

2026 TAX CALCULATION ACKNOWLEDGEMENT REPORT

TAXING DISTRICT 14 ROSELLE BORO

COUNTY 20 UNION

BLOCK	LOT	QUALIFIC.	PROPERTY LOCATION	CLASS	NET VAL	TOT YEAR	TAX AMOUNTS 1ST HALF	2ND HALF	PRELIM.	
201	1	X	643-645 E 1ST AVE	15F	760700	.00	34790.62	34790.62-	.00	*OVERBILL*
201	2	X	711 E 1ST AVE	15F	4289500	.00	196180.29	196180.29-	.00	*OVERBILL*
602	1		610 GALVIN AVE	15F	119700	.00	5474.48	5474.48-	.00	*OVERBILL*
1207	20		HARRISON AVE	1	46400	4319.38	5831.22	1511.84-	2159.69	*OVERBILL*
1208	8		1032 HARRISON AVE	15F	235800	.00	10784.32	10784.32-	.00	*OVERBILL*
1801	12		280 E 4TH AVE	15F	160700	.00	7349.62	7349.62-	.00	*OVERBILL*
2203	25		SPRUCE ST	1	55000	5119.95	6224.54	1104.59-	2559.98	*OVERBILL*
2301	10		384 E 9TH AVE	2	46700	4347.30	5273.25	925.95-	2173.65	*OVERBILL*
2301	11		386 E 9TH AVE	2	46700	4347.30	6498.95	2151.65-	2173.65	*OVERBILL*
2301	12		388 E 9TH AVE	2	46700	4347.30	6297.71	1950.41-	2173.65	*OVERBILL*
2603	2		1206 FRANK ST	15D	86000	.00	3933.21	3933.21-	.00	*OVERBILL*
2603	7		1141-3 ST GEORGE AVE	15D	85100	.00	3892.05	3892.05-	.00	*OVERBILL*
2603	8		1137 ST GEORGE AVE	15D	80000	.00	3658.80	3658.80-	.00	*OVERBILL*
2701	3		210 E 8TH AVE	15F	101200	.00	4628.38	4628.38-	.00	*OVERBILL*
2701	10		222 E 8TH AVE	15F	115000	.00	5259.53	5259.53-	.00	*OVERBILL*
2701	25		243 E 9TH AVE	1	65800	6125.32	6718.48	593.16-	3062.66	*OVERBILL*
2703	3		206 E 9TH AVE	15F	48400	.00	2213.58	2213.58-	.00	*OVERBILL*
3201	9		136 E 4TH AVE	1	61200	5697.11	6334.30	637.19-	2848.56	*OVERBILL*
3201	10		142 E 4TH AVE	1	71400	6646.63	8474.70	1828.07-	3323.32	*OVERBILL*
4503	25		1261 SHAFFER AVE	15F	157000	.00	7180.40	7180.40-	.00	*OVERBILL*
4901	32		246 W 4TH AVE	15F	112300	.00	5136.04	5136.04-	.00	*OVERBILL*
5603	23		406 W 6TH AVE	15F	126400	.00	5780.91	5780.91-	.00	*OVERBILL*
5901	11		116 INDEPENDENCE DR	15F	110000	.00	5030.85	5030.85-	.00	*OVERBILL*
6102	6		130 GORDON ST	15F	195400	.00	8936.62	8936.62-	.00	*OVERBILL*
7002	1		909 BALTIMORE AVE	15F	148800	.00	6680.37	6680.37-	.00	*OVERBILL*

2026 TAX CALCULATION ACKNOWLEDGEMENT REPORT

TAXING DISTRICT 14

ROSELLE BORO

COUNTY 20 UNION

BLOCK	LOT	QUALIFIC.	PROPERTY LOCATION	CLASS	NET VAL	TOT YEAR	TAX AMOUNTS 1ST HALF	2ND HALF	PRELIM.	
7504	65	C7B01	1601 WOOD AVE APT B1	15F	44000	.00	2012.34	2012.34-	.00	*OVERBILL*

2026 TAX CALCULATION ACKNOWLEDGEMENT REPORT										
TAXING DISTRICT 14 ROSELLE 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 *	5,618	787,551,383	73,313,161.12	.00	39,000.00	73,274,161.12	35,942,603.75	37,331,557.37	36,637,094.50	
* RAILROADS *	12	161,900	.00	.00	.00	.00	.00	.00	.00	
* UTILITIES *	1	1,564,411	145,631.02	.00	.00	145,631.02	78,687.89	66,943.13	72,815.51	
* EXEMPTS *	286	206,673,700	.00	.00	.00	.00	318,922.41	318,922.41-	.00	

TAX RATES FOR THE YEAR OF 2026				
TAXING DISTRICT	14	ROSELLE BORO	COUNTY 20 UNION	
		DESCRIPTION OF TAX	SPECIAL TAX CODE	
			RATE PER \$100	
			FLAT TAX AMOUNT	
		COUNTY TAX	1.143	
		COUNTY OPEN SP,HIST	.051	
		DISTRICT SCHOOL TAX	3.365	
		LOCAL MUNICIPAL TAX	4.636	
		MUNICIPAL LIBRARY TAX	.114	

		TOTAL TAX RATE	9.309	
		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	
2014	2026	01	COUNTY TAX	01143	000000				
2014	2026	02	COUNTY OPEN SP HIST	00051	000000				
2014	2026	03	DISTRICT SCHOOL TAX	03365	000000				
2014	2026	04	LOCAL MUNICIPAL TAX	04636	000000				
2014	2026	05	MUNICIPAL LIBRARY TAX	00114	000000				
2014	2026	06	STATE AID			A01	00000	000000	
2014	2026	00	TOTAL TAX RATE	9.309	.00		.000	.00	

*** TAX RATE ACCEPTED

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

FOR 2026

(1) VALUE OF LAND	371,510,400
(2) VALUE OF IMPROVEMENTS	416,588,963
(3) TOTAL VALUE LAND & IMPRVMT EXCL 2ND CLASS RR	788,099,363
(4) TAX VALUE MACH, IMPLMNT & EQUIPT OF TELEPHONE, PETROLEUM REFINERIES MISCELLANEOUS	1,564,411
(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)	547,980
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	547,980
(5A) DEDUCTIONS ALLOWED (C.73,L.1976)	
NBR VETERANS	96
NBR VETERANS WIDOWS	29
TOTAL	125
NBR SENIOR CITIZENS	25
NBR DISABLED PERSONS	6
NBR SURVIVING SPOUSE	
TOTAL	156
(6) NET VALUATION TAXABLE	789,115,794
(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	26,559,000
OTHER SCHOOL PROP	19,111,800
PUBLIC PROP	65,403,000
CHURCH & CHARITABLE PROP	22,214,200
CEMETERY & GRAVEYARD	
OTHER EXEMPT PROP	73,385,700
TOTAL VALUE	206,673,700

(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	84
2.	RESIDENTIAL	5,186
3A.	FARM (REGULAR)	
3B.	FARM (QUALIFIED)	
4A.	COMMERCIAL	212
4B.	INDUSTRIAL	88
4C.	APARTMENT	48
	TOTAL CLASS 4A,4B,4C	70,319,100
		32,666,850
		36,293,000
	TOTAL ALL CLASSES	139,278,950
		787,551,383

STATE OF NEW JERSEY UNION COUNTY

I (WE) _____ ASSESSOR(S) OF THE
TAXING DISTRICT OF ROSELLE 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 ROSELLE BORO COUNTY OF
UNION NEW JERSEY, AND THAT \$ 789,115,794 IS THE
NET VALUATION TAXABLE AND \$ _____ IS THE NET VALUATION
ON WHICH COUNTY TAXES AND REGIONAL OR CONSOLIDATED SCHOOL TAXES
ARE APPORTIONED.

ATTEST:

<u>John J. Delgado Jr.</u>	PRESIDENT
<u>Kevin O'Brien</u>	V. PRESIDENT
<u>Robert J. Bona</u>	COMMISSIONER
<u>Nicola Curiale</u>	COMMISSIONER
<u>Joseph A. Deery</u>	COMMISSIONER
<u>Joanne Kinsley</u>	COMMISSIONER
<u>Mary J. Moran</u>	COMMISSIONER

Chris R. Dumas
TAX ADMINISTRATOR
COUNTY BOARD OF TAXATION

TAXING DISTRICT 14 ROSELLE BORO			2026	TAX	LIST	DISTRICT	SUMMARY	COUNTY 20	UNION	06/16/26
CLASSIFICATION	NO. OF PARCELS	LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	BOOK VALUE OF TANG PERS PROP	EXEMPTION AMOUNT	NET TAXABLE VALUE			
1 VACANT LAND	84	11,579,800	0	11,579,800		0	11,579,800			
2 RESIDENTIAL	5,186	299,547,900	337,692,713	637,240,613		547,980	636,692,633			
3A FARM (REGULAR)	0	0	0	0		0	0			
3B FARM (QUALIFIED)	0	0	0	0		0	0			
4A COMMERCIAL	212	27,165,500	43,153,600	70,319,100		0	70,319,100			
4B INDUSTRIAL	88	14,116,000	18,550,850	32,666,850		0	32,666,850			
4C APARTMENT	48	19,101,200	17,191,800	36,293,000		0	36,293,000			
CLASS 4 TOTAL	348	60,382,700	78,896,250	139,278,950		0	139,278,950			
RATABLE TOTAL	5,618	371,510,400	416,588,963	788,099,363		547,980	787,551,383			
5A CLASS 1 RAILROAD	0	0	0	0		0	0			
5B CLASS 2 RAILROAD	12	161,900	0	161,900		0	161,900			
RAILROAD TOTAL	12	161,900	0	161,900		0	161,900			
6A TELEPHONE	1				5,575,236		1,564,411			
6B PETROL REFINRIES	0				0		0			
6C MISCELLANEOUS	0				0		0			
PUBLIC UTIL. TOTAL	1				5,575,236		1,564,411			
15A PUBLIC SCHOOL	11	7,808,400	18,750,600	26,559,000		0	26,559,000			
15B OTHER SCHOOL	4	4,031,400	15,080,400	19,111,800		0	19,111,800			
15C PUBLIC PROPERTY	144	47,274,900	18,128,100	65,403,000		0	65,403,000			
15D CHARITABLE	63	6,057,900	16,156,300	22,214,200		0	22,214,200			
15E CEMETERY	0	0	0	0		0	0			
15F MISCELLANEOUS	64	6,961,100	66,424,600	73,385,700		0	73,385,700			
EXEMPT TOTAL	286	72,133,700	134,540,000	206,673,700		0	206,673,700			
----- 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	25	6,250	FIRE SUPPRESS	0	0	DWELL ABATE	0	0		
DISABLED PERSON	6	1,500	POLLUTION CNTRL	0	0	DWELL EXEMP	13	547,980		
SURVIVING SPOUSE	0	0	FALLOUT SHELTER	0	0	NEW DWEL/CONV ABAT	0	0		
VETERAN	96	24,000	WATER/SEWAGE FAC	0	0	NEW DWEL/CONV EXMT	0	0		
WIDOW OF VETERAN	29	7,250	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	0	0		
			UEZ ABATEMENT	0	0	RENEWABLE ENERGY	0	0		

I ASSESSOR OF THE TAXING DISTRICT OF ROSELLE 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 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