

2026 TAX CALCULATION ACKNOWLEDGEMENT REPORT

TAXING DISTRICT 18 SUMMIT CITY

COUNTY 20 UNION

BLOCK	LOT	QUALIFIC.	PROPERTY LOCATION	CLASS	NET VAL	TOT YEAR	TAX AMOUNTS 1ST HALF	2ND HALF	PRELIM.	
1203	44		6 LORRAINE RD	15F	569400	.00	12728.94	12728.94-	.00	*OVERBILL*
2608	22		32 WALDRON AVE	15F	655500	.00	14653.71	14653.71-	.00	*OVERBILL*
5104	37		58 DRUID HILL RD	15F	653900	.00	14492.94	14492.94-	.00	*OVERBILL*
5205	4		309 ASHLAND RD	15F	506200	.00	11316.10	11316.10-	.00	*OVERBILL*

2026 TAX CALCULATION ACKNOWLEDGEMENT REPORT									
TAXING DISTRICT 18 SUMMIT CITY			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 *	6,745	3,408,972,200	158,039,951.14	.00	31,500.00	158,008,451.14	76,078,465.58	81,929,985.56	79,004,238.06
* RAILROADS *	14	0	.00	.00	.00	.00	.00	.00	.00
* UTILITIES *	1	2,227,401	103,262.31	.00	.00	103,262.31	53,446.05	49,816.26	51,631.16
* EXEMPTS *	264	481,442,400	.00	.00	.00	.00	53,191.69	53,191.69-	.00

TAX RATES FOR THE YEAR OF 2026			
TAXING DISTRICT	18	SUMMIT CITY	COUNTY 20 UNION
		DESCRIPTION OF TAX	SPECIAL TAX CODE
			RATE PER \$100
			FLAT TAX AMOUNT
		COUNTY TAX	1.058
		COUNTY OPEN SPACE TAX	.046
		DISTRICT SCHOOL TAX	2.287
		SCHOOL DEBT SERVICE TAX	.168
		LOCAL MUNICIPAL TAX	.970
		MUNICIPAL LIBRARY TAX	.107

		TOTAL TAX RATE	4.636
		SPECIAL TAX DESCRIPTION.....	
		SPEC IMPROV DIST	S01 .000
		* STATE AID	A01 .000

* STATE AID NOT PART OF GENERAL TAX RATE

		TAX RATE		EDIT	AUDIT TRAIL		--SPECIAL TAX DATA--			INHIBIT
CTY/ DIST	TAX YEAR	RATE SEQ	RATE DESCRIPTION	TAX RATE	FLAT AMOUNT	CODE	RATE	FLAT	FLAGS	
2018	2026	01	COUNTY TAX	01058	000000					
2018	2026	02	COUNTY OPEN SPACE TAX	00046	000000					
2018	2026	03	DISTRICT SCHOOL TAX	02287	000000					
2018	2026	04	SCHOOL DEBT SERVICE TAX	00168	000000					
2018	2026	05	LOCAL MUNICIPAL TAX	00970	000000					
2018	2026	06	MUNICIPAL LIBRARY TAX	00107	000000					
2018	2026	07	SPEC IMPROV DIST			S01	00000	000000		
2018	2026	08	STATE AID			A01	00000	000000		
				-----	-----		-----	-----		
2018	2026	00	TOTAL TAX RATE	4.636	.00		.000	.00		

*** TAX RATE ACCEPTED

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

FOR 2026

(1) VALUE OF LAND	1383,684,400
(2) VALUE OF IMPROVEMENTS	2025,287,800
(3) TOTAL VALUE LAND & IMPRVMT EXCL 2ND CLASS RR	3408,972,200
(4) TAX VALUE MACH, IMPLMNT & EQUIPT OF TELEPHONE, PETROLEUM REFINERIES MISCELLANEOUS	2,227,401
(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	88
NBR VETERANS WIDOWS	29
TOTAL	117
NBR SENIOR CITIZENS	8
NBR DISABLED PERSONS	1
NBR SURVIVING SPOUSE	
TOTAL	126
(6) NET VALUATION TAXABLE	3411,199,601
(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	54,432,000
OTHER SCHOOL PROP	48,495,900
PUBLIC PROP	166,247,900
CHURCH & CHARITABLE PROP	194,959,200
CEMETERY & GRAVEYARD	4,650,200
OTHER EXEMPT PROP	12,657,200
TOTAL VALUE	481,442,400

(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	57
2.	RESIDENTIAL	6,290
3A.	FARM (REGULAR)	
3B.	FARM (QUALIFIED)	
4A.	COMMERCIAL	346
4B.	INDUSTRIAL	11
4C.	APARTMENT	41
	TOTAL CLASS 4A,4B,4C	601,917,100
	TOTAL ALL CLASSES	3408,972,200

STATE OF NEW JERSEY UNION COUNTY

I (WE) _____ ASSESSOR(S) OF THE
TAXING DISTRICT OF SUMMIT 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 SUMMIT CITY COUNTY OF
UNION NEW JERSEY, AND THAT \$ 3,411,199,601 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>Jeanne Kinsley</u>	COMMISSIONER
<u>Mary J. Moran</u>	COMMISSIONER

Chris R. Dumas
TAX ADMINISTRATOR
COUNTY BOARD OF TAXATION

TAXING DISTRICT 18 SUMMIT CITY			2026	TAX	LIST	DISTRICT	SUMMARY	COUNTY 20	UNION	06/03/26
CLASSIFICATION	NO. OF PARCELS	LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	BOOK VALUE OF TANG PERS PROP	EXEMPTION AMOUNT	NET TAXABLE VALUE			
1 VACANT LAND	57	7,652,600	0	7,652,600		0	7,652,600			
2 RESIDENTIAL	6,290	1,210,056,000	1,589,346,500	2,799,402,500		0	2,799,402,500			
3A FARM (REGULAR)	0	0	0	0		0	0			
3B FARM (QUALIFIED)	0	0	0	0		0	0			
4A COMMERCIAL	346	102,132,700	222,938,700	325,071,400		0	325,071,400			
4B INDUSTRIAL	11	39,882,000	145,976,000	185,858,000		0	185,858,000			
4C APARTMENT	41	23,961,100	67,026,600	90,987,700		0	90,987,700			
CLASS 4 TOTAL	398	165,975,800	435,941,300	601,917,100		0	601,917,100			
RATABLE TOTAL	6,745	1,383,684,400	2,025,287,800	3,408,972,200		0	3,408,972,200			
5A CLASS 1 RAILROAD	11	0	0	0		0	0			
5B CLASS 2 RAILROAD	3	0	0	0		0	0			
RAILROAD TOTAL	14	0	0	0		0	0			
6A TELEPHONE	1				7,229,473		2,227,401			
6B PETROL REFINRIES	0				0		0			
6C MISCELLANEOUS	0				0		0			
PUBLIC UTIL. TOTAL	1				7,229,473		2,227,401			
15A PUBLIC SCHOOL	9	19,965,400	34,466,600	54,432,000		0	54,432,000			
15B OTHER SCHOOL	5	29,671,500	18,824,400	48,495,900		0	48,495,900			
15C PUBLIC PROPERTY	96	113,055,600	53,192,300	166,247,900		0	166,247,900			
15D CHARITABLE	80	47,737,200	147,222,000	194,959,200		0	194,959,200			
15E CEMETERY	1	2,886,500	1,763,700	4,650,200		0	4,650,200			
15F MISCELLANEOUS	73	4,286,900	8,370,300	12,657,200		0	12,657,200			
EXEMPT TOTAL	264	217,603,100	263,839,300	481,442,400		0	481,442,400			
----- 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	8	2,000	FIRE SUPPRESS	0	0	DWELL ABATE	0	0		
DISABLED PERSON	1	250	POLLUTION CNTRL	0	0	DWELL EXEMP	0	0		
SURVIVING SPOUSE	0	0	FALLOUT SHELTER	0	0	NEW DWEL/CONV ABAT	0	0		
VETERAN	88	22,000	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		

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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

TAXING DISTRICT 18 SUMMIT CITY		2026	SPECIAL	TAXING	DISTRICT	SUMMARY	COUNTY 20 UNION	
SPECIAL TAXING DISTRICT		NO. OF ITEMS		LAND VALUE	IMPROVEMENTS	EXEMPTIONS	NET TAXABLE	
S01	RATABLES	127		35,799,700	114,033,900	0	149,833,600	
	RAILROAD	0		0	0		0	
	PUB UTIL	0		0	0		0	
	EXEMPTS	0		0	0		0	