



CITY OF JERSEY CITY

Office of the City Assessor
City Hall Annex
364 M.L. King Drive, 3rd Floor
Jersey City, New Jersey 07305
Telephone: (201) 547-5131

EDUARDO TOLOZA, CITY ASSESSOR

August 25, 2022

PROPERTY LOCATION OF APPLICATION: 107 Magnolia Avenue

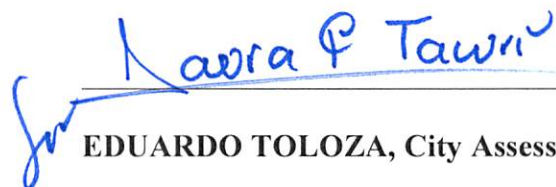
BLOCK(S): 9604 LOT(S): 6

**NAME OF APPLICANT: Benjamin T.F. Wine, Esq.
Prime & Tuvel
2 University Plaza, Suite 109
Hackensack, NJ 07601**

APPLICANT'S TELEPHONE #: 201-883-1010

Pursuant to your request, attached herewith is a list of properties located in Jersey City within the 200-foot radius of the above-captioned property in the City of Hoboken. This list contains the owner's name, mailing address, block, lot and property location as reflected on the most recent Assessor's Tax List.

C E R T I F I E D

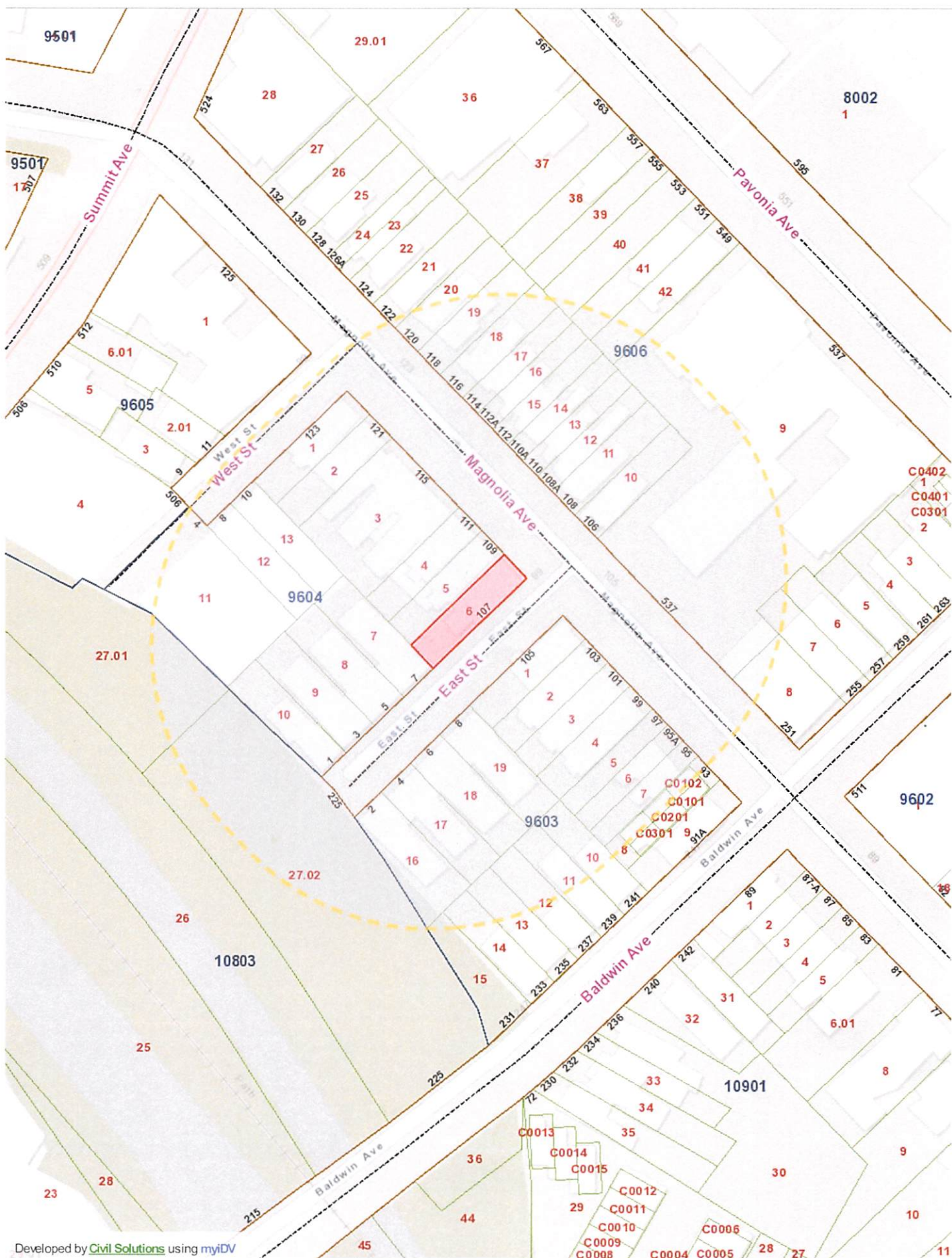

EDUARDO TOLOZA, City Assessor

Also be advised that the following companies must be notified:

P.S.E.& G.	80	PARK PLAZA, NEWARK, NEW JERSEY 07102
COMCAST CABLEVISION	2121	KENNEDY BLVD., JERSEY CITY, NJ 07305
UNITED WATER COMPANY	200	HOOK ROAD, HARRINGTON PARK, NJ 07640
JERSEY CITY M.U.A.	555	ROUTE 440, JERSEY CITY, NEW JERSEY 07305
VERIZON TELEPHONE	540	BROAD STREET, NEWARK, NEW JERSEY 07102

Buffer Report - Map

Jersey City





CITY OF JERSEY CITY

Office of the City Assessor

Subject Property: Block 9604 - Lot 6

Block & Lot listing of properties within 200 ft. radius of subject property.

Property Location: 107 Magnolia Avenue

Date: August 25, 2022

BLOCK	LOT	QUAL	PROPERTY LOCATION	OWNERS NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
9603	1		105 MAGNOLIA AVE.	105 MAGNOLIA, LLC	76 E.CEDAR ST.	LIVINGSTON, NJ	07039
9603	2		103 MAGNOLIA AVE.	GRUNFELD FAMILIES, L.L.C.	99 MAGNOLIA AVE.	JERSEY CITY, N.J.	07306
9603	3		101 MAGNOLIA AVE.	GRUNFELD FAMILIES, L.L.C.	99 MAGNOLIA AVE.	JERSEY CITY, N.J.	07306
9603	4		99 MAGNOLIA AVE.	GRUNFELD FAMILIES, L.L.C.	99 MAGNOLIA AVE.	JERSEY CITY, N.J.	07306
9603	5		97 MAGNOLIA AVE.	97 MAGNOLIA AVE., L.L.C.	601 59TH ST.	WEST NEW YORK, NJ	07093
9603	6		95A MAGNOLIA AVE.	SAUR, MATTHEW E & MERAGLIA, ROBERT	95A MAGNOLIA AVE.	JERSEY CITY, NJ	07306
9603	7		95 MAGNOLIA AVE.	HSIA, KWAI-KING	28 MOTT ST #6	NEW YORK, NY	10013
9603	8		93 MAGNOLIA AVE.	93 MAGNOLIA AVENUE CONDOMINIUM ASSO	93 MAGNOLIA AVE.	JERSEY CITY, NJ	07306
9603	8	C0102	93 MAGNOLIA AVE.	BAHEL, MOHIT	93 MAGNOLIA AVE., #2R	JERSEY CITY, NJ	07306
9603	8	C0202	93 MAGNOLIA AVE.	BONADIO, SYLVIA CAROL C.	93 MAGNOLIA AVE., UNIT#2R	JERSEY CITY, N.J.	07306
9603	8	C0302	93 MAGNOLIA AVE.	NAYMAN, DANIEL	93 MAGNOLIA AVE., #6	JERSEY CITY, NJ	07306
9603	10		241 BALDWIN AVE.	BONILLA, JOHANA & GARCIA, EDWIN	239 BALDWIN AVE.	JERSEY CITY, NJ	07306
9603	11		239 BALDWIN AVE.	GARCIA, JOHANA & EDWIN	239 BALDWIN AVE	JERSEY CITY, NJ	07306
9603	12		237 BALDWIN AVE.	BENCOSME, EUSEBIO	237 BALDWIN AVE.	JERSEY CITY, N.J.	07306
9603	13		235 BALDWIN AVE.	GARCIA, HECTOR J.& ALICE M.& LUIS M	235 BALDWIN AVE.	JERSEY CITY, N.J.	07306
9603	14		233 BALDWIN AVE.	KING, PATRICK A. & LIU, LINDA	99 HUDSON ST.#4700	JERSEY CITY, NJ	07302
9603	15		231 BALDWIN AVE.	CITY OF JERSEY CITY	280 GROVE ST.	JERSEY CITY,N.J.	07302

BLOCK	LOT	QUAL	PROPERTY LOCATION	OWNERS NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
9603	16		2 EAST ST.	KOLOMBARIS, CAROLYN	2 EAST ST.	JERSEY CITY, N.J.	07306
9603	17		4 EAST ST.	FOUR EAST, L.L.C.	23 LAFAYETTE DRIVE	NEW CITY, NY	10956
9603	18		6 EAST ST.	LAFARGA, ISMAEL & LAFARGA, LEYSI	3 JEFFERSON AVE.	KEARNY, NJ	07032
9603	19		8 EAST ST.	COPTIC CHURCH HOUSING TRUST, 7-9-21	835 BERGEN AVE.	JERSEY CITY, NJ	07306
9604	1		123 MAGNOLIA AVE.	ROSS, BRUCE & LEI, MIN	123 MAGNOLIA AVE.	JERSEY CITY, N.J.	07306
9604	2		121 MAGNOLIA AVE.	RUBIO, LUIS & EVELYN	121 MAGNOLIA AVE.	JERSEY CITY, NJ	07306
9604	3		115 MAGNOLIA AVE	115 MAGNOLIA LLC C/O PAVEL NIKULIN	P.O. BOX 558	CRESSKILL, NJ	07626
9604	4		111 MAGNOLIA AVE.	RUBIO, JESSICA	111 MAGNOLIA AVE.	JERSEY CITY, NJ	07306
9604	5		109 MAGNOLIA AVE.	PEREZ, OBERTO	123 WALLACE ST	RED BANK, NJ	07701
9604	7		7 EAST ST.	7 EAST STREET, LLC	14 CHETWYND TERRACE	LIVINGSTON, N.J.	07039
9604	8		5 EAST ST.	KARACADAG,A. & O. REVOCABLE TRUST	311 SE 10TH CT.	FORT LAUDERDALE, FL	33316
9604	9		3 EAST ST.	3 EAST STREET, LLC	838 SPRUCE STREET	LAWRENCEVILLE, NJ	08648
9604	10		1 EAST ST.	BUSINESS TECHNOLOGY, INC	47 BROOKDALE RD, SUITE C	WATCHUNG, NJ	07069
9604	11		4 WEST ST.	500 SUMMIT AVE. MAZAL LLC	3 EAST 54TH ST.,#1ST FL.	NEW YORK, NY	10022
9604	12		8 WEST ST.	500 SUMMIT AVE. MAZAL LLC	3 EAST 54TH ST.,#1ST FL.	NEW YORK, NY.	10022
9604	13		10 WEST ST.	500 SUMMIT AVE. MAZAL LLC	3 EAST 54TH ST.,#1ST.FL	NEW YORK, NY	10022
9606	6		257 BALDWIN AVE	MARGARET ANNA CUSACK CARE CENTER,IN	537 PAVONIA AVE.	JERSEY CITY, NJ	07306
9606	7		255 BALDWIN AVE.	MCINTYRE, O'CONNOR KATHLEEN	60 HIGHFIELD LANE	NUTLEY, NJ	07110
9606	8		251 BALDWIN AVE.	SISTERS OF ST. JOSEPH OF PEACE	399 HUDSON TERRACE	ENGLEWOOD CLIFFS, NJ	07632
9606	9		537 PAVONIA AVE.	MARGARET ANNA CUSACK CARE CENTER,IN	537 PAVONIA AVE.	JERSEY CITY, NJ	07306
9606	10		106 MAGNOLIA AVE.	MARLEY, MARGARET M. & MARLEY, ANN	108 MAGNOLIA AVE.	JERSEY CITY, N.J.	07306
9606	11		108 MAGNOLIA AVE.	MARLEY, MARGARET	108 MAGNOLIA AVE.	JERSEY CITY, N.J.	07306
9606	12		108A MAGNOLIA AVE.	NELSON, MICHAEL C. & DAYLE,BRITTANY	108A MAGNOLIA AVE.	JERSEY CITY, NJ	07306
9606	13		110 MAGNOLIA AVE.	CORRERO, MARSHALL & KIM	110 MAGNOLIA AVE.	JERSEY CITY, NJ	07306
9606	14		110A MAGNOLIA AVE.	GIFFORD, JOANNE E.	563 PAVONIA AVE.	JERSEY CITY, NJ	07306

BLOCK	LOT	QUAL	PROPERTY LOCATION	OWNERS NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
9606	15		112 MAGNOLIA AVE.	CHABAN,MATTHEW & NELLIE V.	112 MAGNOLIA AVE.	JERSEY CITY, N.J.	07306
9606	16		112A MAGNOLIA AVE.	RENCH, BRADLEY A. & SOMA	112A MAGNOLIA AVE.	JERSEY CITY, NJ	07306
9606	17		114 MAGNOLIA AVE.	DENG, PING	114 MAGNOLIA AVE.	JERSEY CITY, NJ	07306
9606	18		116 MAGNOLIA AVE.	MAGNOLIA HOTEL, LLC	381 PARK AVE SOUTH #1420	NEW YORK, NY	10016
9606	19		118 MAGNOLIA AVE.	MAGNOLIA HOTEL, LLC	381 PARK AVE SOUTH #1420	NEW YORK, NY	10016
9606	20		120 MAGNOLIA AVE.	KOLOMBARIS, CAROLYN	2 EAST ST.	JERSEY CITY, N.J.	07306
9606	21		122 MAGNOLIA AVE.	SIMEONE,GILDA DE ANGELIS	122 MAGNOLIA AVE.	JERSEY CITY, N.J.	07306
9606	40		553 PAVONIA AVE.	ST. JOSEPH'S HOME-SISTERS OF ST.JOS	537 PAVONIA AVE.	JERSEY CITY, NJ	07306
9606	41		551 PAVONIA AVE.	JOURNAL SQUARE IMPROVEMENT,LLC	100 CHALLENGER RD.,#401	RIDGEFIELD PARK, NJ	07660
9606	42		549 PAVONIA AVE.	JOURNAL SQUARE IMPROVEMENT,LLC	100 CHALLENGER RD.STE.401	RIDGEFIELD PK, N.J.	07660
10803	27.01		494 SUMMIT AVE.	500 SUMMIT AVE. MAZAL LLC	3 EAST 54TH ST.,#1STFL.	NEW YORK, NY	10022
10803	27.02		225 BALDWIN AVE.	500 SUMMIT AVE. MAZAL PARK LLC	3 EAST 54TH ST. 15TH FL	NEW YORK , NY	10022