

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

FOR 2026

(1) VALUE OF LAND	661,287,700	
(2) VALUE OF IMPROVEMENTS	637,552,700	
(3) TOTAL VALUE LAND & IMPRVMT EXCL 2ND CLASS RR		1298,840,400
(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)		
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	21,577,600	21,577,600
(5A) DEDUCTIONS ALLOWED (C.73,L.1976)		
NBR VETERANS	80	
NBR VETERANS WIDOWS	13	
TOTAL	93	
NBR SENIOR CITIZENS	2	
NBR DISABLED PERSONS		
NBR SURVIVING SPOUSE		
TOTAL	95	
(6) NET VALUATION TAXABLE		1277,262,800
(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	
OTHER SCHOOL PROP	
PUBLIC PROP	33,646,700
CHURCH & CHARITABLE PROP	10,441,500
CEMETERY & GRAVEYARD	
OTHER EXEMPT PROP	32,941,900
TOTAL VALUE	77,030,100

(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	34
2.	RESIDENTIAL	2,477
3A.	FARM (REGULAR)	
3B.	FARM (QUALIFIED)	
4A.	COMMERCIAL	49
4B.	INDUSTRIAL	15
4C.	APARTMENT	
	TOTAL CLASS 4A,4B,4C	88,876,800
	TOTAL ALL CLASSES	1277,262,800

STATE OF NEW JERSEY UNION COUNTY

I (WE) _____ ASSESSOR(S) OF THE
TAXING DISTRICT OF FANWOOD 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 FANWOOD BORO COUNTY OF
UNION, NEW JERSEY, AND THAT \$ 1,277,262,800 IS THE
NET VALUATION TAXABLE AND \$ _____ IS THE NET VALUATION
ON WHICH COUNTY TAXES AND REGIONAL OR CONSOLIDATED SCHOOL TAXES
ARE APPORTIONED.

ATTEST:

<i>John J. Del Duca Jr.</i>	PRESIDENT
<i>Kevin O'Brien</i>	V. PRESIDENT
<i>Joseph A. DeYoung</i>	COMMISSIONER
<i>Maureen McElmurry</i>	COMMISSIONER
<i>Supriya T. Waghulal</i>	COMMISSIONER
<i>Chris R. Dwyer</i>	COMMISSIONER

TAX ADMINISTRATOR
COUNTY BOARD OF TAXATION

TAXING DISTRICT 05 FANWOOD BORO			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	34	10,283,100	0	10,283,100		0	10,283,100	
2 RESIDENTIAL	2,477	607,889,200	570,213,700	1,178,102,900		0	1,178,102,900	
3A FARM (REGULAR)	0	0	0	0		0	0	
3B FARM (QUALIFIED)	0	0	0	0		0	0	
4A COMMERCIAL	49	35,483,300	62,799,000	98,282,300		21,577,600	76,704,700	
4B INDUSTRIAL	15	7,632,100	4,540,000	12,172,100		0	12,172,100	
4C APARTMENT	0	0	0	0		0	0	
CLASS 4 TOTAL	64	43,115,400	67,339,000	110,454,400		21,577,600	88,876,800	
RATABLE TOTAL	2,575	661,287,700	637,552,700	1,298,840,400		21,577,600	1,277,262,800	
5A CLASS 1 RAILROAD	3	123,400	0	123,400		0	123,400	
5B CLASS 2 RAILROAD	0	0	0	0		0	0	
RAILROAD TOTAL	3	123,400	0	123,400		0	123,400	
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	0	0	0	0		0	0	
15B OTHER SCHOOL	0	0	0	0		0	0	
15C PUBLIC PROPERTY	28	19,919,300	13,727,400	33,646,700		0	33,646,700	
15D CHARITABLE	10	4,589,200	5,852,300	10,441,500		0	10,441,500	
15E CEMETERY	0	0	0	0		0	0	
15F MISCELLANEOUS	30	6,249,600	26,692,300	32,941,900		0	32,941,900	
EXEMPT TOTAL	68	30,758,100	46,272,000	77,030,100		0	77,030,100	
----- 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	2	500	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	80	20,000	WATER/SEWAGE FAC	0	0	NEW DWEL/CONV EXMT	0	0
WIDOW OF VETERAN	13	3,250	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	2	21,577,600
			UEZ ABATEMENT	0	0	RENEWABLE ENERGY	0	0

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ASSESSOR

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ASSESSOR