

TABLE OF AGGREGATES
OF TAXABLE AND EXEMPT PROPERTY IN THE TAXING DISTRICT OF UNION TWP

FOR 2025

(1) VALUE OF LAND	419,599,200	
(2) VALUE OF IMPROVEMENTS	610,974,500	
(3) TOTAL VALUE LAND & IMPRVMT EXCL 2ND CLASS RR		1030,573,700
(4) TAX VALUE MACH,IMPLMNT & EQUIPT OF TELEPHONE, PETROLEUM REFINERIES MISCELLANEOUS		1,006,353
(5) EXEMPTIONS		
POLLUTION CONTROL (RS 54:4-3.56)		
FIRE SUPPRESSION (RS 54:4-3.13)	79,100	
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	79,100	
(5A) DEDUCTIONS ALLOWED (C.73,L.1976)		
NBR VETERANS	350	
NBR VETERANS WIDOWS	175	
TOTAL	525	
NBR SENIOR CITIZENS	132	
NBR DISABLED PERSONS	23	
NBR SURVIVING SPOUSE	6	
TOTAL	686	
(6) NET VALUATION TAXABLE	1031,500,953	
(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	27,407,300
OTHER SCHOOL PROP	7,262,200
PUBLIC PROP	119,960,300
CHURCH & CHARITABLE PROP	23,377,300
CEMETERY & GRAVEYARD	11,055,800
OTHER EXEMPT PROP	60,780,500
TOTAL VALUE	249,843,400

(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 MUNCLPL PURPOSE TAX		
TOTAL TAX LEVY		

AUTHORIZED RATE

(16) REAL PROPERTY CLASSIFICATION SUMMARY

	ITEMS	TAX VALUE
1.	VACANT LAND 283	9,195,300
2.	RESIDENTIAL 16,132	750,402,500
3A.	FARM (REGULAR)	
3B.	FARM (QUALIFIED)	
4A.	COMMERCIAL 704	181,350,300
4B.	INDUSTRIAL 187	64,583,600
4C.	APARTMENT 50	24,962,900
	TOTAL CLASS 4A,4B,4C	270,896,800
	TOTAL ALL CLASSES	1030,494,600

STATE OF NEW JERSEY UNION COUNTY

I (WE) _____ ASSESSOR(S) OF THE
TAXING DISTRICT OF UNION TWP 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 2025,
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 2025

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 2025 IN THE
TAXING DISTRICT OF UNION TWP COUNTY OF
UNION, NEW JERSEY, AND THAT \$ 1,031,500,953 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

V. PRESIDENT

COMMISSIONER

COMMISSIONER

COMMISSIONER

COMMISSIONER
Chris R. Dwyer
TAX ADMINISTRATOR

COUNTY BOARD OF TAXATION

TAXING DISTRICT 19 UNION TWP		2025 TAX LIST DISTRICT SUMMARY				COUNTY 20 UNION	01/14/25
CLASSIFICATION	NO. OF PARCELS	LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	BOOK VALUE OF TANG PERS PROP	EXEMPTION AMOUNT	NET TAXABLE VALUE
1 VACANT LAND	283	9,195,300	0	9,195,300		0	9,195,300
2 RESIDENTIAL	16,132	296,323,300	454,079,200	750,402,500		0	750,402,500
3A FARM (REGULAR)	0	0	0	0		0	0
3B FARM (QUALIFIED)	0	0	0	0		0	0
4A COMMERCIAL	704	77,855,600	103,494,700	181,350,300		0	181,350,300
4B INDUSTRIAL	187	27,437,700	37,225,000	64,662,700		79,100	64,583,600
4C APARTMENT	50	8,787,300	16,175,600	24,962,900		0	24,962,900
CLASS 4 TOTAL	941	114,080,600	156,895,300	270,975,900		79,100	270,896,800
RATABLE TOTAL	17,356	419,599,200	610,974,500	1,030,573,700		79,100	1,030,494,600
5A CLASS 1 RAILROAD	5	0	0	0		0	0
5B CLASS 2 RAILROAD	6	0	0	0		0	0
RAILROAD TOTAL	11	0	0	0		0	0
6A TELEPHONE	1				10,289,909		1,006,353
6B PETROL REFINRIES	0				0		0
6C MISCELLANEOUS	0				0		0
PUBLIC UTIL. TOTAL	1				10,289,909		1,006,353
15A PUBLIC SCHOOL	12	9,438,200	17,969,100	27,407,300		0	27,407,300
15B OTHER SCHOOL	4	2,201,700	5,060,500	7,262,200		0	7,262,200
15C PUBLIC PROPERTY	339	58,239,300	61,721,000	119,960,300		0	119,960,300
15D CHARITABLE	96	7,778,000	15,599,300	23,377,300		0	23,377,300
15E CEMETERY	9	7,136,700	3,919,100	11,055,800		0	11,055,800
15F MISCELLANEOUS	278	3,957,600	56,822,900	60,780,500		0	60,780,500
EXEMPT TOTAL	738	88,751,500	161,091,900	249,843,400		0	249,843,400
----- D E D U C T I O N S -----							
CLASSIFICATION	NO. OF DEDUCTS	DEDUCTION AMOUNT	----- E X E M P T I O N S -----				
			CLASSIFICATION	NO. OF PARCELS	EXEMPTION AMOUNT	----- E X E M P T I O N S -----	
						CLASSIFICATION	NO. OF PARCELS
SENIOR CITIZEN	132	33,000	FIRE SUPPRESS	1	79,100	DWELL ABATE	0
DISABLED PERSON	23	5,750	POLLUTION CNTRL	0	0	DWELL EXEMP	0
SURVIVING SPOUSE	6	1,500	FALLOUT SHELTER	0	0	NEW DWEL/CONV ABAT	0
VETERAN	350	87,500	WATER/SEWAGE FAC	0	0	NEW DWEL/CONV EXMT	0
WIDOW OF VETERAN	175	43,750	HOME IMPROVEMENT	0	0	MUL DWELL EXEMP	0
			CLASS 4 ABATEMENT	0	0	MUL DWELL ABATE	0
			MULTI-FAMILY DWELL	0	0	COM/IND EXEMP	0
			UEZ ABATEMENT	0	0	RENEWABLE ENERGY	0

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ASSESSOR

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EXPRESSING THE TAXABLE VALUE OF REAL PROPERTY IN THE COUNTY.

SWORN AND SUBSCRIBED BEFORE ME THIS DAY OF OF 2025. -----
ASSESSOR

TAXING DISTRICT 19		UNION TWP		2025	SPECIAL	TAXING	DISTRICT	SUMMARY	COUNTY 20		UNION
		SPECIAL TAXING DISTRICT		NO. OF ITEMS	LAND VALUE		IMPROVEMENTS		EXEMPTIONS	NET TAXABLE	
S01	RATABLES			74	5,186,400		8,030,300		0	13,216,700	
	RAILROAD			0	0		0			0	
	PUB UTIL			0	0					0	
	EXEMPTS			3	0		1,894,600			1,894,600	