

## 2025 TAX CALCULATION ACKNOWLEDGEMENT REPORT

TAXING DISTRICT 19 UNION TWP

COUNTY 20 UNION

BLOCK	LOT	QUALIFIC.	PROPERTY LOCATION	CLASS	NET VAL	TAX AMOUNTS				
						TOT YEAR	1ST HALF	2ND HALF	PRELIM.	
101	4.0101	C0101	1085 MORRIS AVE	15B	3855600	.00	430882.58	430882.58-	.00	*OVERBILL*
304	21		423 CONANT AVE	15F	42500	.00	4624.59	4624.59-	.00	*OVERBILL*
503	13		965 POTTER AVE	15F	42800	.00	4559.61	4559.61-	.00	*OVERBILL*
508	8		795 NIXON RD	15F	60000	.00	6580.30	6580.30-	.00	*OVERBILL*
1211	30		733 COLONIAL AVE	15F	49400	.00	5520.70	5520.70-	.00	*OVERBILL*
1216	1		411 LUM AVE	15F	54800	.00	5999.18	5999.18-	.00	*OVERBILL*
1409	19		1034 SALEM RD	15D	102500	.00	11454.89	11454.89-	.00	*OVERBILL*
2113	16		13 CLEVELAND RD	15F	55300	.00	6055.05	6055.05-	.00	*OVERBILL*
2208	8		1849 PILGRIM WAY	15F	61400	.00	6736.76	6736.76-	.00	*OVERBILL*
2313	15		1072 DAWES AVE	15F	45400	.00	5073.68	5073.68-	.00	*OVERBILL*
2511	13		368 WASHINGTON AVE	15F	41200	.00	4604.31	4604.31-	.00	*OVERBILL*
2904	16		961 ROSEMONT AVE	15F	50200	.00	5610.10	5610.10-	.00	*OVERBILL*
2917	25		270 BEECHWOOD AVE	15F	42600	.00	4760.77	4760.77-	.00	*OVERBILL*
2919	5		927 PENNSYLVANIA AVE	15F	52800	.00	5900.67	5900.67-	.00	*OVERBILL*
3101	33		2210 ROUTE 22,EAST	4A	80000	18658.40	22641.57	3983.17-	9329.20	*OVERBILL*
3406	2		2470 ROUTE 22,CENTER	1	107100	24978.93	31570.79	6591.86-	12489.47	*OVERBILL*
3801	48		2637 SPRUCE ST	15F	55200	.00	6168.88	6168.88-	.00	*OVERBILL*
3814	15		2475 WOODSIDE RD	15F	63400	.00	7085.27	7085.27-	.00	*OVERBILL*
4009	23		826 CALDWELL AVE	15F	54400	.00	6079.47	6079.47-	.00	*OVERBILL*
4011	17		802 LAFAYETTE AVE	15F	67100	.00	7373.76	7373.76-	.00	*OVERBILL*
4104	1		224 HOOVER PL	15F	44600	.00	4859.28	4859.28-	.00	*OVERBILL*
4214	22		1026 STUYVESANT AVE	4A	196000	47998.44	98159.18	50160.74-	23999.22	*OVERBILL*
4409	27		1206 RONY RD	15F	45600	.00	4971.03	4971.03-	.00	*OVERBILL*
4415	10.01		2526 HAWTHORNE AVE	15F	48100	.00	5375.42	5375.42-	.00	*OVERBILL*
4506	5		2783 LARCHMONT RD	15F	53200	.00	5945.37	5945.37-	.00	*OVERBILL*

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						TOT YEAR	1ST HALF	2ND HALF	PRELIM.
4510	40		1254 CARLTON TERR	15F	47800	.00	4760.77	4760.77-	.00 *OVERBILL*
4904	13		2546 DORIS AVE	15F	50200	.00	5485.10	5485.10-	.00 *OVERBILL*
5202	35		1219 GLENN AVE	15F	47700	.00	5205.72	5205.72-	.00 *OVERBILL*
5218	19		1339 CAMDEN CT	15F	39300	.00	4266.97	4266.97-	.00 *OVERBILL*
5221	4		1359 WINSLOW AVE	15F	42900	.00	4669.29	4669.29-	.00 *OVERBILL*
5407	39		2048 OSTWOOD TERR	15F	43800	.00	4769.87	4769.87-	.00 *OVERBILL*
5503	11		1721 KENNETH AVE	15F	51900	.00	5800.09	5800.09-	.00 *OVERBILL*
5609	27		2278 HALSEY ST	15F	45700	.00	5107.21	5107.21-	.00 *OVERBILL*
5807	86		306 PERRY AVE	15F	42800	.00	4658.12	4658.12-	.00 *OVERBILL*

2025 TAX CALCULATION ACKNOWLEDGEMENT REPORT									
TAXING DISTRICT 19 UNION TWP				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 *	17,356	1,030,494,600	240,342,265.44	154,106.74	171,500.00	240,324,872.18	115,223,214.03	125,101,658.15	120,162,479.58
* RAILROADS *	11	0	.00	.00	.00	.00	.00	.00	.00
* UTILITIES *	1	1,006,353	234,711.71	.00	.00	234,711.71	118,791.32	115,920.39	117,355.86
* EXEMPTS *	738	249,843,400	.00	.00	.00	.00	600,944.81	600,944.81-	.00

TAX RATES FOR THE YEAR OF 2025

TAXING DISTRICT 19 UNION TWP COUNTY 20 UNION

DESCRIPTION OF TAX	SPECIAL TAX CODE	RATE PER \$100	FLAT TAX AMOUNT
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COUNTY TAX		3.526	
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CTY OPEN SP,REC&HIST P		.154	
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DISTRICT SCHOOL TAX		10.852	
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LOCAL MUNICIPAL TAX		8.448	
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MUNICIPAL LIBRARY TAX		.343	
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TOTAL TAX RATE 2025		23.323	
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SPECIAL TAX DESCRIPTION.....

SPECIAL DISTRICT TAX	S01	1.166	
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* 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
2019	2025	01	COUNTY TAX	03526	000000				
2019	2025	02	CTY OPEN SP,REC&HIST P	00154	000000				
2019	2025	03	DISTRICT SCHOOL TAX	10852	000000				
2019	2025	04	LOCAL MUNICIPAL TAX	08448	000000				
2019	2025	05	MUNICIPAL LIBRARY TAX	00343	000000				
2019	2025	06	SPECIAL DISTRICT TAX			S01	01166	000000	
2019	2025	07	STATE AID			A01	00000	000000	
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2019	2025	00	TOTAL TAX RATE 2025	23.323	.00		1.166	.00	

\*\*\* TAX RATE ACCEPTED

TABLE OF AGGREGATES  
OF TAXABLE AND EXEMPT PROPERTY IN THE TAXING DISTRICT OF UNION TWP

FOR 2025

(1) VALUE OF LAND	419,599,200	
(2) VALUE OF IMPROVEMENTS	610,974,500	
(3) TOTAL VALUE LAND & IMPRVMT EXCL 2ND CLASS RR		1030,573,700
(4) TAX VALUE MACH,IMPLMNT & EQUIPT OF TELEPHONE, PETROLEUM REFINERIES MISCELLANEOUS		1,006,353
(5) EXEMPTIONS		
POLLUTION CONTROL (RS 54:4-3.56)		
FIRE SUPPRESSION (RS 54:4-3.13)	79,100	
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	79,100	
(5A) DEDUCTIONS ALLOWED (C.73,L.1976)		
NBR VETERANS	350	
NBR VETERANS WIDOWS	175	
TOTAL	525	
NBR SENIOR CITIZENS	132	
NBR DISABLED PERSONS	23	
NBR SURVIVING SPOUSE	6	
TOTAL	686	
(6) NET VALUATION TAXABLE	1031,500,953	
(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	27,407,300
OTHER SCHOOL PROP	7,262,200
PUBLIC PROP	119,960,300
CHURCH & CHARITABLE PROP	23,377,300
CEMETERY & GRAVEYARD	11,055,800
OTHER EXEMPT PROP	60,780,500
TOTAL VALUE	249,843,400

(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	283
2.	RESIDENTIAL	16,132
3A.	FARM (REGULAR)	
3B.	FARM (QUALIFIED)	
4A.	COMMERCIAL	704
4B.	INDUSTRIAL	187
4C.	APARTMENT	50
	TOTAL CLASS 4A,4B,4C	181,350,300
		64,583,600
		24,962,900
	TOTAL ALL CLASSES	270,896,800
		1030,494,600

STATE OF NEW JERSEY UNION COUNTY

I (WE) \_\_\_\_\_ ASSESSOR(S) OF THE  
TAXING DISTRICT OF UNION TWP 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 UNION TWP COUNTY OF  
UNION, NEW JERSEY, AND THAT \$ 1,031,500,953 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. DeYoung COMMISSIONER  
Maureen McElmurry COMMISSIONER  
Steph T. Wagonfeldt COMMISSIONER  
Chris R. Dwyer COMMISSIONER

TAX ADMINISTRATOR  
COUNTY BOARD OF TAXATION

TAXING DISTRICT 19 UNION TWP		2025 TAX LIST DISTRICT SUMMARY				COUNTY 20 UNION	07/23/25
CLASSIFICATION	NO. OF PARCELS	LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	BOOK VALUE OF TANG PERS PROP	EXEMPTION AMOUNT	NET TAXABLE VALUE
1 VACANT LAND	283	9,195,300	0	9,195,300		0	9,195,300
2 RESIDENTIAL	16,132	296,323,300	454,079,200	750,402,500		0	750,402,500
3A FARM (REGULAR)	0	0	0	0		0	0
3B FARM (QUALIFIED)	0	0	0	0		0	0
4A COMMERCIAL	704	77,855,600	103,494,700	181,350,300		0	181,350,300
4B INDUSTRIAL	187	27,437,700	37,225,000	64,662,700		79,100	64,583,600
4C APARTMENT	50	8,787,300	16,175,600	24,962,900		0	24,962,900
CLASS 4 TOTAL	941	114,080,600	156,895,300	270,975,900		79,100	270,896,800
RATABLE TOTAL	17,356	419,599,200	610,974,500	1,030,573,700		79,100	1,030,494,600
5A CLASS 1 RAILROAD	5	0	0	0		0	0
5B CLASS 2 RAILROAD	6	0	0	0		0	0
RAILROAD TOTAL	11	0	0	0		0	0
6A TELEPHONE	1				10,289,909		1,006,353
6B PETROL REFINRIES	0				0		0
6C MISCELLANEOUS	0				0		0
PUBLIC UTIL. TOTAL	1				10,289,909		1,006,353
15A PUBLIC SCHOOL	12	9,438,200	17,969,100	27,407,300		0	27,407,300
15B OTHER SCHOOL	4	2,201,700	5,060,500	7,262,200		0	7,262,200
15C PUBLIC PROPERTY	339	58,239,300	61,721,000	119,960,300		0	119,960,300
15D CHARITABLE	96	7,778,000	15,599,300	23,377,300		0	23,377,300
15E CEMETERY	9	7,136,700	3,919,100	11,055,800		0	11,055,800
15F MISCELLANEOUS	278	3,957,600	56,822,900	60,780,500		0	60,780,500
EXEMPT TOTAL	738	88,751,500	161,091,900	249,843,400		0	249,843,400
----- D E D U C T I O N S -----							
CLASSIFICATION	NO. OF DEDUCTS	DEDUCTION AMOUNT	----- E X E M P T I O N S -----				
			CLASSIFICATION	NO. OF PARCELS	EXEMPTION AMOUNT	----- E X E M P T I O N S -----	
						CLASSIFICATION	NO. OF PARCELS
SENIOR CITIZEN	132	33,000	FIRE SUPPRESS	1	79,100	DWELL ABATE	0
DISABLED PERSON	23	5,750	POLLUTION CNTRL	0	0	DWELL EXEMP	0
SURVIVING SPOUSE	6	1,500	FALLOUT SHELTER	0	0	NEW DWEL/CONV ABAT	0
VETERAN	350	87,500	WATER/SEWAGE FAC	0	0	NEW DWEL/CONV EXMT	0
WIDOW OF VETERAN	175	43,750	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 UNION TWP 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.

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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 19		UNION TWP		2025	SPECIAL TAXING	DISTRICT	SUMMARY	COUNTY 20		UNION
SPECIAL TAXING		DISTRICT		NO. OF				EXEMPTIONS	NET	TAXABLE
				ITEMS	LAND VALUE	IMPROVEMENTS				
S01	RATABLES			74	5,186,400	8,030,300		0	13,216,700	
	RAILROAD			0	0	0			0	
	PUB UTIL			0	0				0	
	EXEMPTS			3	0	1,894,600			1,894,600	