

2025 TAX CALCULATION ACKNOWLEDGEMENT REPORT

TAXING DISTRICT 13 RAHWAY CITY

COUNTY 20 UNION

BLOCK	LOT	QUALIFIC.	PROPERTY LOCATION	CLASS	NET VAL	TAX AMOUNTS			
						TOT YEAR	1ST HALF	2ND HALF	PRELIM.
40	8		131 BERTHOLD AVE	15F	155200	.00	5746.28	5746.28-	.00 *OVERBILL*
95	9		175 W LAKE AVE	15F	164800	.00	6101.72	6101.72-	.00 *OVERBILL*
115	14		510 STALEVICZ LA	15F	221900	.00	8215.85	8215.85-	.00 *OVERBILL*
151	5		1335-41 BRYANT ST	15D	262900	.00	3621.05	3621.05-	.00 *OVERBILL*
151	20		1436 ESTERBROOK AVE	15C	52000	.00	4924.33	4924.33-	.00 *OVERBILL*
151	21		1430 ESTERBROOK AVE	15C	60300	.00	5616.70	5616.70-	.00 *OVERBILL*
151	22		1416 ESTERBROOK AVE	15C	95900	.00	12556.71	12556.71-	.00 *OVERBILL*
151	23		1410 ESTERBROOK AVE	15C	48300	.00	6523.81	6523.81-	.00 *OVERBILL*
167	1.01	X	227-245 CENTRAL AVE	15F	2492000	.00	7208.77	7208.77-	.00 *OVERBILL*
171	11		1507 ST GEORGES AVE	15F	178300	.00	6741.53	6741.53-	.00 *OVERBILL*
200	5		1556 LAMBERT ST	15F	159700	.00	5787.90	5787.90-	.00 *OVERBILL*
329	5		1624 LAWRENCE ST	2	54800	4156.03	4976.16	820.13-	2078.02 *OVERBILL*
377	3.01		270 LAFAYETTE ST	1	43000	3261.12	6016.57	2755.45-	1630.56 *OVERBILL*
394	1		E SCOTT AVE	4B	1196500	90742.56	251858.86	161116.30-	45371.28 *OVERBILL*

2025 TAX CALCULATION ACKNOWLEDGEMENT REPORT									
TAXING DISTRICT 13 RAHWAY CITY				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 *	8,068	1,478,826,755	112,154,221.55	476,851.86	85,750.00	112,545,323.41	55,710,845.90	56,834,477.51	56,272,677.47
* RAILROADS *	25	455,600	.00	.00	.00	.00	.00	.00	.00
* UTILITIES *	1	33	2.50	.00	.00	2.50	1.37	1.13	1.25
* EXEMPTS *	380	454,694,850	.00	.00	.00	.00	73,044.65	73,044.65-	.00

TAX RATES FOR THE YEAR OF 2025

TAXING DISTRICT 13 RAHWAY CITY COUNTY 20 UNION

DESCRIPTION OF TAX	SPECIAL TAX CODE	RATE PER \$100	FLAT TAX AMOUNT
COUNTY TAX		1.031	
CTY OPEN SPC,REC&HIST P		.044	
DISTRICT SCHOOL TAX		3.435	
LOCAL MUNICIPAL TAX		2.976	
MUNICIPAL LIBRARY		.098	

TOTAL TAX RATE 2025		7.584	

SPECIAL TAX DESCRIPTION.....

SPECIAL IMPROVEMENT	S01	.187
* STATE AID	A01	.000

* 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
2013	2025	01	COUNTY TAX	01031	000000				
2013	2025	02	CTY OPEN SPC,REC&HIST P	00044	000000				
2013	2025	03	DISTRICT SCHOOL TAX	03435	000000				
2013	2025	04	LOCAL MUNICIPAL TAX	02976	000000				
2013	2025	05	MUNICIPAL LIBRARY	00098	000000				
2013	2025	06	SPECIAL IMPROVEMENT			S01	00187	000000	
2013	2025	07	STATE AID			A01	00000	000000	
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2013	2025	00	TOTAL TAX RATE 2025	7.584	.00		.187	.00	

*** TAX RATE ACCEPTED

**TABLE OF AGGREGATES
OF TAXABLE AND EXEMPT PROPERTY IN THE TAXING DISTRICT OF RAHWAY CITY**

FOR 2025

(1) VALUE OF LAND	521,322,905
(2) VALUE OF IMPROVEMENTS	957,503,850
(3) TOTAL VALUE LAND & IMPRVMT EXCL 2ND CLASS RR	1478,826,755
(4) TAX VALUE MACH,IMPLMNT & EQUIPT OF TELEPHONE, PETROLEUM REFINERIES MISCELLANEOUS	33
(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	207
NBR VETERANS WIDOWS	77
TOTAL	284
NBR SENIOR CITIZENS	51
NBR DISABLED PERSONS	6
NBR SURVIVING SPOUSE	2
TOTAL	343
(6) NET VALUATION TAXABLE	1478,826,788
(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	33,244,700
OTHER SCHOOL PROP	
PUBLIC PROP	91,565,700
CHURCH & CHARITABLE PROP	26,691,300
CEMETERY & GRAVEYARD	3,315,600
OTHER EXEMPT PROP	299,877,550
TOTAL VALUE	454,694,850

(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	222
2.	RESIDENTIAL	7,330
3A.	FARM (REGULAR)	
3B.	FARM (QUALIFIED)	
4A.	COMMERCIAL	340
4B.	INDUSTRIAL	97
4C.	APARTMENT	79
	TOTAL CLASS 4A,4B,4C	127,499,350
		256,833,700
		68,947,200
	TOTAL ALL CLASSES	453,280,250
		1478,826,755

STATE OF NEW JERSEY UNION COUNTY

I (WE) _____ ASSESSOR(S) OF THE
TAXING DISTRICT OF RAHWAY CITY 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 RAHWAY CITY COUNTY OF
UNION, NEW JERSEY, AND THAT \$ 1,478,826,788 IS THE
NET VALUATION TAXABLE AND \$ _____ IS THE NET VALUATION
ON WHICH COUNTY TAXES AND REGIONAL OR CONSOLIDATED SCHOOL TAXES
ARE APPORTIONED.

ATTEST:

PRESIDENT

V. PRESIDENT

COMMISSIONER

COMMISSIONER

COMMISSIONER

COMMISSIONER

TAX ADMINISTRATOR
COUNTY BOARD OF TAXATION

TAXING DISTRICT 13 RAHWAY CITY			2025	TAX	LIST	DISTRICT	SUMMARY	COUNTY 20	UNION	07/25/25
	CLASSIFICATION	NO. OF PARCELS	LAND VALUE		IMPROVEMENT VALUE		TOTAL VALUE	BOOK VALUE OF TANG PERS PROP	EXEMPTION AMOUNT	NET TAXABLE VALUE
1	VACANT LAND	222	16,965,600		0		16,965,600		0	16,965,600
2	RESIDENTIAL	7,330	396,244,605		612,336,300		1,008,580,905		0	1,008,580,905
3A	FARM (REGULAR)	0	0		0		0		0	0
3B	FARM (QUALIFIED)	0	0		0		0		0	0
4A	COMMERCIAL	340	47,115,400		80,383,950		127,499,350		0	127,499,350
4B	INDUSTRIAL	97	43,129,600		213,704,100		256,833,700		0	256,833,700
4C	APARTMENT	79	17,867,700		51,079,500		68,947,200		0	68,947,200
CLASS 4 TOTAL		516	108,112,700		345,167,550		453,280,250		0	453,280,250
RATABLE TOTAL		8,068	521,322,905		957,503,850		1,478,826,755		0	1,478,826,755
5A	CLASS 1 RAILROAD	25	455,600		0		455,600		0	455,600
5B	CLASS 2 RAILROAD	0	0		0		0		0	0
RAILROAD TOTAL		25	455,600		0		455,600		0	455,600
6A	TELEPHONE	1						100		33
6B	PETROL REFINRIES	0						0		0
6C	MISCELLANEOUS	0						0		0
PUBLIC UTIL. TOTAL		1						100		33
15A	PUBLIC SCHOOL	7	8,423,000		24,821,700		33,244,700		0	33,244,700
15B	OTHER SCHOOL	0	0		0		0		0	0
15C	PUBLIC PROPERTY	190	51,346,400		40,219,300		91,565,700		0	91,565,700
15D	CHARITABLE	43	7,104,400		19,586,900		26,691,300		0	26,691,300
15E	CEMETERY	3	3,218,000		97,600		3,315,600		0	3,315,600
15F	MISCELLANEOUS	137	21,072,800		278,804,750		299,877,550		0	299,877,550
EXEMPT TOTAL		380	91,164,600		363,530,250		454,694,850		0	454,694,850
----- 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 -----		----- 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		51	12,750	FIRE SUPPRESS		0	0	DWELL ABATE		0
DISABLED PERSON		6	1,500	POLLUTION CNTRL		0	0	DWELL EXEMP		0
SURVIVING SPOUSE		2	500	FALLOUT SHELTER		0	0	NEW DWEL/CONV ABAT		0
VETERAN		207	51,750	WATER/SEWAGE FAC		0	0	NEW DWEL/CONV EXMT		0
WIDOW OF VETERAN		77	19,250	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

I ASSESSOR OF THE TAXING DISTRICT OF RAHWAY CITY 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 AM TAX
ASSESSOR, AND THAT SUCH PROPERTY HAS BEEN VALUED WITHOUT FAVOR OR PARTIALITY AT ITS TAXABLE VALUE AND I HAVE ALLOWED ONLY SUCH
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

TAXING DISTRICT 13 RAHWAY CITY		2025	SPECIAL TAXING	DISTRICT SUMMARY	COUNTY 20 UNION	
SPECIAL TAXING DISTRICT		NO. OF ITEMS	LAND VALUE	IMPROVEMENTS	EXEMPTIONS	NET TAXABLE
S01	RATABLES	521	90,727,100	164,273,750	0	255,000,850
	RAILROAD	0	0	0		0
	PUB UTIL	0	0			0
	EXEMPTS	7	3,435,700	6,035,900		9,471,600