

2025 TAX CALCULATION ACKNOWLEDGEMENT REPORT

TAXING DISTRICT 03

CRANFORD TWP

COUNTY 20 UNION

BLOCK	LOT	QUALIFIC.	PROPERTY LOCATION	CLASS	NET VAL	TAX AMOUNTS				
						TOT YEAR	1ST HALF	2ND HALF	PRELIM.	
222	4		123 RIVERSIDE DR	15F	187600	.00	6358.70	6358.70-	.00	*OVERBILL*
275	12		501 CASINO AVE	15F	239400	.00	7989.47	7989.47-	.00	*OVERBILL*
414	4.01		165 HILLCREST AVE	15F	161200	.00	5338.88	5338.88-	.00	*OVERBILL*
449	2		34 CLARK ST	15F	179300	.00	5952.38	5952.38-	.00	*OVERBILL*

2025 TAX CALCULATION ACKNOWLEDGEMENT REPORT									
TAXING DISTRICT 03 CRANFORD 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 *	7,890	1,695,620,200	122,898,551.70	267,467.38	88,500.00	123,077,519.08	57,564,247.09	65,513,271.99	61,538,774.37
* RAILROADS *	0	0	.00	.00	.00	.00	.00	.00	.00
* UTILITIES *	1	1,906,144	138,157.32	.00	.00	138,157.32	68,956.97	69,200.35	69,078.66
* EXEMPTS *	332	241,689,100	.00	.00	.00	.00	25,639.43	25,639.43-	.00

TAX RATES FOR THE YEAR OF 2025

TAXING DISTRICT 03 CRANFORD TWP COUNTY 20 UNION

DESCRIPTION OF TAX	SPECIAL TAX CODE	RATE PER \$100	FLAT TAX AMOUNT
COUNTY TAX		1.189	
CTY OPEN SP,REC&HIST P		.051	
DISTRICT SCHOOL TAX		4.185	
LOCAL MUNICIPAL TAX		1.709	
MUNICIPAL LIBRARY TAX		.114	

TOTAL TAX RATE 2025		7.248	

SPECIAL TAX DESCRIPTION.....

SPECIAL DISTRICT TAX	S01	.310
* 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	
2003	2025	01	COUNTY TAX	01189	000000				
2003	2025	02	CTY OPEN SP,REC&HIST P	00051	000000				
2003	2025	03	DISTRICT SCHOOL TAX	04185	000000				
2003	2025	04	LOCAL MUNICIPAL TAX	01709	000000				
2003	2025	05	MUNICIPAL LIBRARY TAX	00114	000000				
2003	2025	06	SPECIAL DISTRICT TAX			S01	00310	000000	
2003	2025	07	STATE AID			A01	00000	000000	
				-----	-----		-----	-----	
2003	2025	00	TOTAL TAX RATE 2025	7.248	.00		.310	.00	

*** TAX RATE ACCEPTED

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

FOR 2025

(1) VALUE OF LAND	726,064,800
(2) VALUE OF IMPROVEMENTS	969,555,400
(3) TOTAL VALUE LAND & IMPRVMT EXCL 2ND CLASS RR	1695,620,200
(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	216
NBR VETERANS WIDOWS	110
TOTAL	326
NBR SENIOR CITIZENS	25
NBR DISABLED PERSONS	3
NBR SURVIVING SPOUSE	
TOTAL	354
(6) NET VALUATION TAXABLE	1697,526,344
(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	7,392,400
TOTAL VALUE	241,689,100

(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	55
2.	RESIDENTIAL	7,502
3A.	FARM (REGULAR)	1
3B.	FARM (QUALIFIED)	1
4A.	COMMERCIAL	278
4B.	INDUSTRIAL	41
4C.	APARTMENT	12
	TOTAL CLASS 4A,4B,4C	190,007,700
		46,657,500
		23,916,600
	TOTAL ALL CLASSES	260,581,800
		1695,620,200

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 \$ 1,697,526,344 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. DeGuz</i>	COMMISSIONER
<i>Maureen McElm</i>	COMMISSIONER
<i>Supriya T. Waghulapati</i>	COMMISSIONER
<i>Chris R. Dwyer</i>	COMMISSIONER

TAX ADMINISTRATOR
COUNTY BOARD OF TAXATION

TAXING DISTRICT 03 CRANFORD 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	55	13,855,700		0		13,855,700		0	13,855,700	
2	RESIDENTIAL	7,502	601,771,400		819,204,200		1,420,975,600		0	1,420,975,600	
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	41	18,905,700		27,751,800		46,657,500		0	46,657,500	
4C	APARTMENT	12	4,681,100		19,235,500		23,916,600		0	23,916,600	
CLASS 4 TOTAL		331	110,432,800		150,149,000		260,581,800		0	260,581,800	
RATABLE TOTAL		7,890	726,064,800		969,555,400		1,695,620,200		0	1,695,620,200	
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	36	2,943,400		4,449,000		7,392,400		0	7,392,400	
EXEMPT TOTAL		332	125,207,700		116,481,400		241,689,100		0	241,689,100	
----- 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		216	54,000	WATER/SEWAGE FAC		0	0	NEW DWEL/CONV EXMT		0	0
WIDOW OF VETERAN		110	27,500	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

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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 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