

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

FOR 2026

(1) VALUE OF LAND	725,341,000	
(2) VALUE OF IMPROVEMENTS	988,901,700	
(3) TOTAL VALUE LAND & IMPRVMT EXCL 2ND CLASS RR		1714,242,700
(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)		4,230,300
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		4,230,300
(5A) DEDUCTIONS ALLOWED (C.73,L.1976)		
NBR VETERANS	204	
NBR VETERANS WIDOWS	100	
TOTAL	304	
NBR SENIOR CITIZENS	24	
NBR DISABLED PERSONS	3	
NBR SURVIVING SPOUSE		
TOTAL	331	
(6) NET VALUATION TAXABLE		1710,012,400
(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	80,470,800
OTHER SCHOOL PROP	3,833,600
PUBLIC PROP	118,790,700
CHURCH & CHARITABLE PROP	31,884,800
CEMETERY & GRAVEYARD	
OTHER EXEMPT PROP	32,606,400
TOTAL VALUE	267,586,300

(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	56
2.	RESIDENTIAL	7,494
3A.	FARM (REGULAR)	1
3B.	FARM (QUALIFIED)	1
4A.	COMMERCIAL	270
4B.	INDUSTRIAL	42
4C.	APARTMENT	13
	TOTAL CLASS 4A,4B,4C	185,022,400
		63,683,400
		23,817,800
	TOTAL ALL CLASSES	272,523,600
		1710,012,400

STATE OF NEW JERSEY UNION COUNTY

I (WE) _____ ASSESSOR(S) OF THE
TAXING DISTRICT OF CRANFORD 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 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 CRANFORD TWP COUNTY OF
UNION, NEW JERSEY, AND THAT \$ 1,710,012,400 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. Del Duca Jr. PRESIDENT
Kevin O'Brien V. PRESIDENT
Barry J. Dewey COMMISSIONER
Maureen M. McElroy COMMISSIONER
Steph T. Wagonfeldt COMMISSIONER
Chris R. Dwyer COMMISSIONER

TAX ADMINISTRATOR
COUNTY BOARD OF TAXATION

TAXING DISTRICT 03 CRANFORD TWP			2026 TAX LIST DISTRICT SUMMARY			COUNTY 20	UNION	01/12/26
CLASSIFICATION	NO. OF PARCELS	LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	BOOK VALUE OF TANG PERS PROP	EXEMPTION AMOUNT	NET TAXABLE VALUE	
1 VACANT LAND	56	8,472,400	0	8,472,400		0	8,472,400	
2 RESIDENTIAL	7,494	603,573,200	825,236,100	1,428,809,300		0	1,428,809,300	
3A FARM (REGULAR)	1	0	202,200	202,200		0	202,200	
3B FARM (QUALIFIED)	1	4,900	0	4,900		0	4,900	
4A COMMERCIAL	270	83,218,300	101,804,100	185,022,400		0	185,022,400	
4B INDUSTRIAL	42	25,077,100	38,606,300	63,683,400		0	63,683,400	
4C APARTMENT	13	4,995,100	23,053,000	28,048,100		4,230,300	23,817,800	
CLASS 4 TOTAL	325	113,290,500	163,463,400	276,753,900		4,230,300	272,523,600	
RATABLE TOTAL	7,877	725,341,000	988,901,700	1,714,242,700		4,230,300	1,710,012,400	
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				0			0
6B PETROL REFINRIES	0				0			0
6C MISCELLANEOUS	0				0			0
PUBLIC UTIL. TOTAL	1				0			0
15A PUBLIC SCHOOL	14	36,043,900	44,426,900	80,470,800		0	80,470,800	
15B OTHER SCHOOL	2	704,300	3,129,300	3,833,600		0	3,833,600	
15C PUBLIC PROPERTY	237	77,341,100	41,449,600	118,790,700		0	118,790,700	
15D CHARITABLE	46	8,418,500	23,466,300	31,884,800		0	31,884,800	
15E CEMETERY	0	0	0	0		0	0	
15F MISCELLANEOUS	42	3,423,700	29,182,700	32,606,400		0	32,606,400	
EXEMPT TOTAL	341	125,931,500	141,654,800	267,586,300		0	267,586,300	
----- 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 -----		
CLASSIFICATION	NO. OF DEDUCTS	DEDUCTION AMOUNT	CLASSIFICATION	NO. OF PARCELS	EXEMPTION AMOUNT	CLASSIFICATION	NO. OF PARCELS	EXEMPTION AMOUNT
SENIOR CITIZEN	24	6,000	FIRE SUPPRESS	0	0	DWELL ABATE	0	0
DISABLED PERSON	3	750	POLLUTION CNTRL	0	0	DWELL EXEMP	1	4,230,300
SURVIVING SPOUSE	0	0	FALLOUT SHELTER	0	0	NEW DWEL/CONV ABAT	0	0
VETERAN	204	51,000	WATER/SEWAGE FAC	0	0	NEW DWEL/CONV EXMT	0	0
WIDOW OF VETERAN	100	25,000	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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EXPRESSING THE TAXABLE VALUE OF REAL PROPERTY IN THE COUNTY.

SWORN AND SUBSCRIBED BEFORE ME THIS DAY OF OF 2026. -----
ASSESSOR

TAXING DISTRICT 03 CRANFORD TWP		2026	SPECIAL TAXING	DISTRICT SUMMARY	COUNTY 20 UNION	
SPECIAL TAXING DISTRICT		NO. OF ITEMS	LAND VALUE	IMPROVEMENTS	EXEMPTIONS	NET TAXABLE
S01	RATABLES	153	25,975,200	64,082,300	4,230,300	85,827,200
	RAILROAD	0	0	0		0
	PUB UTIL	0	0			0
	EXEMPTS	31	8,463,900	16,081,200		24,545,100