

TABLE OF AGGREGATES
OF TAXABLE AND EXEMPT PROPERTY IN THE TAXING DISTRICT OF SUMMIT CITY

FOR 2026

(1) VALUE OF LAND	1383,684,400
(2) VALUE OF IMPROVEMENTS	2025,287,800
(3) TOTAL VALUE LAND & IMPRVMT EXCL 2ND CLASS RR	3408,972,200
(4) TAX VALUE MACH,IMPLMNT & EQUIPT OF TELEPHONE, PETROLEUM REFINERIES MISCELLANEOUS	2,227,401
(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	88
NBR VETERANS WIDOWS	29
TOTAL	117
NBR SENIOR CITIZENS	8
NBR DISABLED PERSONS	1
NBR SURVIVING SPOUSE	
TOTAL	126
(6) NET VALUATION TAXABLE	3411,199,601
(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	54,432,000
OTHER SCHOOL PROP	48,495,900
PUBLIC PROP	166,247,900
CHURCH & CHARITABLE PROP	194,959,200
CEMETERY & GRAVEYARD	4,650,200
OTHER EXEMPT PROP	12,657,200
TOTAL VALUE	481,442,400

(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 MUNCPL PURPOSE TAX		
TOTAL TAX LEVY		

AUTHORIZED RATE

(16) REAL PROPERTY CLASSIFICATION SUMMARY

	ITEMS	TAX VALUE
1.	VACANT LAND	57
2.	RESIDENTIAL	6,290
3A.	FARM (REGULAR)	
3B.	FARM (QUALIFIED)	
4A.	COMMERCIAL	346
4B.	INDUSTRIAL	11
4C.	APARTMENT	41
	TOTAL CLASS 4A,4B,4C	601,917,100
	TOTAL ALL CLASSES	3408,972,200

STATE OF NEW JERSEY UNION COUNTY

I (WE) _____ ASSESSOR(S) OF THE
TAXING DISTRICT OF SUMMIT CITY 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 SUMMIT CITY COUNTY OF
UNION, NEW JERSEY, AND THAT \$ 3,411,199,601 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

Dawn O'Brien V. PRESIDENT

Joseph A. De... COMMISSIONER

Mae McElm... COMMISSIONER

Suzanne T. Wagon... COMMISSIONER

COMMISSIONER

COMMISSIONER

Chris R. Dwyer
TAX ADMINISTRATOR
COUNTY BOARD OF TAXATION

TAXING DISTRICT 18		SUMMIT CITY		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	57	7,652,600	0	7,652,600		0	7,652,600		
2	RESIDENTIAL	6,290	1,210,056,000	1,589,346,500	2,799,402,500		0	2,799,402,500		
3A	FARM (REGULAR)	0	0	0	0		0	0		
3B	FARM (QUALIFIED)	0	0	0	0		0	0		
4A	COMMERCIAL	346	102,132,700	222,938,700	325,071,400		0	325,071,400		
4B	INDUSTRIAL	11	39,882,000	145,976,000	185,858,000		0	185,858,000		
4C	APARTMENT	41	23,961,100	67,026,600	90,987,700		0	90,987,700		
CLASS 4 TOTAL		398	165,975,800	435,941,300	601,917,100		0	601,917,100		
RATABLE TOTAL		6,745	1,383,684,400	2,025,287,800	3,408,972,200		0	3,408,972,200		
5A	CLASS 1 RAILROAD	11	0	0	0		0	0		
5B	CLASS 2 RAILROAD	3	0	0	0		0	0		
RAILROAD TOTAL		14	0	0	0		0	0		
6A	TELEPHONE	1				7,229,473		2,227,401		
6B	PETROL REFINRIES	0				0		0		
6C	MISCELLANEOUS	0				0		0		
PUBLIC UTIL. TOTAL		1				7,229,473		2,227,401		
15A	PUBLIC SCHOOL	9	19,965,400	34,466,600	54,432,000		0	54,432,000		
15B	OTHER SCHOOL	5	29,671,500	18,824,400	48,495,900		0	48,495,900		
15C	PUBLIC PROPERTY	96	113,055,600	53,192,300	166,247,900		0	166,247,900		
15D	CHARITABLE	80	47,737,200	147,222,000	194,959,200		0	194,959,200		
15E	CEMETERY	1	2,886,500	1,763,700	4,650,200		0	4,650,200		
15F	MISCELLANEOUS	73	4,286,900	8,370,300	12,657,200		0	12,657,200		
EXEMPT TOTAL		264	217,603,100	263,839,300	481,442,400		0	481,442,400		
----- 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 -----			----- 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
SENIOR CITIZEN		8	2,000	FIRE SUPPRESS		0	0	DWELL ABATE		0
DISABLED PERSON		1	250	POLLUTION CNTRL		0	0	DWELL EXEMP		0
SURVIVING SPOUSE		0	0	FALLOUT SHELTER		0	0	NEW DWEL/CONV ABAT		0
VETERAN		88	22,000	WATER/SEWAGE FAC		0	0	NEW DWEL/CONV EXMT		0
WIDOW OF VETERAN		29	7,250	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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EXPRESSING THE TAXABLE VALUE OF REAL PROPERTY IN THE COUNTY.

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

TAXING DISTRICT 18 SUMMIT CITY		2026	SPECIAL TAXING	DISTRICT	SUMMARY	COUNTY 20 UNION	
SPECIAL TAXING DISTRICT		NO. OF ITEMS	LAND VALUE	IMPROVEMENTS	EXEMPTIONS	NET TAXABLE	
S01	RATABLES	127	35,799,700	114,033,900	0	149,833,600	
	RAILROAD	0	0	0		0	
	PUB UTIL	0	0			0	
	EXEMPTS	0	0	0		0	