

2026 TAX CALCULATION ACKNOWLEDGEMENT REPORT

TAXING DISTRICT 03

CRANFORD TWP

COUNTY 20 UNION

BLOCK	LOT	QUALIFIC.	PROPERTY LOCATION	CLASS	NET VAL	TAX AMOUNTS				PRELIM.	
						TOT YEAR	1ST HALF	2ND HALF			
109	42		8 NOMAHEGAN CT	15F	195700	.00	7092.17	7092.17-	.00	*OVERBILL*	
167	1		20 PITTSFIELD ST	1	143500	10921.79	11321.38	399.59-	5460.90	*OVERBILL*	
178	12		13 HOLLY ST W	15C	245200	.00	8886.05	8886.05-	.00	*OVERBILL*	
184	5		6 CENTRAL AVE	15F	267500	.00	9569.20	9569.20-	.00	*OVERBILL*	
207	11		132 HERNING AVE	15F	229900	.00	8331.58	8331.58-	.00	*OVERBILL*	
470	10		2 LENHOME DR	15F	191600	.00	6943.59	6943.59-	.00	*OVERBILL*	
483	18		2 CHESTNUT ST	15C	166300	.00	6284.48	6284.48-	.00	*OVERBILL*	
528	43.01		96 WINANS AVE	15F	171600	.00	6218.79	6218.79-	.00	*OVERBILL*	
577	7		6 BEHNERT PL	15F	151400	.00	5486.74	5486.74-	.00	*OVERBILL*	
601	1.01		104 MC CLELLAN ST	15D	250700	.00	3094.90	3094.90-	.00	*OVERBILL*	
1000	3		CRANFORD	6A	0	.00	69078.66	69078.66-	.00	*OVERBILL*	

2026 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	2026 TAXES (1ST HALF)	2026 TAXES (2ND HALF)	2027 TAXES (1ST HALF)
* RATABLES *	7,877	1,710,012,400	130,149,047.54	266,064.32	82,750.00	130,332,361.86	61,694,325.45	68,638,036.41	65,166,200.38
* RAILROADS *	0	0	.00	.00	.00	.00	.00	.00	.00
* UTILITIES *	1	0	.00	.00	.00	.00	69,078.66	69,078.66	.00
* EXEMPTS *	341	267,586,300	.00	.00	.00	.00	61,907.50	61,907.50-	.00

TAX RATES FOR THE YEAR OF 2026			
TAXING DISTRICT	03	CRANFORD TWP	COUNTY 20 UNION
		DESCRIPTION OF TAX	SPECIAL TAX CODE
			RATE PER \$100
			FLAT TAX AMOUNT
		COUNTY TAX	1.223
		CTY OPEN SP, REC&HIST P	.058
		DISTRICT SCHOOL TAX	4.318
		LOCAL MUNICIPAL TAX	1.886
		MUNICIPAL LIBRARY TAX	.126

		TOTAL TAX RATE	7.611
		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 CODE RATE	DATA-- FLAT	INHIBIT FLAGS	
2003	2026	01	COUNTY TAX	01223	000000				
2003	2026	02	CTY OPEN SP, REC&HIST P	00058	000000				
2003	2026	03	DISTRICT SCHOOL TAX	04318	000000				
2003	2026	04	LOCAL MUNICIPAL TAX	01886	000000				
2003	2026	05	MUNICIPAL LIBRARY TAX	00126	000000				
2003	2026	06	SPECIAL DISTRICT TAX			S01	00310	000000	
2003	2026	07	STATE AID			A01	00000	000000	
				-----	-----		-----	-----	
2003	2026	00	TOTAL TAX RATE	7.611	.00		.310	.00	

*** TAX RATE ACCEPTED

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

FOR 2026

(1) VALUE OF LAND	725,341,000
(2) VALUE OF IMPROVEMENTS	988,901,700
(3) TOTAL VALUE LAND & IMPRVMT EXCL 2ND CLASS RR	1714,242,700
(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)	4,230,300
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	4,230,300
(5A) DEDUCTIONS ALLOWED (C.73, L.1976)	
NBR VETERANS	204
NBR VETERANS WIDOWS	100
TOTAL	304
NBR SENIOR CITIZENS	24
NBR DISABLED PERSONS	3
NBR SURVIVING SPOUSE	
TOTAL	331
(6) NET VALUATION TAXABLE	1710,012,400
(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	118,790,700
CHURCH & CHARITABLE PROP	31,884,800
CEMETERY & GRAVEYARD	
OTHER EXEMPT PROP	32,606,400
TOTAL VALUE	267,586,300

(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	56
2.	RESIDENTIAL	7,494
3A.	FARM (REGULAR)	1
3B.	FARM (QUALIFIED)	1
4A.	COMMERCIAL	270
4B.	INDUSTRIAL	42
4C.	APARTMENT	13
	TOTAL CLASS 4A,4B,4C	185,022,400
		63,683,400
		23,817,800
	TOTAL ALL CLASSES	272,523,600
		1710,012,400

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 2026,
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 2026

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 2026 IN THE
TAXING DISTRICT OF CRANFORD TWP COUNTY OF
UNION NEW JERSEY, AND THAT \$ 1,710,012,400 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 03 CRANFORD TWP			2026	TAX	LIST	DISTRICT	SUMMARY	COUNTY 20	UNION	06/10/26
CLASSIFICATION	NO. OF PARCELS	LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	BOOK VALUE OF TANG PERS PROP	EXEMPTION AMOUNT	NET TAXABLE VALUE			
1 VACANT LAND	56	8,472,400	0	8,472,400		0	8,472,400			
2 RESIDENTIAL	7,494	603,573,200	825,236,100	1,428,809,300		0	1,428,809,300			
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	270	83,218,300	101,804,100	185,022,400		0	185,022,400			
4B INDUSTRIAL	42	25,077,100	38,606,300	63,683,400		0	63,683,400			
4C APARTMENT	13	4,995,100	23,053,000	28,048,100		4,230,300	23,817,800			
CLASS 4 TOTAL	325	113,290,500	163,463,400	276,753,900		4,230,300	272,523,600			
RATABLE TOTAL	7,877	725,341,000	988,901,700	1,714,242,700		4,230,300	1,710,012,400			
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	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	237	77,341,100	41,449,600	118,790,700		0	118,790,700			
15D CHARITABLE	46	8,418,500	23,466,300	31,884,800		0	31,884,800			
15E CEMETERY	0	0	0	0		0	0			
15F MISCELLANEOUS	42	3,423,700	29,182,700	32,606,400		0	32,606,400			
EXEMPT TOTAL	341	125,931,500	141,654,800	267,586,300		0	267,586,300			
----- D E D U C T I O N S -----	NO. OF DEDUCTS	DEDUCTION AMOUNT	----- E X E M P T I O N S -----	NO. OF PARCELS	EXEMPTION AMOUNT	----- E X E M P T I O N S -----	NO. OF PARCELS	EXEMPTION AMOUNT	----- E X E M P T I O N S -----	NO. OF PARCELS
CLASSIFICATION			CLASSIFICATION			CLASSIFICATION			CLASSIFICATION	
SENIOR CITIZEN	24	6,000	FIRE SUPPRESS	0	0	DWELL ABATE	0	0	DWELL ABATE	0
DISABLED PERSON	3	750	POLLUTION CNTRL	0	0	DWELL EXEMP	1	4,230,300	DWELL EXEMP	1
SURVIVING SPOUSE	0	0	FALLOUT SHELTER	0	0	NEW DWEL/CONV ABAT	0	0	NEW DWEL/CONV ABAT	0
VETERAN	204	51,000	WATER/SEWAGE FAC	0	0	NEW DWEL/CONV EXMT	0	0	NEW DWEL/CONV EXMT	0
WIDOW OF VETERAN	100	25,000	HOME IMPROVEMENT	0	0	MUL DWELL EXEMP	0	0	MUL DWELL EXEMP	0
			CLASS 4 ABATEMENT	0	0	MUL DWELL ABATE	0	0	MUL DWELL ABATE	0
			MULTI-FAMILY DWELL	0	0	COM/IND EXEMP	0	0	COM/IND EXEMP	0
			UEZ ABATEMENT	0	0	RENEWABLE ENERGY	0	0	RENEWABLE ENERGY	0

I ASSESSOR 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 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 2026, 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 2026. -----
ASSESSOR

TAXING DISTRICT 03 CRANFORD TWP		2026	SPECIAL	TAXING	DISTRICT	SUMMARY	COUNTY 20 UNION	
SPECIAL TAXING DISTRICT		NO. OF		LAND VALUE	IMPROVEMENTS	EXEMPTIONS	NET TAXABLE	
S01	RATABLES	153		25,975,200	64,082,300	4,230,300	85,827,200	
	RAILROAD	0		0	0		0	
	PUB UTIL	0		0			0	
	EXEMPTS	31		8,463,900	16,081,200		24,545,100	