

## 2025 TAX CALCULATION ACKNOWLEDGEMENT REPORT

TAXING DISTRICT 16 SCOTCH PLAINS TWP

COUNTY 20 UNION

BLOCK	LOT	QUALIFIC.	PROPERTY LOCATION	CLASS	NET VAL	TAX AMOUNTS				
						TOT YEAR	1ST HALF	2ND HALF	PRELIM.	
803	1		250 PARK AVE	1	832100	102764.35	158656.18	55891.83-	51382.18	*OVERBILL*
1101	22		422 MYRTLE AVENUE	2	23300	2877.55	4007.01	1129.46-	1438.78	*OVERBILL*
1602	5		361 FOREST ROAD	15F	163500	.00	9620.34	9620.34-	.00	*OVERBILL*
2102	2		1992 GRAND ST	15F	88100	.00	5183.81	5183.81-	.00	*OVERBILL*
2201	10		1988 WESTFIELD AVE	1	39100	4828.85	5048.47	219.62-	2414.43	*OVERBILL*
2603	13		388 WESTFIELD ROAD	2	35900	4433.65	4795.46	361.81-	2216.83	*OVERBILL*
3301	8		2214 EVERGREEN AVE	15F	111600	.00	6441.55	6441.55-	.00	*OVERBILL*
3401	14		2367 MONICA PL	15F	88600	.00	5213.23	5213.23-	.00	*OVERBILL*
4004	8		2430 MOUNTAIN AVE	2	31300	3865.55	5213.23	1347.68-	1932.78	*OVERBILL*
4102	21		436 VICTOR ST	2	33400	4124.90	4624.83	499.93-	2062.45	*OVERBILL*
4602	13		223 VICTOR ST	2	29400	3630.90	4418.89	787.99-	1815.45	*OVERBILL*
9301	21		1192 MAPLE HILL ROAD	2	40500	5001.75	5301.49	299.74-	2500.88	*OVERBILL*
10804	8		1965 INVERNESS DRIVE	1	53700	6631.95	10956.01	4324.06-	3315.98	*OVERBILL*
11001	11		2037 DOGWOOD DRIVE	2	60800	7508.80	9926.31	2417.51-	3754.40	*OVERBILL*
11905	21		13 BRANDYWINE COURT	2	65100	8039.85	9036.39	996.54-	4019.93	*OVERBILL*
12401	28.03		1868 NORTH GATE ROAD	15F	331300	.00	2447.75	2447.75-	.00	*OVERBILL*
13701	3	C5038	38 TISBURY VILLAGE	15F	83900	.00	4936.68	4936.68-	.00	*OVERBILL*
13901	7		1840 RARITAN ROAD	2	51900	6409.65	7594.81	1185.16-	3204.83	*OVERBILL*
15005	34		56 HIGHLANDER DRIVE	1	66200	8175.70	10550.01	2374.31-	4087.85	*OVERBILL*
15101	35		1191 COOPER ROAD	1	60300	7447.05	8773.05	1326.00-	3723.53	*OVERBILL*
15504	2		1263 SUNNYFIELD LANE	2	58500	7224.75	10449.99	3225.24-	3612.38	*OVERBILL*

2025 TAX CALCULATION ACKNOWLEDGEMENT REPORT

TAXING DISTRICT 16 SCOTCH PLAINS 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 *	7,936	1,037,080,700	128,079,466.45	.00	82,500.00	127,996,966.45	61,169,350.19	66,827,616.26	63,998,501.41
* RAILROADS *	2	475,500	.00	.00	.00	.00	.00	.00	.00
* UTILITIES *	1	622,554	76,885.42	.00	.00	76,885.42	39,634.63	37,250.79	38,442.71
* EXEMPTS *	285	239,137,000	.00	.00	.00	.00	33,843.36	33,843.36-	.00

TAX RATES FOR THE YEAR OF 2025

TAXING DISTRICT 16 SCOTCH PLAINS TWP COUNTY 20 UNION

DESCRIPTION OF TAX	SPECIAL TAX CODE	RATE PER \$100	FLAT TAX AMOUNT
COUNTY TAX		1.997	
COUNTY OPEN SP, HIST		.086	
JOINT SCHOOL TAX		8.228	
LOCAL MUNICIPAL TAX		1.827	
MUNI OPEN SPACE TRUST		.020	
MUNICIPAL LIBRARY TAX		.192	
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TOTAL TAX RATE 2025		12.350	

SPECIAL TAX DESCRIPTION.....

SPECIAL IMPROVEMENT	S01	.000
* 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 CODE	DATA-- RATE	DATA-- FLAT	INHIBIT FLAGS
2016	2025	01	COUNTY TAX	01997	000000				
2016	2025	02	COUNTY OPEN SP, HIST	00086	000000				
2016	2025	03	JOINT SCHOOL TAX	08228	000000				
2016	2025	04	LOCAL MUNICIPAL TAX	01827	000000				
2016	2025	05	MUNI OPEN SPACE TRUST	00020	000000				
2016	2025	06	MUNICIPAL LIBRARY TAX	00192	000000				
2016	2025	07	SPECIAL IMPROVEMENT			S01	00000	000000	
2016	2025	08	STATE AID			A01	00000	000000	
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2016	2025	00	TOTAL TAX RATE 2025	12.350	.00		.000	.00	

\*\*\* TAX RATE ACCEPTED

TABLE OF AGGREGATES  
OF TAXABLE AND EXEMPT PROPERTY IN THE TAXING DISTRICT OF SCOTCH PLAINS TWP FOR 2025

(1) VALUE OF LAND	312,776,700
(2) VALUE OF IMPROVEMENTS	724,304,000
(3) TOTAL VALUE LAND & IMPRVMT EXCL 2ND CLASS RR	1037,080,700
(4) TAX VALUE MACH,IMPLMNT & EQUIPT OF TELEPHONE, PETROLEUM REFINERIES MISCELLANEOUS	622,554
(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	241
NBR VETERANS WIDOWS	63
TOTAL	304
NBR SENIOR CITIZENS	22
NBR DISABLED PERSONS	4
NBR SURVIVING SPOUSE	
TOTAL	330
(6) NET VALUATION TAXABLE	1037,703,254
(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	40,839,900
OTHER SCHOOL PROP	25,375,000
PUBLIC PROP	120,215,000
CHURCH & CHARITABLE PROP	13,325,400
CEMETERY & GRAVEYARD	4,139,500
OTHER EXEMPT PROP	35,242,200
TOTAL VALUE	239,137,000

(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	271 7,918,900
2.	RESIDENTIAL	7,413 949,434,400
3A.	FARM (REGULAR)	1 240,000
3B.	FARM (QUALIFIED)	1 800
4A.	COMMERCIAL	213 47,620,800
4B.	INDUSTRIAL	26 6,078,000
4C.	APARTMENT	11 25,787,800
	TOTAL CLASS 4A,4B,4C	79,486,600
	TOTAL ALL CLASSES	1037,080,700

STATE OF NEW JERSEY UNION COUNTY

I (WE) \_\_\_\_\_ ASSESSOR(S) OF THE  
TAXING DISTRICT OF SCOTCH PLAINS 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 SCOTCH PLAINS TWP COUNTY OF  
UNION, NEW JERSEY, AND THAT \$ 1,037,703,254 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. DeLong COMMISSIONER  
Maureen M. McElroy COMMISSIONER  
Steph T. Wagoner COMMISSIONER  
Chris R. Dwyer COMMISSIONER

TAX ADMINISTRATOR  
COUNTY BOARD OF TAXATION

TAXING DISTRICT 16 SCOTCH PLAINS TWP			2025	TAX	LIST	DISTRICT	SUMMARY	COUNTY 20	UNION	07/14/25
	CLASSIFICATION	NO. OF PARCELS	LAND VALUE		IMPROVEMENT VALUE		TOTAL VALUE	BOOK VALUE OF TANG PERS PROP	EXEMPTION AMOUNT	NET TAXABLE VALUE
1	VACANT LAND	271	7,918,900		0		7,918,900		0	7,918,900
2	RESIDENTIAL	7,413	273,889,800		675,544,600		949,434,400		0	949,434,400
3A	FARM (REGULAR)	1	67,800		172,200		240,000		0	240,000
3B	FARM (QUALIFIED)	1	800		0		800		0	800
4A	COMMERCIAL	213	19,914,200		27,706,600		47,620,800		0	47,620,800
4B	INDUSTRIAL	26	2,135,100		3,942,900		6,078,000		0	6,078,000
4C	APARTMENT	11	8,850,100		16,937,700		25,787,800		0	25,787,800
CLASS 4 TOTAL		250	30,899,400		48,587,200		79,486,600		0	79,486,600
RATABLE TOTAL		7,936	312,776,700		724,304,000		1,037,080,700		0	1,037,080,700
5A	CLASS 1 RAILROAD	2	475,500		0		475,500		0	475,500
5B	CLASS 2 RAILROAD	0	0		0		0		0	0
RAILROAD TOTAL		2	475,500		0		475,500		0	475,500
6A	TELEPHONE	1						3,596,500		622,554
6B	PETROL REFINRIES	0						0		0
6C	MISCELLANEOUS	0						0		0
PUBLIC UTIL. TOTAL		1						3,596,500		622,554
15A	PUBLIC SCHOOL	11	10,089,000		30,750,900		40,839,900		0	40,839,900
15B	OTHER SCHOOL	6	3,024,500		22,350,500		25,375,000		0	25,375,000
15C	PUBLIC PROPERTY	122	111,254,900		8,960,100		120,215,000		0	120,215,000
15D	CHARITABLE	35	4,091,200		9,234,200		13,325,400		0	13,325,400
15E	CEMETERY	1	3,920,500		219,000		4,139,500		0	4,139,500
15F	MISCELLANEOUS	110	6,762,000		28,480,200		35,242,200		0	35,242,200
EXEMPT TOTAL		285	139,142,100		99,994,900		239,137,000		0	239,137,000
----- 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	22	5,500	FIRE SUPPRESS	0		0	DWELL ABATE	0		0
DISABLED PERSON	4	1,000	POLLUTION CNTRL	0		0	DWELL EXEMP	0		0
SURVIVING SPOUSE	0	0	FALLOUT SHELTER	0		0	NEW DWEL/CONV ABAT	0		0
VETERAN	241	60,250	WATER/SEWAGE FAC	0		0	NEW DWEL/CONV EXMT	0		0
WIDOW OF VETERAN	63	15,750	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

I ASSESSOR OF THE TAXING DISTRICT OF SCOTCH PLAINS 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.

-----  
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