

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

FOR 2025

(1) VALUE OF LAND	419,445,300	
(2) VALUE OF IMPROVEMENTS	610,844,100	
(3) TOTAL VALUE LAND & IMPRVMT EXCL 2ND CLASS RR		1030,289,400
(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	136	
NBR DISABLED PERSONS	23	
NBR SURVIVING SPOUSE	6	
TOTAL	690	
(6) NET VALUATION TAXABLE	1031,216,653	
(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	23,273,600
CEMETERY & GRAVEYARD	11,055,800
OTHER EXEMPT PROP	60,143,700
TOTAL VALUE	249,102,900

(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	282
2.	RESIDENTIAL	16,133
3A.	FARM (REGULAR)	
3B.	FARM (QUALIFIED)	
4A.	COMMERCIAL	709
4B.	INDUSTRIAL	187
4C.	APARTMENT	49
	TOTAL CLASS 4A,4B,4C	181,300,000
		64,694,900
		24,801,900
	TOTAL ALL CLASSES	270,796,800
		1030,210,300

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 \$ 1,031,216,653 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

COMMISSIONER

TAX ADMINISTRATOR
COUNTY BOARD OF TAXATION

TAXING DISTRICT 19		UNION 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	282		9,146,500		0		9,146,500		0	9,146,500
2	RESIDENTIAL	16,133		296,343,700		453,923,300		750,267,000		0	750,267,000
3A	FARM (REGULAR)	0		0		0		0		0	0
3B	FARM (QUALIFIED)	0		0		0		0		0	0
4A	COMMERCIAL	709		77,891,100		103,408,900		181,300,000		0	181,300,000
4B	INDUSTRIAL	187		27,437,700		37,336,300		64,774,000		79,100	64,694,900
4C	APARTMENT	49		8,626,300		16,175,600		24,801,900		0	24,801,900
CLASS 4 TOTAL		945		113,955,100		156,920,800		270,875,900		79,100	270,796,800
RATABLE TOTAL		17,360		419,445,300		610,844,100		1,030,289,400		79,100	1,030,210,300
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	95		7,752,300		15,521,300		23,273,600		0	23,273,600
15E	CEMETERY	9		7,136,700		3,919,100		11,055,800		0	11,055,800
15F	MISCELLANEOUS	276		3,937,200		56,206,500		60,143,700		0	60,143,700
EXEMPT TOTAL		735		88,705,400		160,397,500		249,102,900		0	249,102,900
----- 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 -----			----- 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		136	34,000	FIRE SUPPRESS		1	79,100	DWELL ABATE		0	0
DISABLED PERSON		23	5,750	POLLUTION CNTRL		0	0	DWELL EXEMP		0	0
SURVIVING SPOUSE		6	1,500	FALLOUT SHELTER		0	0	NEW DWEL/CONV ABAT		0	0
VETERAN		350	87,500	WATER/SEWAGE FAC		0	0	NEW DWEL/CONV EXMT		0	0
WIDOW OF VETERAN		175	43,750	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 19		UNION TWP		2025	SPECIAL TAXING	DISTRICT	SUMMARY	COUNTY 20		UNION
SPECIAL TAXING DISTRICT		NO. OF ITEMS		LAND VALUE		IMPROVEMENTS		EXEMPTIONS		NET TAXABLE
S01	RATABLES	77		5,186,400		8,030,300		0		13,216,700
	RAILROAD	0		0		0				0
	PUB UTIL	0		0						0
	EXEMPTS	2		0		1,311,000				1,311,000