

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

FOR 2025

(1) VALUE OF LAND	726,141,400
(2) VALUE OF IMPROVEMENTS	969,856,800
(3) TOTAL VALUE LAND & IMPRVMT EXCL 2ND CLASS RR	1,695,998,200
(4) TAX VALUE MACH,IMPLMNT & EQUIPT OF TELEPHONE, PETROLEUM REFINERIES MISCELLANEOUS	1,906,144
(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	221
NBR VETERANS WIDOWS	112
TOTAL	333
NBR SENIOR CITIZENS	25
NBR DISABLED PERSONS	3
NBR SURVIVING SPOUSE	
TOTAL	361
(6) NET VALUATION TAXABLE	1,697,904,344
(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	80,470,800
OTHER SCHOOL PROP	3,833,600
PUBLIC PROP	118,379,200
CHURCH & CHARITABLE PROP	31,613,100
CEMETERY & GRAVEYARD	
OTHER EXEMPT PROP	7,231,200
TOTAL VALUE	241,527,900

(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	54
2.	RESIDENTIAL	7,504
3A.	FARM (REGULAR)	1
3B.	FARM (QUALIFIED)	1
4A.	COMMERCIAL	278
4B.	INDUSTRIAL	42
4C.	APARTMENT	12
	TOTAL CLASS 4A,4B,4C	190,007,700
		46,782,500
		23,916,600
	TOTAL ALL CLASSES	260,706,800
		1,695,998,200

STATE OF NEW JERSEY UNION COUNTY

I (WE) _____ ASSESSOR(S) OF THE
TAXING DISTRICT OF CRANFORD 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 CRANFORD TWP COUNTY OF
UNION, NEW JERSEY, AND THAT \$ 1,697,904,344 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

V. PRESIDENT

COMMISSIONER

COMMISSIONER

COMMISSIONER

COMMISSIONER

COMMISSIONER

TAX ADMINISTRATOR
COUNTY BOARD OF TAXATION

TAXING DISTRICT 03 CRANFORD TWP			2025	TAX	LIST	DISTRICT	SUMMARY	COUNTY 20	UNION	12/05/24	
	CLASSIFICATION	NO. OF PARCELS	LAND VALUE		IMPROVEMENT VALUE		TOTAL VALUE	BOOK VALUE OF TANG PERS PROP	EXEMPTION AMOUNT	NET TAXABLE VALUE	
1	VACANT LAND	54	13,775,100		0		13,775,100		0	13,775,100	
2	RESIDENTIAL	7,504	601,928,600		819,380,600		1,421,309,200		0	1,421,309,200	
3A	FARM (REGULAR)	1	0		202,200		202,200		0	202,200	
3B	FARM (QUALIFIED)	1	4,900		0		4,900		0	4,900	
4A	COMMERCIAL	278	86,846,000		103,161,700		190,007,700		0	190,007,700	
4B	INDUSTRIAL	42	18,905,700		27,876,800		46,782,500		0	46,782,500	
4C	APARTMENT	12	4,681,100		19,235,500		23,916,600		0	23,916,600	
CLASS 4 TOTAL		332	110,432,800		150,274,000		260,706,800		0	260,706,800	
RATABLE TOTAL		7,892	726,141,400		969,856,800		1,695,998,200		0	1,695,998,200	
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						6,543,576		1,906,144	
6B	PETROL REFINRIES	0						0		0	
6C	MISCELLANEOUS	0						0		0	
PUBLIC UTIL. TOTAL		1						6,543,576		1,906,144	
15A	PUBLIC SCHOOL	14	36,043,900		44,426,900		80,470,800		0	80,470,800	
15B	OTHER SCHOOL	2	704,300		3,129,300		3,833,600		0	3,833,600	
15C	PUBLIC PROPERTY	235	77,183,000		41,196,200		118,379,200		0	118,379,200	
15D	CHARITABLE	45	8,333,100		23,280,000		31,613,100		0	31,613,100	
15E	CEMETERY	0	0		0		0		0	0	
15F	MISCELLANEOUS	35	2,866,800		4,364,400		7,231,200		0	7,231,200	
EXEMPT TOTAL		331	125,131,100		116,396,800		241,527,900		0	241,527,900	
----- 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		25	6,250	FIRE SUPPRESS		0	0	DWELL ABATE		0	0
DISABLED PERSON		3	750	POLLUTION CNTRL		0	0	DWELL EXEMP		0	0
SURVIVING SPOUSE		0	0	FALLOUT SHELTER		0	0	NEW DWEL/CONV ABAT		0	0
VETERAN		221	55,250	WATER/SEWAGE FAC		0	0	NEW DWEL/CONV EXMT		0	0
WIDOW OF VETERAN		112	28,000	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

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EXPRESSING THE TAXABLE VALUE OF REAL PROPERTY IN THE COUNTY.

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

TAXING DISTRICT 03 CRANFORD TWP		2025 SPECIAL TAXING DISTRICT SUMMARY				COUNTY 20 UNION	
SPECIAL TAXING DISTRICT		NO. OF ITEMS	LAND VALUE	IMPROVEMENTS	EXEMPTIONS	NET TAXABLE	
S01	RATABLES	158	26,047,600	60,232,200	0	86,279,800	
	RAILROAD	0	0	0		0	
	PUB UTIL	0	0			0	
	EXEMPTS	30	8,391,500	15,987,300		24,378,800	