

2025 TAX CALCULATION ACKNOWLEDGEMENT REPORT

TAXING DISTRICT 05

FANWOOD BORO

COUNTY 20 UNION

BLOCK	LOT	QUALIFIC.	PROPERTY LOCATION	CLASS	NET VAL	TAX AMOUNTS			PRELIM.	
						TOT YEAR	1ST HALF	2ND HALF		
28	37		78 HUNTER AVE	15F	526600	.00	7733.12	7733.12-	.00	*OVERBILL*
56	5.01		40 SOUTH AVENUE	4A	293100	9144.72	115747.18	106602.46-	4572.36	*OVERBILL*
68	12.02		380 NORTH AVE	15F	940600	.00	13812.71	13812.71-	.00	*OVERBILL*

2025 TAX CALCULATION ACKNOWLEDGEMENT REPORT									
TAXING DISTRICT 05 FANWOOD BORO			COUNTY 20 UNION						
	COUNT	NET VALUE	TOTAL TAXES (GENERAL)	TOTAL TAXES (SPECIAL)	DEDUCTION AMOUNT	NET AMOUNT OF TAXES	2025 TAXES (1ST HALF)	2025 TAXES (2ND HALF)	2026 TAXES (1ST HALF)
* RATABLES *	2,580	1,274,286,200	39,757,729.44	.00	27,000.00	39,730,729.44	18,781,555.06	20,949,174.38	19,865,364.72
* RAILROADS *	3	123,400	.00	.00	.00	.00	.00	.00	.00
* UTILITIES *	1	376,833	11,757.19	.00	.00	11,757.19	6,245.11	5,512.08	5,878.60
* EXEMPTS *	62	72,277,700	.00	.00	.00	.00	21,545.83	21,545.83-	.00

TAX RATES FOR THE YEAR OF 2025

TAXING DISTRICT 05 FANWOOD BORO COUNTY 20 UNION

DESCRIPTION OF TAX	SPECIAL TAX CODE	RATE PER \$100	FLAT TAX AMOUNT
COUNTY TAX		.479	
CTY OPEN SP,REC&HIST P		.020	
JOINT SCHOOL BUDGET		1.954	
LOCAL MUNICIPAL TAX		.610	
MUNI OPEN SPACE TRUST		.010	
MUNICIPAL LIBRARY TAX		.047	

TOTAL TAX RATE 2025		3.120	

SPECIAL TAX DESCRIPTION.....

* STATE AID	A01	.000
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* STATE AID NOT PART OF GENERAL TAX RATE

TAX RATE EDIT AUDIT TRAIL									
CTY/ DIST	TAX YEAR	RATE SEQ	RATE DESCRIPTION	TAX RATE	FLAT AMOUNT	--SPECIAL TAX DATA--			INHIBIT FLAGS
						CODE	RATE	FLAT	
2005	2025	01	COUNTY TAX	00479	000000				
2005	2025	02	CTY OPEN SP,REC&HIST P	00020	000000				
2005	2025	03	JOINT SCHOOL BUDGET	01954	000000				
2005	2025	04	LOCAL MUNICIPAL TAX	00610	000000				
2005	2025	05	MUNI OPEN SPACE TRUST	00010	000000				
2005	2025	06	MUNICIPAL LIBRARY TAX	00047	000000				
2005	2025	07	STATE AID			A01	00000	000000	
				-----	-----		-----	-----	
2005	2025	00	TOTAL TAX RATE 2025	3.120	.00		.000	.00	

*** TAX RATE ACCEPTED

TABLE OF AGGREGATES
OF TAXABLE AND EXEMPT PROPERTY IN THE TAXING DISTRICT OF FANWOOD BORO

FOR 2025

(1) VALUE OF LAND	663,605,100
(2) VALUE OF IMPROVEMENTS	618,382,000
(3) TOTAL VALUE LAND & IMPRVMT EXCL 2ND CLASS RR	1281,987,100
(4) TAX VALUE MACH,IMPLMNT & EQUIPT OF TELEPHONE, PETROLEUM REFINERIES MISCELLANEOUS	376,833
(5) EXEMPTIONS	
POLLUTION CONTROL (RS 54:4-3.56)	
FIRE SUPPRESSION (RS 54:4-3.13)	
FALLOUT SHELTER (RS 54:4-3.48)	
WATER/SEWAGE FAC. (RS 54:4-3.59)	
UEZ ABATEMENT (RS 54:4-3.139)	
HOME IMPROVEMENT (RS 54:4-3.72)	
MULTI FAMILY (RS 54:4-3.121)	
CL 4 ABATEMENT (RS 54:4-3.95)	
RENEWABLE ENERGY (RS 54:4-3.113)	
DWELL ABATEMENT (RS 40A:21-5)	
DWELL EXEMPTION (RS 40A:21-5)	
NEW DWL/CONV ABATE (RS 40A:21-5)	
NEW DWL/CONV EXEM (RS 40A:21-5)	
MUL DWELL EXEM (RS 40A:21-6)	
MUL DWELL ABATE (RS 40A:21-6)	
COM/IND EXEMPTION (RS 40A:21-7)	
TOTAL	7,700,900
(5A) DEDUCTIONS ALLOWED (C.73,L.1976)	
NBR VETERANS	93
NBR VETERANS WIDOWS	11
TOTAL	104
NBR SENIOR CITIZENS	3
NBR DISABLED PERSONS	1
NBR SURVIVING SPOUSE	
TOTAL	108
(6) NET VALUATION TAXABLE	1274,663,033
(7) TAX RATE - GENL TAX RATE PER \$100 TAXABLE VALUE	
(8) RATIO - AVERAGE RATIO OF ASSESSED TO TRUE VALUE OF REAL PROPERTY	%
(9A) UEZ EXPIRED (-)	
(9B) TRUE VALUE CL II RR PROPERTY (+)	
(10) EQUALIZATION	
(11) NET VALUE ON WHICH COUNTY TAXES ARE APPORTIONED	
(12) APPORTIONMENT OF TAXES	
TOTAL CNTY TAX APPRT ADJUSTMENTS	
CNTY EQUAL TBL APPL (+ OR -)	
APPEALS & CORR. (+ OR -)	
NET CNTY TAX APPOR LESS EXCESS STATE AID	

(13) VALUATION OF EXEMPT PROPERTY	
PUBLIC SCHOOL PROP	
OTHER SCHOOL PROP	
PUBLIC PROP	30,256,500
CHURCH & CHARITABLE PROP	10,954,400
CEMETERY & GRAVEYARD	
OTHER EXEMPT PROP	31,066,800
TOTAL VALUE	72,277,700

(14) MISC REVENUE FOR SUPPORT OF BUDGET	
SURPLUS REVENUE APPROPRIATED	
MISC REVENUE ANTICIPATED	
RECEIPT FROM DELINQUENT TAX & LIEN	
TOTAL MISCELLANEOUS REVENUE	

(15) APPORTIONMENT OF TAXES

ITEM	AMOUNT	RATE
NET CNTY TX LESS ST AID		
COUNTY LIBRARY TAX		
COUNTY HEALTH TAX		
COUNTY OPEN SPACE		
DISTRICT SCHOOL TAX		
CONSOLIDATED SCHOOL TAX		
REGIONAL SCHOOL TAX		
MUNICIPAL OPEN SPACE		
MUNICIPAL LIBRARY TAX		
LOCAL MUNCPL PURPOSE TAX		
TOTAL TAX LEVY		

AUTHORIZED RATE

(16) REAL PROPERTY CLASSIFICATION SUMMARY

	ITEMS	TAX VALUE
1.	VACANT LAND	38
2.	RESIDENTIAL	2,477
3A.	FARM (REGULAR)	
3B.	FARM (QUALIFIED)	
4A.	COMMERCIAL	50
4B.	INDUSTRIAL	15
4C.	APARTMENT	
	TOTAL CLASS 4A,4B,4C	90,895,400
	TOTAL ALL CLASSES	1274,286,200

STATE OF NEW JERSEY UNION COUNTY

I (WE) _____ ASSESSOR(S) OF THE
TAXING DISTRICT OF FANWOOD BORO DO SWEAR (OR AFFIRM)
THAT THE FOREGOING TAX LIST AND TAX DUPLICATE CONTAIN THE
VALUATIONS OF ALL THE PROPERTY LIABLE TO TAXATION IN THE TAXING
DISTRICT IN WHICH I (WE) AM (ARE) TAX ASSESSOR(S), AND THAT
SUCH PROPERTY HAS BEEN VALUED WITHOUT FAVOR OR PARTIALITY AT
ITS TAXABLE VALUE AND I (WE) HAVE ALLOWED ONLY SUCH EXEMPTIONS
AND DEDUCTIONS AS ARE PRESCRIBED BY LAW

I (WE) DO FURTHER SWEAR (OR AFFIRM) THAT, FOR THE TAX YEAR 2025,
I (WE) HAVE COMPLETED AND PUT INTO OPERATION A DISTRICT-WIDE
ADJUSTMENTS OF REAL PROPERTY TAXABLE VALUATIONS AND SUCH TAXABLE
VALUATIONS CONFORM TO THE PERCENTAGE LEVEL ESTABLISHED FOR SUCH
YEAR FOR EXPRESSING THE TAXABLE VALUE OF REAL PROPERTY IN THE
COUNTY.

SWORN AND SUBSCRIBED BEFORE ME
THIS _____ DAY OF _____ OF 2025

ASSESSOR(S)

CERTIFICATION BY COUNTY BOARD

THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE AND
COMPLETE RECORD OF THE TAXES ASSESSED FOR THE YEAR 2025 IN THE
TAXING DISTRICT OF FANWOOD BORO COUNTY OF
UNION, NEW JERSEY, AND THAT \$ 1,274,663,033 IS THE
NET VALUATION TAXABLE AND \$ _____ IS THE NET VALUATION
ON WHICH COUNTY TAXES AND REGIONAL OR CONSOLIDATED SCHOOL TAXES
ARE APPORTIONED.

ATTEST:

John J. Del Duca Jr PRESIDENT
Kevin O'Brien V. PRESIDENT
Joseph A. Deane COMMISSIONER
Maureen McElm COMMISSIONER
Supriya T. Waghulalkar COMMISSIONER
Chris R. Dwyer COMMISSIONER

TAX ADMINISTRATOR
COUNTY BOARD OF TAXATION

TAXING DISTRICT 05 FANWOOD BORO			2025 TAX LIST DISTRICT SUMMARY			COUNTY 20 UNION		07/17/25
CLASSIFICATION	NO. OF PARCELS	LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	BOOK VALUE OF TANG PERS PROP	EXEMPTION AMOUNT	NET TAXABLE VALUE	
1 VACANT LAND	38	11,688,900	0	11,688,900		0	11,688,900	
2 RESIDENTIAL	2,477	608,144,200	563,557,700	1,171,701,900		0	1,171,701,900	
3A FARM (REGULAR)	0	0	0	0		0	0	
3B FARM (QUALIFIED)	0	0	0	0		0	0	
4A COMMERCIAL	50	36,139,900	50,284,300	86,424,200		7,588,900	78,835,300	
4B INDUSTRIAL	15	7,632,100	4,540,000	12,172,100		112,000	12,060,100	
4C APARTMENT	0	0	0	0		0	0	
CLASS 4 TOTAL	65	43,772,000	54,824,300	98,596,300		7,700,900	90,895,400	
RATABLE TOTAL	2,580	663,605,100	618,382,000	1,281,987,100		7,700,900	1,274,286,200	
5A CLASS 1 RAILROAD	3	123,400	0	123,400		0	123,400	
5B CLASS 2 RAILROAD	0	0	0	0		0	0	
RAILROAD TOTAL	3	123,400	0	123,400		0	123,400	
6A TELEPHONE	1				522,219		376,833	
6B PETROL REFINRIES	0				0		0	
6C MISCELLANEOUS	0				0		0	
PUBLIC UTIL. TOTAL	1				522,219		376,833	
15A PUBLIC SCHOOL	0	0	0	0		0	0	
15B OTHER SCHOOL	0	0	0	0		0	0	
15C PUBLIC PROPERTY	27	18,749,300	11,507,200	30,256,500		0	30,256,500	
15D CHARITABLE	11	4,829,100	6,125,300	10,954,400		0	10,954,400	
15E CEMETERY	0	0	0	0		0	0	
15F MISCELLANEOUS	24	4,877,300	26,189,500	31,066,800		0	31,066,800	
EXEMPT TOTAL	62	28,455,700	43,822,000	72,277,700		0	72,277,700	
----- D E D U C T I O N S -----			----- E X E M P T I O N S -----			----- E X E M P T I O N S -----		
CLASSIFICATION	NO. OF DEDUCTS	DEDUCTION AMOUNT	CLASSIFICATION	NO. OF PARCELS	EXEMPTION AMOUNT	CLASSIFICATION	NO. OF PARCELS	EXEMPTION AMOUNT
SENIOR CITIZEN	3	750	FIRE SUPPRESS	0	0	DWELL ABATE	0	0
DISABLED PERSON	1	250	POLLUTION CNTRL	0	0	DWELL EXEMP	0	0
SURVIVING SPOUSE	0	0	FALLOUT SHELTER	0	0	NEW DWEL/CONV ABAT	0	0
VETERAN	93	23,250	WATER/SEWAGE FAC	0	0	NEW DWEL/CONV EXMT	0	0
WIDOW OF VETERAN	11	2,750	HOME IMPROVEMENT	0	0	MUL DWELL EXEMP	0	0
			CLASS 4 ABATEMENT	0	0	MUL DWELL ABATE	0	0
			MULTI-FAMILY DWELL	0	0	COM/IND EXEMP	2	7,700,900
			UEZ ABATEMENT	0	0	RENEWABLE ENERGY	0	0

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TAX LIST AND TAX DUPLICATE CONTAIN THE VALUATIONS OF ALL THE PROPERTY LIABLE TO TAXATION IN THE TAXING DISTRICT IN WHICH I AM TAX
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EXEMPTIONS AND DEDUCTIONS AS ARE PRESCRIBED BY LAW.

ASSESSOR

I DO FURTHER SWEAR (OR AFFIRM) THAT, FOR THE TAX YEAR 2025, I HAVE COMPLETED AND PUT INTO OPERATION A DISTRICT WIDE ADJUSTMENT OF
REAL PROPERTY TAXABLE VALUATIONS AND SUCH TAXABLE VALUATIONS CONFORM TO THE PERCENTAGE LEVEL ESTABLISHED FOR SUCH YEAR FOR
EXPRESSING THE TAXABLE VALUE OF REAL PROPERTY IN THE COUNTY.

SWORN AND SUBSCRIBED BEFORE ME THIS DAY OF OF 2025. -----
ASSESSOR