

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

FOR 2026

(1) VALUE OF LAND	355,987,200
(2) VALUE OF IMPROVEMENTS	403,547,800
(3) TOTAL VALUE LAND & IMPRVMT EXCL 2ND CLASS RR	759,535,000
(4) TAX VALUE MACH,IMPLMNT & EQUIPT OF TELEPHONE, PETROLEUM REFINERIES MISCELLANEOUS	401,525
(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	45
NBR VETERANS WIDOWS	14
TOTAL	59
NBR SENIOR CITIZENS	7
NBR DISABLED PERSONS	2
NBR SURVIVING SPOUSE	
TOTAL	68
(6) NET VALUATION TAXABLE	759,936,525
(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	9,216,600
OTHER SCHOOL PROP	
PUBLIC PROP	19,637,100
CHURCH & CHARITABLE PROP	7,782,300
CEMETERY & GRAVEYARD	
OTHER EXEMPT PROP	105,809,100
TOTAL VALUE	142,445,100

(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 MUNCLPL PURPOSE TAX		
TOTAL TAX LEVY		

AUTHORIZED RATE

(16) REAL PROPERTY CLASSIFICATION SUMMARY

	ITEMS	TAX VALUE
1.	VACANT LAND 39	8,815,500
2.	RESIDENTIAL 1,317	542,413,800
3A.	FARM (REGULAR)	
3B.	FARM (QUALIFIED)	
4A.	COMMERCIAL 116	167,457,700
4B.	INDUSTRIAL 13	31,635,000
4C.	APARTMENT 8	9,213,000
	TOTAL CLASS 4A,4B,4C	208,305,700
	TOTAL ALL CLASSES	759,535,000

STATE OF NEW JERSEY UNION COUNTY

I (WE) _____ ASSESSOR(S) OF THE
TAXING DISTRICT OF GARWOOD 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 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 2026 IN THE
TAXING DISTRICT OF GARWOOD BORO COUNTY OF
UNION, NEW JERSEY, AND THAT \$ 759,936,525 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
Kevin O'Brien V. PRESIDENT
Joseph A. DeGuz COMMISSIONER
Maureen M. McElm COMMISSIONER
Supriya T. Waghulal COMMISSIONER
Chris R. Dwyer COMMISSIONER

TAX ADMINISTRATOR
COUNTY BOARD OF TAXATION

TAXING DISTRICT 06 GARWOOD BORO			2026	TAX	LIST	DISTRICT	SUMMARY	COUNTY 20	UNION	12/12/25
	CLASSIFICATION	NO. OF PARCELS	LAND VALUE		IMPROVEMENT VALUE		TOTAL VALUE	BOOK VALUE OF TANG PERS PROP	EXEMPTION AMOUNT	NET TAXABLE VALUE
1	VACANT LAND	39	8,815,500		0		8,815,500		0	8,815,500
2	RESIDENTIAL	1,317	258,854,200		283,559,600		542,413,800		0	542,413,800
3A	FARM (REGULAR)	0	0		0		0		0	0
3B	FARM (QUALIFIED)	0	0		0		0		0	0
4A	COMMERCIAL	116	70,221,600		97,236,100		167,457,700		0	167,457,700
4B	INDUSTRIAL	13	15,091,400		16,543,600		31,635,000		0	31,635,000
4C	APARTMENT	8	3,004,500		6,208,500		9,213,000		0	9,213,000
CLASS 4 TOTAL		137	88,317,500		119,988,200		208,305,700		0	208,305,700
RATABLE TOTAL		1,493	355,987,200		403,547,800		759,535,000		0	759,535,000
5A	CLASS 1 RAILROAD	6	0		0		0		0	0
5B	CLASS 2 RAILROAD	0	0		0		0		0	0
RAILROAD TOTAL		6	0		0		0		0	0
6A	TELEPHONE	1						553,141		401,525
6B	PETROL REFINRIES	0						0		0
6C	MISCELLANEOUS	0						0		0
PUBLIC UTIL. TOTAL		1						553,141		401,525
15A	PUBLIC SCHOOL	3	2,178,000		7,038,600		9,216,600		0	9,216,600
15B	OTHER SCHOOL	0	0		0		0		0	0
15C	PUBLIC PROPERTY	41	16,922,900		2,714,200		19,637,100		0	19,637,100
15D	CHARITABLE	6	2,637,300		5,145,000		7,782,300		0	7,782,300
15E	CEMETERY	0	0		0		0		0	0
15F	MISCELLANEOUS	21	5,090,800		100,718,300		105,809,100		0	105,809,100
EXEMPT TOTAL		71	26,829,000		115,616,100		142,445,100		0	142,445,100
----- 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	CLASSIFICATION	NO. OF PARCELS
SENIOR CITIZEN	7	1,750	FIRE SUPPRESS	0	0	DWELL ABATE	0	0		0
DISABLED PERSON	2	500	POLLUTION CNTRL	0	0	DWELL EXEMP	0	0		0
SURVIVING SPOUSE	0	0	FALLOUT SHELTER	0	0	NEW DWEL/CONV ABAT	0	0		0
VETERAN	45	11,250	WATER/SEWAGE FAC	0	0	NEW DWEL/CONV EXMT	0	0		0
WIDOW OF VETERAN	14	3,500	HOME IMPROVEMENT	0	0	MUL DWELL EXEMP	0	0		0
			CLASS 4 ABATEMENT	0	0	MUL DWELL ABATE	0	0		0
			MULTI-FAMILY DWELL	0	0	COM/IND EXEMP	0	0		0
			UEZ ABATEMENT	0	0	RENEWABLE ENERGY	0	0		0

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ASSESSOR