

2026 2ND HALF TAX CALCULATION FOR FISCAL BILLING										
TAXING DISTRICT 04			ELIZABETH CITY			COUNTY 20 UNION				
BLOCK	LOT	QUALIFIC.	PROPERTY LOCATION	CLASS	NET VAL	TAX AMOUNTS				
						TOTAL TAX	LESS 1+2	LESS DEDAMT	NET 3+4	
29	7		72-74 HILLSIDE RD *NON-MUNC PORTION* *MUNICIPAL PORTION*	1	243000	5132.16 1873.53 3258.63	5260.16 1897.97 3362.19	125.00	253.00-	*OVERBILL*
36	2		865-867 WYOMING AVE *NON-MUNC PORTION* *MUNICIPAL PORTION*	1	258800	5465.86 1995.35 3470.51	5594.37 2018.55 3575.82	.00	128.51-	*OVERBILL*
145	22		638-640 NEWARK AVE *NON-MUNC PORTION* *MUNICIPAL PORTION*	1	225700	4766.78 1740.14 3026.64	5188.54 1872.12 3316.42	.00	421.76-	*OVERBILL*
299	18		1000 E GRAND ST *NON-MUNC PORTION* *MUNICIPAL PORTION*	4C	507900	10726.85 3915.91 6810.94	11358.97 4098.53 7260.44	.00	632.12-	*OVERBILL*
328	1		33-37 W GRAND ST *NON-MUNC PORTION* *MUNICIPAL PORTION*	4A	1200000	26124.00 10032.00 16092.00	28485.95 10831.08 17654.87	.00	2361.95-	*OVERBILL*
464	22.01		670 SUMMER ST *NON-MUNC PORTION* *MUNICIPAL PORTION*	1	170800	3607.30 1316.87 2290.43	4036.46 1456.43 2580.03	.00	429.16-	*OVERBILL*
528	4		514-516 NILES ST *NON-MUNC PORTION* *MUNICIPAL PORTION*	1	175000	3696.00 1349.25 2346.75	3711.59 1339.21 2372.38	.00	15.59-	*OVERBILL*
556	1	C0003	901-931 E JERSEY ST *NON-MUNC PORTION* *MUNICIPAL PORTION*	1	943800	19933.06 7276.70 12656.36	46659.58 16835.65 29823.93	.00	26726.52-	*OVERBILL*
559	1.02		862-886 MAGNOLIA AVE *NON-MUNC PORTION* *MUNICIPAL PORTION*	1	1366600	28862.59 10536.48 18326.11	40477.74 14605.12 25872.62	.00	11615.15-	*OVERBILL*
567	9		873-927 JULIA ST *NON-MUNC PORTION* *MUNICIPAL PORTION*	1	5757000	121587.84 44386.47 77201.37	252243.04 91013.99 161229.05	.00	130655.20-	*OVERBILL*
591	13		840 MARTIN ST *NON-MUNC PORTION* *MUNICIPAL PORTION*	1	141800	2994.82 1093.28 1901.54	3153.19 1137.73 2015.46	.00	158.37-	*OVERBILL*
593	19		801-PT 803 ELIZABETH AVE *NON-MUNC PORTION* *MUNICIPAL PORTION*	4A	2000000	44300.00 17480.00 26820.00	51472.35 20098.67 31373.68	.00	7172.35-	*OVERBILL*
626	6		602-648 YORK ST	1	1874800	39595.78	72144.61	.00	32548.83-	*OVERBILL*

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BLOCK	LOT	QUALIFIC.	PROPERTY LOCATION	CLASS	NET VAL	TAX AMOUNTS				
						TOTAL TAX	LESS 1+2	LESS DEDAMT	NET 3+4	
			NON-MUNC PORTION			14454.71	26031.12			
			MUNICIPAL PORTION			25141.07	46113.49			
627	3.02		653-725 YORK ST	4B	8293600	175160.83	326721.92	.00	151561.09-	*OVERBILL*
			NON-MUNC PORTION			63943.65	117887.35			
			MUNICIPAL PORTION			111217.18	208834.57			
666	22.01		523 BROADWAY	2	155000	3273.60	7701.34	.00	4427.74-	*OVERBILL*
			NON-MUNC PORTION			1195.05	2778.79			
			MUNICIPAL PORTION			2078.55	4922.55			
677	42		455 FULTON ST	1	132800	2804.74	4349.91	.00	1545.17-	*OVERBILL*
			NON-MUNC PORTION			1023.89	1569.53			
			MUNICIPAL PORTION			1780.85	2780.38			
687	19		444 THIRD AVE	1	162500	3432.00	3741.69	.00	309.69-	*OVERBILL*
			NON-MUNC PORTION			1252.87	1350.07			
			MUNICIPAL PORTION			2179.13	2391.62			
724	32		337 COURT ST	1	142500	3009.60	4067.59	.00	1057.99-	*OVERBILL*
			NON-MUNC PORTION			1098.67	1467.66			
			MUNICIPAL PORTION			1910.93	2599.93			
741	18		49-51 FLORIDA ST	1	160500	3389.76	4157.89	.00	768.13-	*OVERBILL*
			NON-MUNC PORTION			1237.45	1500.24			
			MUNICIPAL PORTION			2152.31	2657.65			
780	1.01		110-140 ELIZABETH AVE	4B	26728900	564514.37	838520.13	.00	274005.76-	*OVERBILL*
			NON-MUNC PORTION			206079.82	302553.68			
			MUNICIPAL PORTION			358434.55	535966.45			
786	48		251 MARSHALL ST	1	128300	2709.70	3493.62	.00	783.92-	*OVERBILL*
			NON-MUNC PORTION			989.20	1260.56			
			MUNICIPAL PORTION			1720.50	2233.06			
825.01	31		315-325 FIRST ST	4B	34500000	728640.00	731648.87	.00	3008.87-	*OVERBILL*
			NON-MUNC PORTION			265995.00	263992.54			
			MUNICIPAL PORTION			462645.00	467656.33			
830	5		536-572 DOWD AVE	1	5626700	118835.90	216528.29	.00	97692.39-	*OVERBILL*
			NON-MUNC PORTION			43381.85	78127.44			
			MUNICIPAL PORTION			75454.05	138400.85			
830	6.01		501-649 YORK ST	1	22418700	473482.94	586871.82	.00	113388.88-	*OVERBILL*
			NON-MUNC PORTION			172848.17	211754.28			
			MUNICIPAL PORTION			300634.77	375117.54			
833	2		668-770 NORTH AVE E	1	11271600	238056.19	329998.62	.00	91942.43-	*OVERBILL*
			NON-MUNC PORTION			86904.03	119069.65			

20262ND HALFTAX CALCULATION FOR FISCAL BILLING

TAXING DISTRICT 04ELIZABETH CITYCOUNTY 20UNION

BLOCKLOTQUALIFIC.PROPERTY LOCATIONCLASSNET VALTOTAL TAXLESS 1+2TAX AMOUNTSLESS DEDAMTNET 3+4

*MUNICIPAL PORTION*151152.16210928.97

2026 2ND HALF TAX CALCULATION FOR FISCAL BILLING									
TAXING DISTRICT 04 ELIZABETH CITY			COUNTY 20 UNION						
COUNT	NET VALUE		2026 GENERAL TAXES	2026 SPEC. TAXES	LESS 2026 1+2 TAXES	2026 3+4 TAXES	LESS DEDUCT AMOUNT	2026 3+4 NET TAXES	
* RATABLES *	18,627 15,661,180,700		*NON-MUNC*120,747,695.59 *MUNICIPAL*210,016,442.00 *COMBINED*331,241,353.22	477,215.63	60,010,015.61	61,214,895.61			
					105,878,769.68	104,137,672.32	59,250.00	165,293,317.93	
* RAILROADS *	108 22,841,800		*NON-MUNC* .00 *MUNICIPAL* .00 *COMBINED* .00	.00	.00	.00			
					.00	.00	.00	.00	.00
* UTILITIES *	1 16,023,500		*NON-MUNC*123,541.18 *MUNICIPAL*214,875.14 *COMBINED*338,416.32	.00	64,691.68	58,849.50			
					114,599.73	100,275.41	.00	159,124.91	
* EXEMPTS *	1,203 12,926,947,100		*NON-MUNC* .00 *MUNICIPAL* .00 *COMBINED* .00	.00	.00	.00			
					.00	.00	.00	.00	.00

TAX RATES FOR THE YEAR OF 2026				
TAXING DISTRICT	04	ELIZABETH CITY	COUNTY 20 UNION	
		DESCRIPTION OF TAX	SPECIAL TAX CODE	
			RATE PER \$100	
			FLAT TAX AMOUNT	
		COUNTY TAX	.336	
		COUNTY OPEN SP TAX	.016	
		DISTRICT SCHOOL TAX	.382	
		LOCAL MUNICIPAL BUDGET	.000	
		LOCAL MUNICIPAL TAX	1.341	
		MUNICIPAL LIBRARY TAX	.037	

		TOTAL TAX RATE	2.112	
		SPECIAL TAX DESCRIPTION.....		
		SPECIAL IMPR DISTRICT	S01	.065
		SPECIAL IMPR DISTRICT	S02	.103
		* 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	
2004	2026	01	COUNTY TAX	00336	000000				
2004	2026	02	COUNTY OPEN SP TAX	00016	000000				
2004	2026	03	DISTRICT SCHOOL TAX	00382	000000				
2004	2026	04	LOCAL MUNICIPAL BUDGET	00000	000000				
2004	2026	05	LOCAL MUNICIPAL TAX	01341	000000				
2004	2026	06	MUNICIPAL LIBRARY TAX	00037	000000				
2004	2026	07	SPECIAL IMPR DISTRICT			S01	00065	000000	
2004	2026	08	SPECIAL IMPR DISTRICT			S02	00103	000000	
2004	2026	09	STATE AID			A01	00000	000000	
				-----	-----		-----	-----	
2004	2026	00	TOTAL TAX RATE	2.112	.00		.168	.00	

*** TAX RATE ACCEPTED

**TABLE OF AGGREGATES
OF TAXABLE AND EXEMPT PROPERTY IN THE TAXING DISTRICT OF ELIZABETH CITY**

FOR 2026

(1) VALUE OF LAND	6987,948,600	
(2) VALUE OF IMPROVEMENTS	8776,384,200	
(3) TOTAL VALUE LAND & IMPRVMT EXCL 2ND CLASS RR	15764,332,800	
(4) TAX VALUE MACH,IMPLMNT & EQUIPT OF TELEPHONE, PETROLEUM REFINERIES MISCELLANEOUS	16,023,500	
(5) EXEMPTIONS		
POLLUTION CONTROL (RS 54:4-3.56)		
FIRE SUPPRESSION (RS 54:4-3.13)	3,019,400	
FALLOUT SHELTER (RS 54:4-3.48)		
WATER/SEWAGE FAC. (RS 54:4-3.59)		
UEZ ABATEMENT (RS 54:4-3.139)	100,132,700	
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	103,152,100	
(5A) DEDUCTIONS ALLOWED (C.73,L.1976)		
NBR VETERANS	203	
NBR VETERANS WIDOWS	51	
TOTAL	254	
NBR SENIOR CITIZENS	153	
NBR DISABLED PERSONS	56	
NBR SURVIVING SPOUSE	11	
TOTAL	474	
(6) NET VALUATION TAXABLE	15677,204,200	
(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	1377,553,200
OTHER SCHOOL PROP	102,048,600
PUBLIC PROP	6273,243,400
CHURCH & CHARITABLE PROP	708,167,900
CEMETERY & GRAVEYARD	38,347,000
OTHER EXEMPT PROP	4427,587,000
TOTAL VALUE	12926,947,100

(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 MUNCPL PURPOSE TAX		
TOTAL TAX LEVY		

AUTHORIZED RATE

(16) REAL PROPERTY CLASSIFICATION SUMMARY

	ITEMS	TAX VALUE
1.	VACANT LAND	440
2.	RESIDENTIAL	15,304
3A.	FARM (REGULAR)	
3B.	FARM (QUALIFIED)	
4A.	COMMERCIAL	2,023
4B.	INDUSTRIAL	183
4C.	APARTMENT	677
	TOTAL CLASS 4A,4B,4C	2810,219,400
		2632,568,300
		1831,366,500
	TOTAL ALL CLASSES	7274,154,200
		15661,180,700

STATE OF NEW JERSEY UNION COUNTY

I (WE) _____ ASSESSOR(S) OF THE
TAXING DISTRICT OF ELIZABETH CITY 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 ELIZABETH CITY COUNTY OF
UNION NEW JERSEY, AND THAT \$15,677,204,200 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 04 ELIZABETH CITY			2026 TAX LIST DISTRICT SUMMARY			COUNTY 20 UNION		06/23/26
CLASSIFICATION	NO. OF PARCELS	LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	BOOK VALUE OF TANG PERS PROP	EXEMPTION AMOUNT	NET TAXABLE VALUE	
1 VACANT LAND	440	936,824,700	0	936,824,700		0	936,824,700	
2 RESIDENTIAL	15,304	2,745,353,000	4,804,981,500	7,550,334,500		100,132,700	7,450,201,800	
3A FARM (REGULAR)	0	0	0	0		0	0	
3B FARM (QUALIFIED)	0	0	0	0		0	0	
4A COMMERCIAL	2,023	1,052,708,800	1,757,510,600	2,810,219,400		0	2,810,219,400	
4B INDUSTRIAL	183	1,578,020,500	1,057,567,200	2,635,587,700		3,019,400	2,632,568,300	
4C APARTMENT	677	675,041,600	1,156,324,900	1,831,366,500		0	1,831,366,500	
CLASS 4 TOTAL	2,883	3,305,770,900	3,971,402,700	7,277,173,600		3,019,400	7,274,154,200	
RATABLE TOTAL	18,627	6,987,948,600	8,776,384,200	15,764,332,800		103,152,100	15,661,180,700	
5A CLASS 1 RAILROAD	73	8,301,600	0	8,301,600		0	8,301,600	
5B CLASS 2 RAILROAD	35	12,920,000	1,620,200	14,540,200		0	14,540,200	
RAILROAD TOTAL	108	21,221,600	1,620,200	22,841,800		0	22,841,800	
6A TELEPHONE	1				17,274,148		16,023,500	
6B PETROL REFINRIES	0				0		0	
6C MISCELLANEOUS	0				0		0	
PUBLIC UTIL. TOTAL	1				17,274,148		16,023,500	
15A PUBLIC SCHOOL	50	141,984,000	1,235,569,200	1,377,553,200		0	1,377,553,200	
15B OTHER SCHOOL	23	18,291,300	83,757,300	102,048,600		0	102,048,600	
15C PUBLIC PROPERTY	526	3,058,934,600	3,214,308,800	6,273,243,400		0	6,273,243,400	
15D CHARITABLE	285	165,916,400	542,251,500	708,167,900		0	708,167,900	
15E CEMETERY	5	38,347,000	0	38,347,000		0	38,347,000	
15F MISCELLANEOUS	314	950,674,000	3,476,913,000	4,427,587,000		0	4,427,587,000	
EXEMPT TOTAL	1,203	4,374,147,300	8,552,799,800	12,926,947,100		0	12,926,947,100	
----- 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
CLASSIFICATION			CLASSIFICATION			CLASSIFICATION		
SENIOR CITIZEN	153	38,250	FIRE SUPPRESS	2	3,019,400	DWELL ABATE	0	0
DISABLED PERSON	56	14,000	POLLUTION CNTRL	0	0	DWELL EXEMP	0	0
SURVIVING SPOUSE	11	2,750	FALLOUT SHELTER	0	0	NEW DWEL/CONV ABAT	0	0
VETERAN	203	50,750	WATER/SEWAGE FAC	0	0	NEW DWEL/CONV EXMT	0	0
WIDOW OF VETERAN	51	12,750	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	166	100,132,700	RENEWABLE ENERGY	0	0

I ASSESSOR OF THE TAXING DISTRICT OF ELIZABETH CITY 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 04 ELIZABETH CITY		2026	SPECIAL	TAXING	DISTRICT	SUMMARY	COUNTY 20	UNION
SPECIAL TAXING DISTRICT		NO. OF ITEMS	LAND VALUE	IMPROVEMENTS	EXEMPTIONS	NET TAXABLE		
S01	RATABLES	193	88,598,400	258,318,000	0	346,916,400		
	RAILROAD	0	0	0		0		
	PUB UTIL	0	0			0		
	EXEMPTS	58	66,330,800	890,604,900		956,935,700		
S02	RATABLES	262	71,894,300	172,493,500	0	244,387,800		
	RAILROAD	0	0	0		0		
	PUB UTIL	0	0			0		
	EXEMPTS	2	840,000	2,469,400		3,309,400		