

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

FOR 2026

(1) VALUE OF LAND	418,475,900	
(2) VALUE OF IMPROVEMENTS	609,624,500	
(3) TOTAL VALUE LAND & IMPRVMT EXCL 2ND CLASS RR		1028,100,400
(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	1028,936,073	
(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	62,057,900
TOTAL VALUE	251,675,400

(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 MUNCLPL PURPOSE TAX		
TOTAL TAX LEVY		

AUTHORIZED RATE

(16) REAL PROPERTY CLASSIFICATION SUMMARY

	ITEMS	TAX VALUE
1.	VACANT LAND	284
2.	RESIDENTIAL	16,113
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
		1028,021,300

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 \$ 1,028,936,073 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
Kevin O'Brien V. PRESIDENT
Joseph A. DeYoung COMMISSIONER
Maureen McElmurry COMMISSIONER
Steph T. Wagonfeldt COMMISSIONER
Chris R. Dwyer COMMISSIONER

TAX ADMINISTRATOR
COUNTY BOARD OF TAXATION

TAXING DISTRICT 19		UNION TWP		2026	TAX	LIST	DISTRICT	SUMMARY	COUNTY 20	UNION	01/15/26
	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	16,113		295,885,100		454,354,700		750,239,800		0	750,239,800
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		17,335		418,475,900		609,624,500		1,028,100,400		79,100	1,028,021,300
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	306		4,456,100		57,601,800		62,057,900		0	62,057,900
EXEMPT TOTAL		768		89,692,400		161,983,000		251,675,400		0	251,675,400
----- 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 -----		
CLASSIFICATION	NO. OF DEDUCTS	DEDUCTION AMOUNT	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	DWELL ABATE	0	0
DISABLED PERSON	23	5,750	POLLUTION CNTRL	0	0	DWELL EXEMP	0	0	DWELL EXEMP	0	0
SURVIVING SPOUSE	6	1,500	FALLOUT SHELTER	0	0	NEW DWEL/CONV ABAT	0	0	NEW DWEL/CONV ABAT	0	0
VETERAN	315	78,750	WATER/SEWAGE FAC	0	0	NEW DWEL/CONV EXMT	0	0	NEW DWEL/CONV EXMT	0	0
WIDOW OF VETERAN	157	39,250	HOME IMPROVEMENT	0	0	MUL DWELL EXEMP	0	0	MUL DWELL EXEMP	0	0
			CLASS 4 ABATEMENT	0	0	MUL DWELL ABATE	0	0	MUL DWELL ABATE	0	0
			MULTI-FAMILY DWELL	0	0	COM/IND EXEMP	0	0	COM/IND EXEMP	0	0
			UEZ ABATEMENT	0	0	RENEWABLE ENERGY	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	