




Alex Paul Genato

Partner

Real Estate Tax Appeal

 609.580.3706

 agenato@archerlaw.com

Overview

Alex concentrates his practice in the areas of local property taxation, eminent domain, redevelopment, and state tax matters. He has handled matters involving all phases of property tax appeal litigation throughout New Jersey, New York, Pennsylvania, Connecticut, Massachusetts, Virginia, Ohio, Florida and various other states.

Alex has extensive experience with cases involving office complexes, corporate headquarters, industrial facilities, oil refineries, manufacturing facilities, research and development facilities, warehouses, data centers, hotels, extended-stay corporate suites, golf courses, ski resorts, shopping malls, banks, telecommunication facilities, assisted living facilities, nursing homes, parking garages, truck terminals, apartment buildings, and condominiums. He advises clients on issues regarding property tax issues, liabilities, exemptions, and farmland assessment qualification.

Active in the legal community, Alex was a member of the New Jersey Supreme Court Committee on the Tax Court for the 2018-2020 term and previously served as a member during the 2012-2014, 2014-2016, and 2016-2018 terms. He is also a former Chair of the Taxation Law Section of the New Jersey State Bar Association.

After graduating from law school, Alex was a law clerk to the Honorable Vito L. Bianco, J.T.C. of the Tax Court of New Jersey. In this capacity, he assisted Judge Bianco in drafting the first published case in the nation to comprehensively address casino valuation.

Representative Experience

- Reduction in oil refinery assessment from \$653 Million to \$340 Million
- Reduction in oil refinery assessment from \$298 Million to \$85 Million
- Reduction in manufacturing facility assessment from \$160 Million to \$110 Million
- Reduction in office assessment from \$96 Million to \$58 Million
- Reduction in ski resort assessment from \$69 Million to \$37 Million
- Reduction in hospital assessment from \$32.4 Million to \$13 Million
- Reduction in chemical plant assessment from \$29 Million to \$13.5 Million
- Reduction in office assessment from \$25.5 Million to \$9 Million
- Reduction in assisted living facility assessment from \$25 Million to \$12 Million
- Reduction in retail assessment from \$25 Million to \$18.5 Million
- Reduction in multifamily assessment from \$25 Million to \$19 Million
- Reduction in office assessment from \$19 Million to \$4.5 Million
- Reduction in corporate headquarters assessment from \$18.9 Million to \$12.7 Million
- Reduction in refrigerated distribution warehouse assessment from \$14.7 Million to \$9.6 Million
- Reduction in assisted living facility assessment from \$14 Million to \$10 Million
- Reduction in vacant land assessment from \$13 Million to \$7 Million

Professional and Community Involvement

- Vice Chair, Property Tax Committee, Land Use and Environmental Group – American Bar Association Real Property, Trust and Estate Law Section
- New Jersey State Bar Association, Immediate Past Chair of the Taxation Law Section (2017 – 2018)
- New Jersey State Bar Association, Chair of the Taxation Law Section (2016 – 2017)
- New Jersey State Bar Association, Chair-Elect of the Taxation Law Section (2015 – 2016)
- New Jersey State Bar Association, Second Vice Chair of the Taxation Law Section (2014 – 2015)
- New Jersey State Bar Association, Member of the Taxation Law Section (2006 – Present)
- Essex County Bar Association, Executive Committee Member of the Young Lawyer's Division (2007 – 2009)



- Mercer County Bar Association, Member (2009 – Present)
- Asian Pacific American Lawyers Association of New Jersey, Young Lawyers Committee (2014 – Present)
- Asian Pacific American Lawyers Association of New Jersey, Member (2007 – Present)
- MIDJersey Chamber of Commerce, Member
- Princeton Regional Chamber of Commerce, Member
- John J. Gibbons Criminal Procedure Moot Court Competition, Mock Judge (2008 and 2009)
- The 200 Club of Atlantic and Cape May Counties
- The 200 Club of Mercer County

Select Speaking Engagements and Seminars

- “A Big, Easy Guide to Recent Trends in Property Tax Exemptions,” 2025 ABA/IPT Advanced Tax Seminar (March 2025)
- “Preparing Your Witness to Testify: Battle Tested Strategies, Tactics and Options to Stay One Step Ahead of the Opposition,” IPT Property Tax Symposium (November 2024)
- “Farmland and its Multiple Uses & Newark Watershed Case,” Sussex County Assessor’s Association (October 2024)
- “When the Tax Man Cometh... To Your Local Church, School, or Hospital: An Exploration of Recent Trends for Property Tax Exemption,” 2024 ABA/IPT Advanced Tax Seminars (March 2024)
- “Advanced Topics and Ethical Considerations for Property Tax Appeals,” New Jersey State Bar Association Annual Meeting and Convention (May 2019)
- “New Jersey State Tax Update 2018,” HalfMoon Education (July 2018)
- “Advanced Topics in Property Taxation,” New Jersey State Bar Association Annual Meeting and Convention (May 2018)
- “Nuts & Bolts of Real Estate Tax Appeals,” Businesses Committed to South Jersey (February 2018)
- “Advanced Topics in Property Taxation,” New Jersey State Bar Association Annual Meeting and Convention (May 2017)
- “Property Tax Assessments for Contaminated Properties & Industrial Facilities,” Chemistry Council of New Jersey (May 2017)
- “Real Estate Tax Appeals: Update 2017,” New Jersey Institute for Continuing Legal Education (February 2017)



- “Key Tax Issues That Impact Every Area of Practice,” New Jersey Institute for Continuing Legal Education (December 2016)
- “Advanced Topics in Property Taxation,” New Jersey State Bar Association Annual Meeting and Convention (May 2016)
- “Master Your Finances with Kurtis Baker,” 107.7 The Bronc WRRF-FM, Featured Radio Guest (April 2016)

Recognitions

- Named to New Jersey “Super Lawyers Rising Stars” list for Tax (2011, 2012, 2015 - 2020)

Click [here](#) for methodology.

*No aspect of this advertisement has been approved by the Supreme Court of New Jersey.

Credentials

Education

- Seton Hall University School of Law, JD
- Binghamton University, BA

Admissions

- New Jersey
- New York
- U.S. District Court for the District of New Jersey

Offices

- Princeton, NJ

Areas of Focus

Practice

- Condemnation & Eminent Domain
- Real Estate Tax Appeal
- Redevelopment Law

