

2026 TAX CALCULATION ACKNOWLEDGEMENT REPORT

TAXING DISTRICT 10 MOUNTAINSIDE BORO

COUNTY 20 UNION

BLOCK	LOT	QUALIFIC.	PROPERTY LOCATION	CLASS	NET VAL	TOT YEAR	TAX AMOUNTS 1ST HALF	2ND HALF	PRELIM.	
3.10	12		1474 DEER PATH	15F	584500	.00	6137.25	6137.25-	.00	*OVERBILL*
3.24	11.03		1530 LONG MEADOW	15F	612200	.00	6428.10	6428.10-	.00	*OVERBILL*
5.21	17		268 CENTRAL AVENUE	15F	368100	.00	3865.05	3865.05-	.00	*OVERBILL*

2026 TAX CALCULATION ACKNOWLEDGEMENT REPORT										
TAXING DISTRICT 10 MOUNTAINSIDE 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 *	2,756	1,935,770,505	42,044,935.27	.00	30,500.00	42,014,435.27	20,295,674.71	21,718,760.56	21,007,222.70	
* RAILROADS *	0	0	.00	.00	.00	.00	.00	.00	.00	
* UTILITIES *	1	1,091,147	23,699.71	.00	.00	23,699.71	12,672.82	11,026.89	11,849.86	
* EXEMPTS *	101	573,957,100	.00	.00	.00	.00	16,430.40	16,430.40-	.00	

TAX RATES FOR THE YEAR OF 2026			
TAXING DISTRICT	10	MOUNTAINSIDE BORO	COUNTY 20 UNION
		DESCRIPTION OF TAX	SPECIAL TAX CODE
			RATE PER \$100
			FLAT TAX AMOUNT
		COUNTY TAX	.447
		COUNTY OPEN SPACE TAX	.021
		DISTRICT SCHOOL TAX	1.076
		LOCAL MUNICIPAL TAX	.581
		MUNICIPAL LIBRARY TAX	.047

		TOTAL TAX RATE	2.172
		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	
2010	2026	01	COUNTY TAX	00447	000000				
2010	2026	02	COUNTY OPEN SPACE TAX	00021	000000				
2010	2026	03	DISTRICT SCHOOL TAX	01076	000000				
2010	2026	04	LOCAL MUNICIPAL TAX	00581	000000				
2010	2026	05	MUNICIPAL LIBRARY TAX	00047	000000				
2010	2026	06	STATE AID			A01	00000	000000	
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2010	2026	00	TOTAL TAX RATE	2.172	.00		.000	.00	

*** TAX RATE ACCEPTED

TABLE OF AGGREGATES
OF TAXABLE AND EXEMPT PROPERTY IN THE TAXING DISTRICT OF MOUNTAINSIDE BORO FOR 2026

(1) VALUE OF LAND	826,663,600
(2) VALUE OF IMPROVEMENTS	1109,106,905
(3) TOTAL VALUE LAND & IMPRVMT EXCL 2ND CLASS RR	1935,770,505
(4) TAX VALUE MACH, IMPLMNT & EQUIPT OF TELEPHONE, PETROLEUM REFINERIES MISCELLANEOUS	1,091,147
(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	78
NBR VETERANS WIDOWS	40
TOTAL	118
NBR SENIOR CITIZENS	4
NBR DISABLED PERSONS	
NBR SURVIVING SPOUSE	
TOTAL	122
(6) NET VALUATION TAXABLE	1936,861,652
(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	26,227,400
OTHER SCHOOL PROP	
PUBLIC PROP	487,301,300
CHURCH & CHARITABLE PROP	53,483,300
CEMETERY & GRAVEYARD	
OTHER EXEMPT PROP	6,945,100
TOTAL VALUE	573,957,100

(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	88
2.	RESIDENTIAL	2,502
3A.	FARM (REGULAR)	
3B.	FARM (QUALIFIED)	
4A.	COMMERCIAL	114
4B.	INDUSTRIAL	52
4C.	APARTMENT	
	TOTAL CLASS 4A, 4B, 4C	330,348,200
	TOTAL ALL CLASSES	1935,770,505

STATE OF NEW JERSEY UNION COUNTY

I (WE) ASSESSOR(S) OF THE TAXING DISTRICT OF MOUNTAINSIDE 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 MOUNTAINSIDE BORO COUNTY OF NEW JERSEY, AND THAT \$ 1,936,861,652 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. Delgado Jr. PRESIDENT
Kevin O'Brien V. PRESIDENT
Robert J. Bona COMMISSIONER
Nicola Curiale COMMISSIONER
Joseph A. Deery COMMISSIONER
Joanne Kinsley COMMISSIONER
Mary J. Moran COMMISSIONER

Chris R. Dwyer
TAX ADMINISTRATOR
COUNTY BOARD OF TAXATION

TAXING DISTRICT 10 MOUNTAINSIDE BORO			2026	TAX	LIST	DISTRICT	SUMMARY	COUNTY 20	UNION	07/10/26
CLASSIFICATION	NO. OF PARCELS	LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	BOOK VALUE OF TANG PERS PROP	EXEMPTION AMOUNT	NET TAXABLE VALUE			
1 VACANT LAND	88	12,213,700	0	12,213,700		0	12,213,700			
2 RESIDENTIAL	2,502	728,246,100	864,962,505	1,593,208,605		0	1,593,208,605			
3A FARM (REGULAR)	0	0	0	0		0	0			
3B FARM (QUALIFIED)	0	0	0	0		0	0			
4A COMMERCIAL	114	58,501,100	158,779,500	217,280,600		0	217,280,600			
4B INDUSTRIAL	52	27,702,700	85,364,900	113,067,600		0	113,067,600			
4C APARTMENT	0	0	0	0		0	0			
CLASS 4 TOTAL	166	86,203,800	244,144,400	330,348,200		0	330,348,200			
RATABLE TOTAL	2,756	826,663,600	1,109,106,905	1,935,770,505		0	1,935,770,505			
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				1,608,175		1,091,147			
6B PETROL REFINRIES	0				0		0			
6C MISCELLANEOUS	0				0		0			
PUBLIC UTIL. TOTAL	1				1,608,175		1,091,147			
15A PUBLIC SCHOOL	6	9,536,700	16,690,700	26,227,400		0	26,227,400			
15B OTHER SCHOOL	0	0	0	0		0	0			
15C PUBLIC PROPERTY	72	474,984,700	12,316,600	487,301,300		0	487,301,300			
15D CHARITABLE	10	11,955,200	41,528,100	53,483,300		0	53,483,300			
15E CEMETERY	0	0	0	0		0	0			
15F MISCELLANEOUS	13	3,462,200	3,482,900	6,945,100		0	6,945,100			
EXEMPT TOTAL	101	499,938,800	74,018,300	573,957,100		0	573,957,100			
----- 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		
SENIOR CITIZEN	4	1,000	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	78	19,500	WATER/SEWAGE FAC	0	0	NEW DWEL/CONV EXMT	0	0		
WIDOW OF VETERAN	40	10,000	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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