

TABLE OF AGGREGATES
OF TAXABLE AND EXEMPT PROPERTY IN THE TAXING DISTRICT OF MOUNTAINSIDE BORO FOR 2026

(1) VALUE OF LAND	826,650,000
(2) VALUE OF IMPROVEMENTS	1108,067,105
(3) TOTAL VALUE LAND & IMPRVMT EXCL 2ND CLASS RR	1934,717,105
(4) TAX VALUE MACH,IMPLMNT & EQUIPT OF TELEPHONE, PETROLEUM REFINERIES MISCELLANEOUS	1,091,147
(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	78
NBR VETERANS WIDOWS	41
TOTAL	119
NBR SENIOR CITIZENS	4
NBR DISABLED PERSONS	
NBR SURVIVING SPOUSE	
TOTAL	123
(6) NET VALUATION TAXABLE	1935,808,252
(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	

STATE OF NEW JERSEY UNION COUNTY

I (WE) _____ ASSESSOR(S) OF THE
TAXING DISTRICT OF MOUNTAINSIDE 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)

(13) VALUATION OF EXEMPT PROPERTY	
PUBLIC SCHOOL PROP	26,227,400
OTHER SCHOOL PROP	
PUBLIC PROP	486,998,000
CHURCH & CHARITABLE PROP	53,483,300
CEMETERY & GRAVEYARD	
OTHER EXEMPT PROP	6,945,100
TOTAL VALUE	573,653,800

(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	88
2.	RESIDENTIAL	2,502
3A.	FARM (REGULAR)	
3B.	FARM (QUALIFIED)	
4A.	COMMERCIAL	114
4B.	INDUSTRIAL	52
4C.	APARTMENT	
	TOTAL CLASS 4A,4B,4C	329,148,200
	TOTAL ALL CLASSES	1934,717,105

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 MOUNTAINSIDE BORO COUNTY OF
UNION, NEW JERSEY, AND THAT \$ 1,935,808,252 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 J. DeLuca COMMISSIONER
Maureen M. McElroy COMMISSIONER
Supriya T. Waghulal COMMISSIONER
Chris R. Dwyer COMMISSIONER

TAX ADMINISTRATOR
COUNTY BOARD OF TAXATION

TAXING DISTRICT 10 MOUNTAINSIDE BORO			2026	TAX	LIST	DISTRICT	SUMMARY	COUNTY 20	UNION	12/12/25	
	CLASSIFICATION	NO. OF PARCELS	LAND VALUE					BOOK VALUE OF TANG PERS PROP	EXEMPTION AMOUNT	NET TAXABLE VALUE	
1	VACANT LAND	88	12,213,700			0	12,213,700		0	12,213,700	
2	RESIDENTIAL	2,502	728,232,500			865,122,705	1,593,355,205		0	1,593,355,205	
3A	FARM (REGULAR)	0	0			0	0		0	0	
3B	FARM (QUALIFIED)	0	0			0	0		0	0	
4A	COMMERCIAL	114	58,501,100			157,579,500	216,080,600		0	216,080,600	
4B	INDUSTRIAL	52	27,702,700			85,364,900	113,067,600		0	113,067,600	
4C	APARTMENT	0	0			0	0		0	0	
CLASS 4 TOTAL		166	86,203,800			242,944,400	329,148,200		0	329,148,200	
RATABLE TOTAL		2,756	826,650,000			1,108,067,105	1,934,717,105		0	1,934,717,105	
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						1,608,175		1,091,147	
6B	PETROL REFINRIES	0						0		0	
6C	MISCELLANEOUS	0						0		0	
PUBLIC UTIL. TOTAL		1						1,608,175		1,091,147	
15A	PUBLIC SCHOOL	6	9,536,700			16,690,700	26,227,400		0	26,227,400	
15B	OTHER SCHOOL	0	0			0	0		0	0	
15C	PUBLIC PROPERTY	72	474,984,700			12,013,300	486,998,000		0	486,998,000	
15D	CHARITABLE	10	11,955,200			41,528,100	53,483,300		0	53,483,300	
15E	CEMETERY	0	0			0	0		0	0	
15F	MISCELLANEOUS	13	3,462,200			3,482,900	6,945,100		0	6,945,100	
EXEMPT TOTAL		101	499,938,800			73,715,000	573,653,800		0	573,653,800	
----- 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		4	1,000	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		78	19,500	WATER/SEWAGE FAC		0	0	NEW DWEL/CONV EXMT		0	0
WIDOW OF VETERAN		41	10,250	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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