	YrBlt: 2025	Neigh:
Bldg Desc: VACANT LAND	BldgClass: 49	SF: 3030	
Addl Lots:	Type/Use: 42	PrcSF 7285	UCd: 20
	Style:	Zone: R-3	Map:

PRESS (Q)uery, (N)ext, (P)revious, (A)dd, (U)pdate, (R)emove, (O)utput (B)ye
(S)creen

** 1: prc file **

Screen: 1 of 5

0905 Block: 215 Lot: 4 Q: C0501 M
Prior Block: Lot: Q: 09/02/25
Loc: 406 COURT/407 WASHINGTON 05 HOBOKEN, NJ 07030
Owner: 406 COURT ST LLC Billing Code:
Street: 142 CEDAR RUN RD Account Num:
Town: BAYVILLE, NJ Zip: 08721 Mtg Acct#:
Class: 1 Deductions: S 0 V 0 W 0 R 0 D 0 Own: 0 Amt: 0
Saled: 04/07/25 Bk: 9910 Pg: 764 Price: 700000 NU#: 4 Cd: R: 39.70

	2025	2026	Taxes	2025	Exemptions/Abatements
Land:	277900	277900	(57):	5016.10	1 0
Impr:	0	0		2026	2 0
	0	0	(58):	0.00	3 0
Net:	277900	277900	Partial:	P	4 0

Land Dim: 31.76-2057SF
Bldg Desc: 2S/G-WIP
Addl Lots:

Class4Cd: YrBlt: Neigh:
BldgClass: SF: 20257
Type/Use: PrcSF 0 UCd: 20
Style: Zone: Map:

PRESS (Q)uery, (N)ext, (P)revious, (A)dd, (U)pdate, (R)emove, (O)utput (B)ye
(S)creen ** 1: prc file**

-----Screen:1 of 5

0905 Block: 130 Lot: 1.01 Q: M
Prior Block: 130 Lot: 1 Q: 11/03/25
Loc: 1501 ADAMS ST/1500 GRAND 05 HOBOKEN, NJ 07030
Owner: AR AT 1500 GRAND 1 LLC & 11 LLC Billing Code: 00000
Street: 1430 US HIGHWAY 206 #100 Account Num: 10859100
Town: BEDMINSTER, NJ Zip: 08921 Mtg Acct#:
Class: 4B Deductions: S 0 V 0 W 0 R 0 D 0 Own: 0 Amt: 0
Saled: 12/12/24 Bk: 9875 Pg: 713 Price: 33000000 NU#: 24 Cd: R: 12.87

	0	2026	Taxes	2025	Exemptions/Abatements
Land:	0	3442200	(57):	50151.09	1 0
Impr:	0	804800		2026	2 0
	0	0	(58):	0.00	3 0
Net:	0	4247000	Partial:		4 0

Land Dim: 80,000 SF.	Class4Cd:	YrBlt:	Neigh: 16
Bldg Desc: 1CB-I-LAND	BldgClass:	SF: 0	
Addl Lots:	Type/Use:	PrcSF 0	UCd: 20
	Style:	Zone: RPA	Map:

1 record(s) found

PRESS(Q)uery, (N)ext, (P)review, (A)dd, (U)pdate, (R)emove, (O)utput (B)ye
(S)creen ** 1: srla file**

-----SR1A INFORMATION (Detail)-----Screen 1 of 3

0905 Block: 131 Lot: 1 Q: Condo: N Year 2024
Book/P: 9834 455 Price: 40000000 Deed: 07/02/24 Recorded: 07/17/24
Class 4 Type: 211 Ratio: 8.64 NU#: 24 OV: RTF: *****

Grantor: Grantee:
1500 CLINTON LLC ADVANCE AT HOBOKEN II LLC & ETALS.
613 WASHINGTON AVE, #1243 1430 U.S. HWY 206, #100
JERSEY CITY, NJ Zip: 07310 BEDMINSTER, NJ 07921

Rem: ZONING INFLUENCE NOT INCL IN ASSMT Year Built: 0 SqFtArea: 0
M4: N B: 0 D: N Send: X U: 09/25/24

-----MOD IV INFORMATION (Master)-----

Owner: BldgD: Cl4:
Addr: Loc:
Class: Year Built
Land: 0 Impr: 0 Exempt: 0 Totl: 0
Bank C: Deduct:S 0 V 0 W 0 R 0 D 0 Own: 0 Amt: 0
Last Sale: 00/00/00 Bk: Pg: Price: 0 NU: Part:
AddlL : AddlL2: Liv Area: 0

**Green Acres Program
State House Commission Pre-Application
Local Parkland—Major Disposal/diversion**

**ATTACHMENT II: LAND VALUATION FORMS
DIVERTED/DISPOSAL PARCEL(S)**

Please fill out each section completely. If any section is left blank, the form will not be reviewed. If a section is not applicable to the application please indicate "Not Applicable" or "N/A". A minimum of three comparable sales for the diverted/disposal parcel(s) will need to be provided.

If additional space is needed to adequately describe the parcel please use a separate page.

1. Parcel Information

Parcel E202C- Willow Avenue, Weehawken, NJ
Block(s) 11
Lot(s) Part of Lot 1
Acreage (by lot) 0.14
Vacant ☒ Improved* ☐

*If improved please describe all improvements on a separate page.

2. Zoning

Primary permitted uses SW ZONE, INDUSTRIAL, OFFICE, OUTDOOR RECREATION
Minimum lot size 3 ACRES

3. Interest

Fee ☐ Easement ☒ Fee and easement ☐
Type of easement permanent sub-surface easement
Temporary easement ☐ Permanent easement ☒

4. Environmental Constraints (list individual acreage encumbered by each constraint)

Wetlands	<u>NA</u> ac.	C1 Streams	<u>NA</u> ac.
Tidelands	<u>NA</u> ac.	Steep Slopes	<u>NA</u> ac.
Other	<u>NA</u> ac.	Other	<u>NA</u> ac.

5. Physical Constraints

Legal access VIA HOBOKEN
Landlocked NO

6. Value Information

Assessed Value \$440,000 Director's Ratio 91.13%

7. Estimated Market Value

Intended Use N/A
Highest and best use ASSEMBLAGE

8. Tax Assessor Certification - I hereby certify that the information provided in this Land Valuation Form for both the Diverted/Disposal Parcel(s) is true and accurate.

William Yirce
Prepared by Tax Assessor (print name)

[Signature]
Signature

12/11/25
Date

**Green Acres Program
State House Commission Pre-Application
Local Parkland—Major Disposal/diversion**

**ATTACHMENT II: LAND VALUATION FORMS
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If additional space is needed to adequately describe the parcel please use a separate page.

1. Parcel Information

Parcel E202C- Park Avenue, Weehawken, NJ
Block(s) 11
Lot(s) Part of Lot 2
Acreage (by lot) 0.23
Vacant ☒ Improved* ☐

*If improved please describe all improvements on a separate page.

2. Zoning

Primary permitted uses SW ZONE, Industrial, Office, outdoor Recreation
Minimum lot size 3 Acres

3. Interest

Fee ☐ Easement ☒ Fee and easement ☐
Type of easement permanent sub-surface easement
Temporary easement ☐ Permanent easement ☒

4. Environmental Constraints (list individual acreage encumbered by each constraint)

Wetlands	<u>NA</u> ac.	C1 Streams	<u>NA</u> ac.
Tidelands	<u>NA</u> ac.	Steep Slopes	<u>NA</u> ac.
Other	<u>NA</u> ac.	Other	<u>NA</u> ac.

5. Physical Constraints

Legal access Via Hoboken
Landlocked NO

6. Value Information

Assessed Value \$617,900 Director's Ratio 91.131

7. Estimated Market Value

Intended Use NA
Highest and best use Assemblage

8. Tax Assessor Certification - I hereby certify that the information provided in this Land Valuation Form for both the Diverted/Disposal Parcel(s) is true and accurate.

William Yirce
Prepared by Tax Assessor (print name)

[Signature]
Signature

12/11/25
Date