

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

FOR 2026

(1) VALUE OF LAND	521,647,505	
(2) VALUE OF IMPROVEMENTS	967,646,550	
(3) TOTAL VALUE LAND & IMPRVMT EXCL 2ND CLASS RR		1489,294,055
(4) TAX VALUE MACH,IMPLMNT & EQUIPT OF TELEPHONE, PETROLEUM REFINERIES MISCELLANEOUS		27
(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	195	
NBR VETERANS WIDOWS	67	
TOTAL	262	
NBR SENIOR CITIZENS	47	
NBR DISABLED PERSONS	6	
NBR SURVIVING SPOUSE	2	
TOTAL	317	
(6) NET VALUATION TAXABLE		1489,294,082
(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	33,473,400
OTHER SCHOOL PROP	
PUBLIC PROP	92,163,300
CHURCH & CHARITABLE PROP	26,354,700
CEMETERY & GRAVEYARD	3,315,600
OTHER EXEMPT PROP	293,017,950
TOTAL VALUE	448,324,950

(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 237	18,703,100
2.	RESIDENTIAL 7,327	1012,198,405
3A.	FARM (REGULAR)	
3B.	FARM (QUALIFIED)	
4A.	COMMERCIAL 339	126,565,650
4B.	INDUSTRIAL 95	255,255,900
4C.	APARTMENT 80	76,571,000
	TOTAL CLASS 4A,4B,4C	458,392,550
	TOTAL ALL CLASSES	1489,294,055

STATE OF NEW JERSEY UNION COUNTY

I (WE) _____ ASSESSOR(S) OF THE
TAXING DISTRICT OF RAHWAY 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 RAHWAY CITY COUNTY OF
UNION, NEW JERSEY, AND THAT \$ 1,489,294,082 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

Dawn O'Brien V. PRESIDENT

Joseph J. DeSantis COMMISSIONER

Mae McElmurry COMMISSIONER

Suzanne T. Wagoner COMMISSIONER

Chris R. Dwyer COMMISSIONER

TAX ADMINISTRATOR
COUNTY BOARD OF TAXATION

TAXING DISTRICT 13 RAHWAY 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	237	18,703,100		0		18,703,100		0	18,703,100
2	RESIDENTIAL	7,327	396,141,305		616,057,100		1,012,198,405		0	1,012,198,405
3A	FARM (REGULAR)	0	0		0		0		0	0
3B	FARM (QUALIFIED)	0	0		0		0		0	0
4A	COMMERCIAL	339	47,027,800		79,537,850		126,565,650		0	126,565,650
4B	INDUSTRIAL	95	41,907,600		213,348,300		255,255,900		0	255,255,900
4C	APARTMENT	80	17,867,700		58,703,300		76,571,000		0	76,571,000
CLASS 4 TOTAL		514	106,803,100		351,589,450		458,392,550		0	458,392,550
RATABLE TOTAL		8,078	521,647,505		967,646,550		1,489,294,055		0	1,489,294,055
5A	CLASS 1 RAILROAD	25	455,600		0		455,600		0	455,600
5B	CLASS 2 RAILROAD	0	0		0		0		0	0
RAILROAD TOTAL		25	455,600		0		455,600		0	455,600
6A	TELEPHONE	1						100		27
6B	PETROL REFINRIES	0						0		0
6C	MISCELLANEOUS	0						0		0
PUBLIC UTIL. TOTAL		1						100		27
15A	PUBLIC SCHOOL	8	8,489,200		24,984,200		33,473,400		0	33,473,400
15B	OTHER SCHOOL	0	0		0		0		0	0
15C	PUBLIC PROPERTY	190	51,588,200		40,575,100		92,163,300		0	92,163,300
15D	CHARITABLE	42	6,957,800		19,396,900		26,354,700		0	26,354,700
15E	CEMETERY	3	3,218,000		97,600		3,315,600		0	3,315,600
15F	MISCELLANEOUS	140	21,322,000		271,695,950		293,017,950		0	293,017,950
EXEMPT TOTAL		383	91,575,200		356,749,750		448,324,950		0	448,324,950
----- 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	47	11,750	FIRE SUPPRESS	0	0	DWELL ABATE	0	0		0
DISABLED PERSON	6	1,500	POLLUTION CNTRL	0	0	DWELL EXEMP	0	0		0
SURVIVING SPOUSE	2	500	FALLOUT SHELTER	0	0	NEW DWEL/CONV ABAT	0	0		0
VETERAN	195	48,750	WATER/SEWAGE FAC	0	0	NEW DWEL/CONV EXMT	0	0		0
WIDOW OF VETERAN	67	16,750	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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EXPRESSING THE TAXABLE VALUE OF REAL PROPERTY IN THE COUNTY.

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

TAXING DISTRICT 13 RAHWAY CITY		2026	SPECIAL	TAXING	DISTRICT	SUMMARY	COUNTY 20 UNION	
SPECIAL TAXING DISTRICT		NO. OF ITEMS	LAND VALUE		IMPROVEMENTS		EXEMPTIONS	NET TAXABLE
S01	RATABLES	520	90,359,400		163,071,850		0	253,431,250
	RAILROAD	0	0		0			0
	PUB UTIL	0	0					0
	EXEMPTS	7	3,435,700		6,035,900			9,471,600