

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

FOR 2026

(1) VALUE OF LAND	371,510,400	
(2) VALUE OF IMPROVEMENTS	416,588,963	
(3) TOTAL VALUE LAND & IMPRVMT EXCL 2ND CLASS RR		788,099,363
(4) TAX VALUE MACH,IMPLMNT & EQUIPT OF TELEPHONE, PETROLEUM REFINERIES MISCELLANEOUS		1,564,411
(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)		547,980
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		547,980
(5A) DEDUCTIONS ALLOWED (C.73,L.1976)		
NBR VETERANS	96	
NBR VETERANS WIDOWS	29	
TOTAL	125	
NBR SENIOR CITIZENS	25	
NBR DISABLED PERSONS	6	
NBR SURVIVING SPOUSE		
TOTAL	156	
(6) NET VALUATION TAXABLE		789,115,794
(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	26,559,000
OTHER SCHOOL PROP	19,111,800
PUBLIC PROP	65,403,000
CHURCH & CHARITABLE PROP	22,214,200
CEMETERY & GRAVEYARD	
OTHER EXEMPT PROP	73,385,700
TOTAL VALUE	206,673,700

(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	84
2.	RESIDENTIAL	5,186
3A.	FARM (REGULAR)	
3B.	FARM (QUALIFIED)	
4A.	COMMERCIAL	212
4B.	INDUSTRIAL	88
4C.	APARTMENT	48
	TOTAL CLASS 4A,4B,4C	139,278,950
	TOTAL ALL CLASSES	787,551,383

STATE OF NEW JERSEY UNION COUNTY

I (WE) \_\_\_\_\_ ASSESSOR(S) OF THE  
TAXING DISTRICT OF ROSELLE 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 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 ROSELLE BORO COUNTY OF  
UNION, NEW JERSEY, AND THAT \$ 789,115,794 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  
Kevin O'Brien V. PRESIDENT  
Joseph A. De Vito COMMISSIONER  
Maureen McElmurry COMMISSIONER  
Supriya T. Waghulal COMMISSIONER  
Chris R. Dwyer COMMISSIONER

TAX ADMINISTRATOR  
COUNTY BOARD OF TAXATION

TAXING DISTRICT 14 ROSELLE BORO			2026	TAX	LIST	DISTRICT	SUMMARY	COUNTY 20	UNION	01/20/26
	CLASSIFICATION	NO. OF PARCELS	LAND VALUE		IMPROVEMENT VALUE		TOTAL VALUE	BOOK VALUE OF TANG PERS PROP	EXEMPTION AMOUNT	NET TAXABLE VALUE
1	VACANT LAND	84	11,579,800		0		11,579,800		0	11,579,800
2	RESIDENTIAL	5,186	299,547,900		337,692,713		637,240,613		547,980	636,692,633
3A	FARM (REGULAR)	0	0		0		0		0	0
3B	FARM (QUALIFIED)	0	0		0		0		0	0
4A	COMMERCIAL	212	27,165,500		43,153,600		70,319,100		0	70,319,100
4B	INDUSTRIAL	88	14,116,000		18,550,850		32,666,850		0	32,666,850
4C	APARTMENT	48	19,101,200		17,191,800		36,293,000		0	36,293,000
CLASS 4 TOTAL		348	60,382,700		78,896,250		139,278,950		0	139,278,950
RATABLE TOTAL		5,618	371,510,400		416,588,963		788,099,363		547,980	787,551,383
5A	CLASS 1 RAILROAD	0	0		0		0		0	0
5B	CLASS 2 RAILROAD	12	161,900		0		161,900		0	161,900
RAILROAD TOTAL		12	161,900		0		161,900		0	161,900
6A	TELEPHONE	1						5,575,236		1,564,411
6B	PETROL REFINRIES	0						0		0
6C	MISCELLANEOUS	0						0		0
PUBLIC UTIL. TOTAL		1						5,575,236		1,564,411
15A	PUBLIC SCHOOL	11	7,808,400		18,750,600		26,559,000		0	26,559,000
15B	OTHER SCHOOL	4	4,031,400		15,080,400		19,111,800		0	19,111,800
15C	PUBLIC PROPERTY	144	47,274,900		18,128,100		65,403,000		0	65,403,000
15D	CHARITABLE	63	6,057,900		16,156,300		22,214,200		0	22,214,200
15E	CEMETERY	0	0		0		0		0	0
15F	MISCELLANEOUS	64	6,961,100		66,424,600		73,385,700		0	73,385,700
EXEMPT TOTAL		286	72,133,700		134,540,000		206,673,700		0	206,673,700
----- 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
SENIOR CITIZEN		25	6,250	FIRE SUPPRESS		0	0	DWELL ABATE		0
DISABLED PERSON		6	1,500	POLLUTION CNTRL		0	0	DWELL EXEMP		13
SURVIVING SPOUSE		0	0	FALLOUT SHELTER		0	0	NEW DWEL/CONV ABAT		0
VETERAN		96	24,000	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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ASSESSOR

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