

TABLE OF AGGREGATES
OF TAXABLE AND EXEMPT PROPERTY IN THE TAXING DISTRICT OF SCOTCH PLAINS TWP FOR 2026

(1) VALUE OF LAND	312,497,800	
(2) VALUE OF IMPROVEMENTS	730,158,100	
(3) TOTAL VALUE LAND & IMPRVMT EXCL 2ND CLASS RR		1042,655,900
(4) TAX VALUE MACH,IMPLMNT & EQUIPT OF TELEPHONE, PETROLEUM REFINERIES MISCELLANEOUS		
(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	225	
NBR VETERANS WIDOWS	60	
TOTAL	285	
NBR SENIOR CITIZENS	24	
NBR DISABLED PERSONS	4	
NBR SURVIVING SPOUSE		
TOTAL	313	
(6) NET VALUATION TAXABLE		1042,655,900
(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	40,839,900
OTHER SCHOOL PROP	25,374,600
PUBLIC PROP	120,740,000
CHURCH & CHARITABLE PROP	13,325,400
CEMETERY & GRAVEYARD	4,139,600
OTHER EXEMPT PROP	36,063,300
TOTAL VALUE	240,482,800

(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	285 8,265,600
2.	RESIDENTIAL	7,405 955,067,800
3A.	FARM (REGULAR)	1 109,900
3B.	FARM (QUALIFIED)	1 800
4A.	COMMERCIAL	212 47,346,000
4B.	INDUSTRIAL	26 6,078,000
4C.	APARTMENT	11 25,787,800
	TOTAL CLASS 4A,4B,4C	79,211,800
	TOTAL ALL CLASSES	1042,655,900

STATE OF NEW JERSEY UNION COUNTY

I (WE) _____ ASSESSOR(S) OF THE
TAXING DISTRICT OF SCOTCH PLAINS 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 SCOTCH PLAINS TWP COUNTY OF
UNION, NEW JERSEY, AND THAT \$ 1,042,655,900 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 M. McElroy COMMISSIONER
Supriya T. Waghulal COMMISSIONER
Chris R. Dwyer COMMISSIONER

TAX ADMINISTRATOR
COUNTY BOARD OF TAXATION

TAXING DISTRICT 16 SCOTCH PLAINS 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	285	8,265,600	0	8,265,600		0	8,265,600	
2 RESIDENTIAL	7,405	273,550,400	681,517,400	955,067,800		0	955,067,800	
3A FARM (REGULAR)	1	67,800	42,100	109,900		0	109,900	
3B FARM (QUALIFIED)	1	800	0	800		0	800	
4A COMMERCIAL	212	19,628,000	27,718,000	47,346,000		0	47,346,000	
4B INDUSTRIAL	26	2,135,100	3,942,900	6,078,000		0	6,078,000	
4C APARTMENT	11	8,850,100	16,937,700	25,787,800		0	25,787,800	
CLASS 4 TOTAL	249	30,613,200	48,598,600	79,211,800		0	79,211,800	
RATABLE TOTAL	7,941	312,497,800	730,158,100	1,042,655,900		0	1,042,655,900	
5A CLASS 1 RAILROAD	4	653,500	0	653,500		0	653,500	
5B CLASS 2 RAILROAD	0	0	0	0		0	0	
RAILROAD TOTAL	4	653,500	0	653,500		0	653,500	
6A TELEPHONE	1				0			0
6B PETROL REFINRIES	0				0			0
6C MISCELLANEOUS	0				0			0
PUBLIC UTIL. TOTAL	1				0			0
15A PUBLIC SCHOOL	11	10,089,000	30,750,900	40,839,900		0	40,839,900	
15B OTHER SCHOOL	7	3,024,100	22,350,500	25,374,600		0	25,374,600	
15C PUBLIC PROPERTY	125	111,628,100	9,111,900	120,740,000		0	120,740,000	
15D CHARITABLE	35	4,091,200	9,234,200	13,325,400		0	13,325,400	
15E CEMETERY	2	3,920,600	219,000	4,139,600		0	4,139,600	
15F MISCELLANEOUS	117	6,886,000	29,177,300	36,063,300		0	36,063,300	
EXEMPT TOTAL	297	139,639,000	100,843,800	240,482,800		0	240,482,800	
----- 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	24	6,000	FIRE SUPPRESS	0	0	DWELL ABATE	0	0
DISABLED PERSON	4	1,000	POLLUTION CNTRL	0	0	DWELL EXEMP	0	0
SURVIVING SPOUSE	0	0	FALLOUT SHELTER	0	0	NEW DWEL/CONV ABAT	0	0
VETERAN	225	56,250	WATER/SEWAGE FAC	0	0	NEW DWEL/CONV EXMT	0	0
WIDOW OF VETERAN	60	15,000	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

I ASSESSOR OF THE TAXING DISTRICT OF SCOTCH PLAINS 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 AM TAX ASSESSOR, AND THAT SUCH PROPERTY HAS BEEN VALUED WITHOUT FAVOR OR PARTIALITY AT ITS TAXABLE VALUE AND I HAVE ALLOWED ONLY SUCH EXEMPTIONS AND DEDUCTIONS AS ARE PRESCRIBED BY LAW.

ASSESSOR

I DO FURTHER SWEAR (OR AFFIRM) THAT, FOR THE TAX YEAR 2026, I HAVE COMPLETED AND PUT INTO OPERATION A DISTRICT WIDE ADJUSTMENT 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