

2025 TAX CALCULATION ACKNOWLEDGEMENT REPORT

TAXING DISTRICT 18

SUMMIT CITY

COUNTY 20 UNION

BLOCK	LOT	QUALIFIC.	PROPERTY LOCATION	CLASS	NET VAL	TAX AMOUNTS			PRELIM.	
						TOT YEAR	1ST HALF	2ND HALF		
606	25		18 HARVEY DR	15F	255900	.00	5573.50	5573.50-	.00	*OVERBILL*
1702	49		709 SPRINGFIELD AVE	15F	0	.00	7374.71	7374.71-	.00	*OVERBILL*
4606	14		119 OAK RIDGE AVE	15F	1073300	.00	23376.48	23376.48-	.00	*OVERBILL*

2025 TAX CALCULATION ACKNOWLEDGEMENT REPORT									
TAXING DISTRICT 18 SUMMIT 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 *	6,744	3,378,032,700	151,031,845.37	270,774.77	36,250.00	151,266,370.14	73,634,985.17	77,631,384.97	75,633,201.67
* RAILROADS *	14	0	.00	.00	.00	.00	.00	.00	.00
* UTILITIES *	1	2,390,787	106,892.09	.00	.00	106,892.09	55,526.09	51,366.00	53,446.05
* EXEMPTS *	262	479,317,900	.00	.00	.00	.00	36,324.69	36,324.69-	.00

TAX RATES FOR THE YEAR OF 2025

TAXING DISTRICT 18 SUMMIT CITY COUNTY 20 UNION

DESCRIPTION OF TAX	SPECIAL TAX CODE	RATE PER \$100	FLAT TAX AMOUNT
COUNTY TAX		1.047	
COUNTY OPEN SPACE TAX		.045	
DISTRICT SCHOOL TAX		2.210	
SCHOOL DEBT SERVICE TAX		.126	
LOCAL MUNICIPAL TAX		.943	
MUNICIPAL LIBRARY TAX		.100	

TOTAL TAX RATE 2025		4.471	

SPECIAL TAX DESCRIPTION.....

SPEC IMPROV DIST	S01	.184
* 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 DATA--			INHIBIT FLAGS
						CODE	RATE	FLAT	
2018	2025	01	COUNTY TAX	01047	000000				
2018	2025	02	COUNTY OPEN SPACE TAX	00045	000000				
2018	2025	03	DISTRICT SCHOOL TAX	02210	000000				
2018	2025	04	SCHOOL DEBT SERVICE TAX	00126	000000				
2018	2025	05	LOCAL MUNICIPAL TAX	00943	000000				
2018	2025	06	MUNICIPAL LIBRARY TAX	00100	000000				
2018	2025	07	SPEC IMPROV DIST			S01	00184	000000	
2018	2025	08	STATE AID			A01	00000	000000	
				-----	-----		-----	-----	
2018	2025	00	TOTAL TAX RATE 2025	4.471	.00		.184	.00	

*** TAX RATE ACCEPTED

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

FOR 2025

(1) VALUE OF LAND	1384,941,300
(2) VALUE OF IMPROVEMENTS	1993,091,400
(3) TOTAL VALUE LAND & IMPRVMT EXCL 2ND CLASS RR	3378,032,700
(4) TAX VALUE MACH,IMPLMNT & EQUIPT OF TELEPHONE, PETROLEUM REFINERIES MISCELLANEOUS	2,390,787
(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	99
NBR VETERANS WIDOWS	38
TOTAL	137
NBR SENIOR CITIZENS	7
NBR DISABLED PERSONS	1
NBR SURVIVING SPOUSE	
TOTAL	145
(6) NET VALUATION TAXABLE	3380,423,487
(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	54,432,000
OTHER SCHOOL PROP	48,495,900
PUBLIC PROP	166,247,900
CHURCH & CHARITABLE PROP	195,050,400
CEMETERY & GRAVEYARD	4,650,200
OTHER EXEMPT PROP	10,441,500
TOTAL VALUE	479,317,900

(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 MUNCLPL PURPOSE TAX		
TOTAL TAX LEVY		

AUTHORIZED RATE

(16) REAL PROPERTY CLASSIFICATION SUMMARY

	ITEMS	TAX VALUE
1.	VACANT LAND	57
2.	RESIDENTIAL	6,290
3A.	FARM (REGULAR)	
3B.	FARM (QUALIFIED)	
4A.	COMMERCIAL	346
4B.	INDUSTRIAL	11
4C.	APARTMENT	40
	TOTAL CLASS 4A,4B,4C	598,536,700
	TOTAL ALL CLASSES	3378,032,700

STATE OF NEW JERSEY UNION COUNTY

I (WE) _____ ASSESSOR(S) OF THE
TAXING DISTRICT OF SUMMIT 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 SUMMIT CITY COUNTY OF
UNION, NEW JERSEY, AND THAT \$ 3,380,423,487 IS THE
NET VALUATION TAXABLE AND \$ _____ IS THE NET VALUATION
ON WHICH COUNTY TAXES AND REGIONAL OR CONSOLIDATED SCHOOL TAXES
ARE APPORTIONED.

ATTEST:

<i>John J. Del Duca Jr.</i>	PRESIDENT
<i>Kevin O'Brien</i>	V. PRESIDENT
<i>Joseph A. DeYoung</i>	COMMISSIONER
<i>Maureen McElmurry</i>	COMMISSIONER
<i>Supriya T. Waghulal</i>	COMMISSIONER
<i>Chris R. Dwyer</i>	COMMISSIONER

TAX ADMINISTRATOR
COUNTY BOARD OF TAXATION

TAXING DISTRICT 18 SUMMIT CITY		2025 TAX LIST		DISTRICT SUMMARY		COUNTY 20 UNION		07/16/25
CLASSIFICATION	NO. OF PARCELS	LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	BOOK VALUE OF TANG PERS PROP	EXEMPTION AMOUNT	NET TAXABLE VALUE	
1 VACANT LAND	57	7,860,200	0	7,860,200		0	7,860,200	
2 RESIDENTIAL	6,290	1,210,669,300	1,560,966,500	2,771,635,800		0	2,771,635,800	
3A FARM (REGULAR)	0	0	0	0		0	0	
3B FARM (QUALIFIED)	0	0	0	0		0	0	
4A COMMERCIAL	346	102,707,700	219,973,900	322,681,600		0	322,681,600	
4B INDUSTRIAL	11	39,882,000	144,726,000	184,608,000		0	184,608,000	
4C APARTMENT	40	23,822,100	67,425,000	91,247,100		0	91,247,100	
CLASS 4 TOTAL	397	166,411,800	432,124,900	598,536,700		0	598,536,700	
RATABLE TOTAL	6,744	1,384,941,300	1,993,091,400	3,378,032,700		0	3,378,032,700	
5A CLASS 1 RAILROAD	11	0	0	0		0	0	
5B CLASS 2 RAILROAD	3	0	0	0		0	0	
RAILROAD TOTAL	14	0	0	0		0	0	
6A TELEPHONE	1				7,229,473		2,390,787	
6B PETROL REFINRIES	0				0		0	
6C MISCELLANEOUS	0				0		0	
PUBLIC UTIL. TOTAL	1				7,229,473		2,390,787	
15A PUBLIC SCHOOL	9	19,965,400	34,466,600	54,432,000		0	54,432,000	
15B OTHER SCHOOL	5	29,671,500	18,824,400	48,495,900		0	48,495,900	
15C PUBLIC PROPERTY	96	113,055,600	53,192,300	166,247,900		0	166,247,900	
15D CHARITABLE	81	47,792,200	147,258,200	195,050,400		0	195,050,400	
15E CEMETERY	1	2,886,500	1,763,700	4,650,200		0	4,650,200	
15F MISCELLANEOUS	70	3,325,700	7,115,800	10,441,500		0	10,441,500	
EXEMPT TOTAL	262	216,696,900	262,621,000	479,317,900		0	479,317,900	
----- 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	7	1,750	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	99	24,750	WATER/SEWAGE FAC	0	0	NEW DWEL/CONV EXMT	0	0
WIDOW OF VETERAN	38	9,500	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	0	0
			UEZ ABATEMENT	0	0	RENEWABLE ENERGY	0	0

I ASSESSOR OF THE TAXING DISTRICT OF SUMMIT 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 18		SUMMIT CITY		2025	SPECIAL TAXING	DISTRICT	SUMMARY	COUNTY 20		UNION
SPECIAL TAXING DISTRICT		NO. OF ITEMS		LAND VALUE		IMPROVEMENTS		EXEMPTIONS		NET TAXABLE
S01	RATABLES	127		35,799,700		111,360,500		0		147,160,200
	RAILROAD	0		0		0				0
	PUB UTIL	0		0						0
	EXEMPTS	0		0		0				0