

2026 TAX CALCULATION ACKNOWLEDGEMENT REPORT

TAXING DISTRICT 05

FANWOOD BORO

COUNTY 20 UNION

BLOCK	LOT	QUALIFIC.	PROPERTY LOCATION	CLASS	NET VAL	TAX AMOUNTS			
						TOT YEAR	1ST HALF	2ND HALF	PRELIM.
10	6		182 RUSSELL RD	15F	527400	.00	8227.44	8227.44-	.00 *OVERBILL*
26	49		20 MARY LANE	15F	367000	.00	5725.20	5725.20-	.00 *OVERBILL*
26	68		18 TOWER PLACE	15F	352700	.00	5377.12	5377.12-	.00 *OVERBILL*
28	32		106 HUNTER AVE	15F	449100	.00	7005.96	7005.96-	.00 *OVERBILL*
30	8		75 WILLOUGHBY RD	15F	520000	.00	7987.00	7987.00-	.00 *OVERBILL*
78	7		2 BROHM PLACE	15F	364900	.00	5567.44	5567.44-	.00 *OVERBILL*
91	26		330 SOUTH AVE	15C	3390200	.00	52887.12	52887.12-	.00 *OVERBILL*
200	1		FANWOOD	6A	0	.00	5878.60	5878.60-	.00 *OVERBILL*

2026 TAX CALCULATION ACKNOWLEDGEMENT REPORT										
TAXING DISTRICT 05 FANWOOD BORO			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 *	2,575	1,277,262,800	41,651,541.19	.00	23,750.00	41,627,791.19	19,901,647.80	21,726,143.39	20,813,901.85	
* RAILROADS *	3	123,400	.00	.00	.00	.00	.00	.00	.00	
* UTILITIES *	1	0	.00	.00	.00	.00	5,878.60	5,878.60	.00	
* EXEMPTS *	68	77,030,100	.00	.00	.00	.00	92,777.28	92,777.28-	.00	

TAX RATES FOR THE YEAR OF 2026			
TAXING DISTRICT	05 FANWOOD BORO	COUNTY 20 UNION	
	DESCRIPTION OF TAX	SPECIAL TAX CODE	RATE PER \$100
			FLAT TAX AMOUNT
	COUNTY TAX		.484
	CTY OPEN SP, REC&HIST P		.022
	JOINT SCHOOL BUDGET		2.036
	LOCAL MUNICIPAL TAX		.658
	MUNI OPEN SPACE TRUST		.010
	MUNICIPAL LIBRARY TAX		.051

	TOTAL TAX RATE		3.261
	SPECIAL TAX DESCRIPTION.....		
	* 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	
2005	2026	01	COUNTY TAX	00484	000000				
2005	2026	02	CTY OPEN SP REC&HIST P	00022	000000				
2005	2026	03	JOINT SCHOOL BUDGET	02036	000000				
2005	2026	04	LOCAL MUNICIPAL TAX	00658	000000				
2005	2026	05	MUNI OPEN SPACE TRUST	00010	000000				
2005	2026	06	MUNICIPAL LIBRARY TAX	00051	000000				
2005	2026	07	STATE AID			A01	00000	000000	
				-----	-----		-----	-----	
2005	2026	00	TOTAL TAX RATE	3.261	.00		.000	.00	

*** TAX RATE ACCEPTED

**TABLE OF AGGREGATES
OF TAXABLE AND EXEMPT PROPERTY IN THE TAXING DISTRICT OF FANWOOD BORO**

FOR 2026

(1) VALUE OF LAND	661,287,700
(2) VALUE OF IMPROVEMENTS	637,552,700
(3) TOTAL VALUE LAND & IMPRVMT EXCL 2ND CLASS RR	1298,840,400
(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	21,577,600
(5A) DEDUCTIONS ALLOWED (C.73, L.1976)	
NBR VETERANS	80
NBR VETERANS WIDOWS	13
TOTAL	93
NBR SENIOR CITIZENS	2
NBR DISABLED PERSONS	
NBR SURVIVING SPOUSE	
TOTAL	95
(6) NET VALUATION TAXABLE	1277,262,800
(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	
OTHER SCHOOL PROP	
PUBLIC PROP	33,646,700
CHURCH & CHARITABLE PROP	10,441,500
CEMETERY & GRAVEYARD	
OTHER EXEMPT PROP	32,941,900
TOTAL VALUE	77,030,100

(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	34
2.	RESIDENTIAL	2,477
3A.	FARM (REGULAR)	
3B.	FARM (QUALIFIED)	
4A.	COMMERCIAL	49
4B.	INDUSTRIAL	15
4C.	APARTMENT	
	TOTAL CLASS 4A,4B,4C	88,876,800
	TOTAL ALL CLASSES	1277,262,800

STATE OF NEW JERSEY UNION COUNTY

I (WE) _____ ASSESSOR(S) OF THE
TAXING DISTRICT OF FANWOOD BORO 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 FANWOOD BORO COUNTY OF
UNION NEW JERSEY, AND THAT \$ 1,277,262,800 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 05 FANWOOD BORO			2026	TAX	LIST	DISTRICT	SUMMARY	COUNTY 20	UNION	07/23/26
CLASSIFICATION		NO. OF PARCELS	LAND VALUE	IMPROVEMENT VALUE		TOTAL VALUE		BOOK VALUE OF TANG PERS PROP	EXEMPTION AMOUNT	NET TAXABLE VALUE
1	VACANT LAND	34	10,283,100	0		10,283,100			0	10,283,100
2	RESIDENTIAL	2,477	607,889,200	570,213,700		1,178,102,900			0	1,178,102,900
3A	FARM (REGULAR)	0	0	0		0			0	0
3B	FARM (QUALIFIED)	0	0	0		0			0	0
4A	COMMERCIAL	49	35,483,300	62,799,000		98,282,300			21,577,600	76,704,700
4B	INDUSTRIAL	15	7,632,100	4,540,000		12,172,100			0	12,172,100
4C	APARTMENT	0	0	0		0			0	0
CLASS 4 TOTAL		64	43,115,400	67,339,000		110,454,400			21,577,600	88,876,800
RATABLE TOTAL		2,575	661,287,700	637,552,700		1,298,840,400			21,577,600	1,277,262,800
5A	CLASS 1 RAILROAD	3	123,400	0		123,400			0	123,400
5B	CLASS 2 RAILROAD	0	0	0		0			0	0
RAILROAD TOTAL		3	123,400	0		123,400			0	123,400
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	0	0	0		0			0	0
15B	OTHER SCHOOL	0	0	0		0			0	0
15C	PUBLIC PROPERTY	28	19,919,300	13,727,400		33,646,700			0	33,646,700
15D	CHARITABLE	10	4,589,200	5,852,300		10,441,500			0	10,441,500
15E	CEMETERY	0	0	0		0			0	0
15F	MISCELLANEOUS	30	6,249,600	26,692,300		32,941,900			0	32,941,900
EXEMPT TOTAL		68	30,758,100	46,272,000		77,030,100			0	77,030,100
----- 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 -----			----- 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	2	500	FIRE SUPPRESS	0	0	DWELL ABATE	0	0		
DISABLED PERSON	0	0	POLLUTION CNTRL	0	0	DWELL EXEMP	0	0		
SURVIVING SPOUSE	0	0	FALLOUT SHELTER	0	0	NEW DWEL/CONV ABAT	0	0		
VETERAN	80	20,000	WATER/SEWAGE FAC	0	0	NEW DWEL/CONV EXMT	0	0		
WIDOW OF VETERAN	13	3,250	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	2	21,577,600		
			UEZ ABATEMENT	0	0	RENEWABLE ENERGY	0	0		

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TAX LIST AND TAX DUPLICATE CONTAIN THE VALUATIONS OF ALL THE PROPERTY LIABLE TO TAXATION IN THE TAXING DISTRICT IN WHICH I AM TAX
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EXEMPTIONS AND DEDUCTIONS AS ARE PRESCRIBED BY LAW.

ASSESSOR

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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