

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

FOR 2026

(1) VALUE OF LAND	418,496,400	
(2) VALUE OF IMPROVEMENTS	609,650,000	
(3) TOTAL VALUE LAND & IMPRVMT EXCL 2ND CLASS RR		1028,146,400
(4) TAX VALUE MACH,IMPLMNT & EQUIPT OF TELEPHONE, PETROLEUM REFINERIES MISCELLANEOUS		914,773
(5) EXEMPTIONS		
POLLUTION CONTROL (RS 54:4-3.56)		
FIRE SUPPRESSION (RS 54:4-3.13)	79,100	
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	79,100	
(5A) DEDUCTIONS ALLOWED (C.73,L.1976)		
NBR VETERANS	315	
NBR VETERANS WIDOWS	157	
TOTAL	472	
NBR SENIOR CITIZENS	133	
NBR DISABLED PERSONS	23	
NBR SURVIVING SPOUSE	6	
TOTAL	634	
(6) NET VALUATION TAXABLE	1028,982,073	
(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	27,407,300
OTHER SCHOOL PROP	7,262,200
PUBLIC PROP	120,482,400
CHURCH & CHARITABLE PROP	23,409,800
CEMETERY & GRAVEYARD	11,055,800
OTHER EXEMPT PROP	62,011,900
TOTAL VALUE	251,629,400

(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	284
2.	RESIDENTIAL	16,114
3A.	FARM (REGULAR)	
3B.	FARM (QUALIFIED)	
4A.	COMMERCIAL	701
4B.	INDUSTRIAL	186
4C.	APARTMENT	51
	TOTAL CLASS 4A,4B,4C	179,096,900
		63,966,900
		25,820,500
	TOTAL ALL CLASSES	268,884,300
		1028,067,300

STATE OF NEW JERSEY UNION COUNTY

I (WE) _____ ASSESSOR(S) OF THE
TAXING DISTRICT OF UNION 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 UNION TWP COUNTY OF
UNION, NEW JERSEY, AND THAT \$ 1,028,982,073 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

Dorothy Dewey COMMISSIONER

Mae McElmrie COMMISSIONER

Suzanne T. Wagoner COMMISSIONER

COMMISSIONER

COMMISSIONER

Chris R. Dwyer
TAX ADMINISTRATOR
COUNTY BOARD OF TAXATION

TAXING DISTRICT 19 UNION 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	284	8,897,200	0	8,897,200		0	8,897,200	
2 RESIDENTIAL	16,114	295,905,600	454,380,200	750,285,800		0	750,285,800	
3A FARM (REGULAR)	0	0	0	0		0	0	
3B FARM (QUALIFIED)	0	0	0	0		0	0	
4A COMMERCIAL	701	77,449,800	101,647,100	179,096,900		0	179,096,900	
4B INDUSTRIAL	186	27,256,500	36,789,500	64,046,000		79,100	63,966,900	
4C APARTMENT	51	8,987,300	16,833,200	25,820,500		0	25,820,500	
CLASS 4 TOTAL	938	113,693,600	155,269,800	268,963,400		79,100	268,884,300	
RATABLE TOTAL	17,336	418,496,400	609,650,000	1,028,146,400		79,100	1,028,067,300	
5A CLASS 1 RAILROAD	5	0	0	0		0	0	
5B CLASS 2 RAILROAD	6	0	0	0		0	0	
RAILROAD TOTAL	11	0	0	0		0	0	
6A TELEPHONE	1				10,289,909		914,773	
6B PETROL REFINRIES	0				0		0	
6C MISCELLANEOUS	0				0		0	
PUBLIC UTIL. TOTAL	1				10,289,909		914,773	
15A PUBLIC SCHOOL	12	9,438,200	17,969,100	27,407,300		0	27,407,300	
15B OTHER SCHOOL	4	2,201,700	5,060,500	7,262,200		0	7,262,200	
15C PUBLIC PROPERTY	340	58,671,700	61,810,700	120,482,400		0	120,482,400	
15D CHARITABLE	97	7,788,000	15,621,800	23,409,800		0	23,409,800	
15E CEMETERY	9	7,136,700	3,919,100	11,055,800		0	11,055,800	
15F MISCELLANEOUS	305	4,435,600	57,576,300	62,011,900		0	62,011,900	
EXEMPT TOTAL	767	89,671,900	161,957,500	251,629,400		0	251,629,400	
----- D E D U C T I O N S -----								
CLASSIFICATION	NO. OF DEDUCTS	DEDUCTION AMOUNT	----- E X E M P T I O N S -----					
CLASSIFICATION	NO. OF PARCELS	EXEMPTION AMOUNT	CLASSIFICATION	NO. OF PARCELS	EXEMPTION AMOUNT	----- E X E M P T I O N S -----		
CLASSIFICATION	NO. OF PARCELS	EXEMPTION AMOUNT	CLASSIFICATION	NO. OF PARCELS	EXEMPTION AMOUNT	CLASSIFICATION	NO. OF PARCELS	EXEMPTION AMOUNT
SENIOR CITIZEN	133	33,250	FIRE SUPPRESS	1	79,100	DWELL ABATE	0	0
DISABLED PERSON	23	5,750	POLLUTION CNTRL	0	0	DWELL EXEMP	0	0
SURVIVING SPOUSE	6	1,500	FALLOUT SHELTER	0	0	NEW DWEL/CONV ABAT	0	0
VETERAN	315	78,750	WATER/SEWAGE FAC	0	0	NEW DWEL/CONV EXMT	0	0
WIDOW OF VETERAN	157	39,250	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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EXPRESSING THE TAXABLE VALUE OF REAL PROPERTY IN THE COUNTY.

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

TAXING DISTRICT 19		UNION TWP		2026	SPECIAL	TAXING	DISTRICT	SUMMARY	COUNTY 20	UNION
SPECIAL TAXING DISTRICT		NO. OF ITEMS		LAND VALUE		IMPROVEMENTS		EXEMPTIONS	NET TAXABLE	
S01	RATABLES	75		5,186,400		8,152,900		0	13,339,300	
	RAILROAD	0		0		0			0	
	PUB UTIL	0		0					0	
	EXEMPTS	4		100		1,894,600			1,894,700	