

TABLE OF AGGREGATES
OF TAXABLE AND EXEMPT PROPERTY IN THE TAXING DISTRICT OF WINFIELD PARK

FOR 2025

(1) VALUE OF LAND	2,634,000
(2) VALUE OF IMPROVEMENTS	13,932,700
(3) TOTAL VALUE LAND & IMPRVMT EXCL 2ND CLASS RR	16,566,700
(4) TAX VALUE MACH,IMPLMNT & EQUIPT OF TELEPHONE, PETROLEUM REFINERIES MISCELLANEOUS	
(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	37
NBR VETERANS WIDOWS	15
TOTAL	52
NBR SENIOR CITIZENS	36
NBR DISABLED PERSONS	13
NBR SURVIVING SPOUSE	1
TOTAL	102
(6) NET VALUATION TAXABLE	16,566,700
(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	4,468,900
OTHER SCHOOL PROP	
PUBLIC PROP	2,724,900
CHURCH & CHARITABLE PROP	
CEMETERY & GRAVEYARD	
OTHER EXEMPT PROP	
TOTAL VALUE	7,193,800

(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	1
2.	RESIDENTIAL	698
3A.	FARM (REGULAR)	
3B.	FARM (QUALIFIED)	
4A.	COMMERCIAL	1
4B.	INDUSTRIAL	1,076,600
4C.	APARTMENT	
	TOTAL CLASS 4A,4B,4C	1,076,600
	TOTAL ALL CLASSES	16,566,700

STATE OF NEW JERSEY UNION COUNTY

I (WE) _____ ASSESSOR(S) OF THE
TAXING DISTRICT OF WINFIELD PARK 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 WINFIELD PARK, COUNTY OF
UNION, NEW JERSEY, AND THAT \$ 16,566,700 IS THE
NET VALUATION TAXABLE AND \$ _____ IS THE NET VALUATION
ON WHICH COUNTY TAXES AND REGIONAL OR CONSOLIDATED SCHOOL TAXES
ARE APPORTIONED.

ATTEST:

<u>John J. Delgado Jr.</u>	PRESIDENT
<u>Brian R. Lopez</u>	V. PRESIDENT
<u>Barry H. DeYoung</u>	COMMISSIONER
<u>Amelia Mapp</u>	COMMISSIONER
<u>Maureen McCall</u>	COMMISSIONER
<u>Kevin O'Brien</u>	COMMISSIONER
<u>Chris R. Dwyer</u>	COMMISSIONER
<u>Dee T. Wagoner</u>	COMMISSIONER

TAX ADMINISTRATOR
COUNTY BOARD OF TAXATION

TAXING DISTRICT 21 WINFIELD PARK			2025 TAX LIST DISTRICT SUMMARY			COUNTY 20 UNION		01/09/25
CLASSIFICATION	NO. OF PARCELS	LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	BOOK VALUE OF TANG PERS PROP	EXEMPTION AMOUNT	NET TAXABLE VALUE	
1 VACANT LAND	1	2,634,000	0	2,634,000		0	2,634,000	
2 RESIDENTIAL	698	0	12,856,100	12,856,100		0	12,856,100	
3A FARM (REGULAR)	0	0	0	0		0	0	
3B FARM (QUALIFIED)	0	0	0	0		0	0	
4A COMMERCIAL	1	0	1,076,600	1,076,600		0	1,076,600	
4B INDUSTRIAL	0	0	0	0		0	0	
4C APARTMENT	0	0	0	0		0	0	
CLASS 4 TOTAL	1	0	1,076,600	1,076,600		0	1,076,600	
RATABLE TOTAL	700	2,634,000	13,932,700	16,566,700		0	16,566,700	
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				0		0	
6B PETROL REFINRIES	0				0		0	
6C MISCELLANEOUS	0				0		0	
PUBLIC UTIL. TOTAL	1				0		0	
15A PUBLIC SCHOOL	2	378,000	4,090,900	4,468,900		0	4,468,900	
15B OTHER SCHOOL	0	0	0	0		0	0	
15C PUBLIC PROPERTY	5	1,531,200	1,193,700	2,724,900		0	2,724,900	
15D CHARITABLE	0	0	0	0		0	0	
15E CEMETERY	0	0	0	0		0	0	
15F MISCELLANEOUS	0	0	0	0		0	0	
EXEMPT TOTAL	7	1,909,200	5,284,600	7,193,800		0	7,193,800	
----- 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	36	9,000	FIRE SUPPRESS	0	0	DWELL ABATE	0	0
DISABLED PERSON	13	3,250	POLLUTION CNTRL	0	0	DWELL EXEMP	0	0
SURVIVING SPOUSE	1	250	FALLOUT SHELTER	0	0	NEW DWEL/CONV ABAT	0	0
VETERAN	37	9,250	WATER/SEWAGE FAC	0	0	NEW DWEL/CONV EXMT	0	0
WIDOW OF VETERAN	15	3,750	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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ASSESSOR

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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