

2025 TAX CALCULATION ACKNOWLEDGEMENT REPORT

TAXING DISTRICT 10 MOUNTAINSIDE BORO

COUNTY 20 UNION

BLOCK	LOT	QUALIFIC.	PROPERTY LOCATION	CLASS	NET VAL	TAX AMOUNTS			
						TOT YEAR	1ST HALF	2ND HALF	PRELIM.
10.02	4		121 MOUNTAINVIEW DRIVE	15F	764400	.00	7710.10	7710.10-	.00 *OVERBILL*
15.13	6		305 INDIAN TRAIL	15F	468200	.00	4674.05	4674.05-	.00 *OVERBILL*
16.11	1		1241 KNOLLWOOD ROAD	15F	487700	.00	4873.93	4873.93-	.00 *OVERBILL*

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TAXING DISTRICT 10 MOUNTAINSIDE 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 *	2,759	1,925,624,805	40,438,120.91	.00	31,750.00	40,406,370.91	20,107,314.00	20,299,056.91	20,203,185.46
* RAILROADS *	0	0	.00	.00	.00	.00	.00	.00	.00
* UTILITIES *	1	1,206,935	25,345.64	.00	.00	25,345.64	13,207.80	12,137.84	12,672.82
* EXEMPTS *	98	572,063,300	.00	.00	.00	.00	17,258.08	17,258.08-	.00

TAX RATES FOR THE YEAR OF 2025

TAXING DISTRICT 10 MOUNTAINSIDE BORO COUNTY 20 UNION

DESCRIPTION OF TAX	SPECIAL TAX CODE	RATE PER \$100	FLAT TAX AMOUNT
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COUNTY TAX		.462	
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COUNTY OPEN SPACE TAX		.020	
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DISTRICT SCHOOL TAX		1.023	
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LOCAL MUNICIPAL TAX		.550	
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MUNICIPAL LIBRARY TAX		.045	
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TOTAL TAX RATE 2025		2.100	
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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 CODE	DATA-- RATE	DATA-- FLAT	INHIBIT FLAGS
2010	2025	01	COUNTY TAX	00462	000000				
2010	2025	02	COUNTY OPEN SPACE TAX	00020	000000				
2010	2025	03	DISTRICT SCHOOL TAX	01023	000000				
2010	2025	04	LOCAL MUNICIPAL TAX	00550	000000				
2010	2025	05	MUNICIPAL LIBRARY TAX	00045	000000				
2010	2025	06	STATE AID			A01	00000	000000	
2010	2025	00	TOTAL TAX RATE 2025	2.100	.00		.000	.00	

*** TAX RATE ACCEPTED

TABLE OF AGGREGATES
OF TAXABLE AND EXEMPT PROPERTY IN THE TAXING DISTRICT OF MOUNTAINSIDE BORO FOR 2025

(1) VALUE OF LAND	827,663,000
(2) VALUE OF IMPROVEMENTS	1097,961,805
(3) TOTAL VALUE LAND & IMPRVMT EXCL 2ND CLASS RR	1925,624,805
(4) TAX VALUE MACH,IMPLMNT & EQUIPT OF TELEPHONE, PETROLEUM REFINERIES MISCELLANEOUS	1,206,935
(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	
(5A) DEDUCTIONS ALLOWED (C.73,L.1976)	
NBR VETERANS	81
NBR VETERANS WIDOWS	42
TOTAL	123
NBR SENIOR CITIZENS	4
NBR DISABLED PERSONS	
NBR SURVIVING SPOUSE	
TOTAL	127
(6) NET VALUATION TAXABLE	1926,831,740
(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	26,227,400
OTHER SCHOOL PROP	
PUBLIC PROP	486,998,000
CHURCH & CHARITABLE PROP	53,483,300
CEMETERY & GRAVEYARD	
OTHER EXEMPT PROP	5,354,600
TOTAL VALUE	572,063,300

(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	100
2.	RESIDENTIAL	2,493
3A.	FARM (REGULAR)	
3B.	FARM (QUALIFIED)	
4A.	COMMERCIAL	114
4B.	INDUSTRIAL	52
4C.	APARTMENT	
	TOTAL CLASS 4A,4B,4C	329,891,900
	TOTAL ALL CLASSES	1925,624,805

STATE OF NEW JERSEY UNION COUNTY

I (WE) _____ ASSESSOR(S) OF THE
TAXING DISTRICT OF MOUNTAINSIDE 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 MOUNTAINSIDE BORO COUNTY OF
UNION, NEW JERSEY, AND THAT \$ 1,926,831,740 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. Delgado Jr. PRESIDENT
Kevin O'Brien V. PRESIDENT
Joseph A. DeJoy COMMISSIONER
Maureen M. McElroy COMMISSIONER
Steph T. Wagoner COMMISSIONER
Chris R. Dwyer COMMISSIONER

TAX ADMINISTRATOR
COUNTY BOARD OF TAXATION

TAXING DISTRICT 10 MOUNTAINSIDE 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	100	15,724,600	0	15,724,600		0	15,724,600
2 RESIDENTIAL	2,493	725,734,600	854,273,705	1,580,008,305		0	1,580,008,305
3A FARM (REGULAR)	0	0	0	0		0	0
3B FARM (QUALIFIED)	0	0	0	0		0	0
4A COMMERCIAL	114	58,501,100	158,548,200	217,049,300		0	217,049,300
4B INDUSTRIAL	52	27,702,700	85,139,900	112,842,600		0	112,842,600
4C APARTMENT	0	0	0	0		0	0
CLASS 4 TOTAL	166	86,203,800	243,688,100	329,891,900		0	329,891,900
RATABLE TOTAL	2,759	827,663,000	1,097,961,805	1,925,624,805		0	1,925,624,805
5A CLASS 1 RAILROAD	0	0	0	0		0	0
5B CLASS 2 RAILROAD	0	0	0	0		0	0
RAILROAD TOTAL	0	0	0	0		0	0
6A TELEPHONE	1				1,608,175		1,206,935
6B PETROL REFINRIES	0				0		0
6C MISCELLANEOUS	0				0		0
PUBLIC UTIL. TOTAL	1				1,608,175		1,206,935
15A PUBLIC SCHOOL	6	9,536,700	16,690,700	26,227,400		0	26,227,400
15B OTHER SCHOOL	0	0	0	0		0	0
15C PUBLIC PROPERTY	72	474,984,700	12,013,300	486,998,000		0	486,998,000
15D CHARITABLE	10	11,955,200	41,528,100	53,483,300		0	53,483,300
15E CEMETERY	0	0	0	0		0	0
15F MISCELLANEOUS	10	2,619,100	2,735,500	5,354,600		0	5,354,600
EXEMPT TOTAL	98	499,095,700	72,967,600	572,063,300		0	572,063,300
----- 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
SENIOR CITIZEN	4	1,000	FIRE SUPPRESS	0	0	DWELL ABATE	0
DISABLED PERSON	0	0	POLLUTION CNTRL	0	0	DWELL EXEMP	0
SURVIVING SPOUSE	0	0	FALLOUT SHELTER	0	0	NEW DWEL/CONV ABAT	0
VETERAN	81	20,250	WATER/SEWAGE FAC	0	0	NEW DWEL/CONV EXMT	0
WIDOW OF VETERAN	42	10,500	HOME IMPROVEMENT	0	0	MUL DWELL EXEMP	0
			CLASS 4 ABATEMENT	0	0	MUL DWELL ABATE	0
			MULTI-FAMILY DWELL	0	0	COM/IND EXEMP	0
			UEZ ABATEMENT	0	0	RENEWABLE ENERGY	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