

UNION COUNTY BOARD OF TAXATION
271 N. BROAD STREET - ELIZABETH, NJ 07207

A Hearing will be held by the Union County Board of Taxation on Tuesday March 10th, 2020 at 10AM at 271 North Broad Street, Elizabeth, NJ 07207 at which time the Assessor and Representatives of the Governing Bodies may appear and be heard in regard to the ratios and valuation for their town or any other taxing district, pursuant to R.S. 54:3-18, as amended. The valuations, as finally determined after such hearing, will be the basis for the apportionment of State, County and School Taxes, pursuant to R.S. 54:3-19 & R.S. 54:4-49.

Peter B. Lynn

Chairman of Board

Susan D. Hairston

McMcLain

Scott W. Wozniak

COUNTY PERCENTAGE LEVEL OF TAXABLE VALUE OF REAL PROPERTY 100 %.

ATTEST: County Tax Administrator Commissioners

FINAL TABLE TAXING DISTRICTS	1 Real Property Exclusive of Class II Railroad Property				2 Machinery, Implements, Equipment and all other taxable personal property used in business of telephone, telegraph & messenger systems companies. C.138, L. 1966				
	(a) Aggregate Assessed Value	(b) Real Property Ratio	(c) Aggregate True Value	(d) Amount by which increased / (decreased)	(a) Aggregate Assessed Value	(b) Taxable percentage level	(c) Aggregate True Value	(d) Aggregate Equalized Value	(e) Amount by which increased / (decreased)
1. BERKELEY HEIGHTS, TWP.	1,835,496,270	52.65%	3,486,222,735	1,650,726,465	958,488	52.65%	1,820,490	958,488	
2. CLARK, TWP.	765,972,600	26.99%	2,837,986,662	2,072,014,062	323,703	26.99%	1,199,346	323,703	
3. CRANFORD, TWP. -	1,663,195,200	35.08%	4,741,149,373	3,077,954,173	2,364,517	35.08%	6,740,356	2,364,517	
4. ELIZABETH, CITY - F, E	917,632,600	10.68%	8,592,065,543	7,674,432,943	1,705,828	10.68%	15,972,171	1,705,828	
5. FANWOOD, BORO, R	1,255,081,400	99.70%	1,258,857,974	3,776,574	487,844	100.00%	487,844	487,844	
6. GARWOOD, BORO, R	738,052,500	101.43%	727,647,146	(10,405,354)	473,011	100.00%	473,011	473,011	
7. HILLSIDE, TWP. -	893,550,300	44.78%	1,995,422,733	1,101,872,433	760,273	44.78%	1,697,796	760,273	
8. KENILWORTH, BORO	826,410,800	51.55%	1,603,124,733	776,713,933	588,587	51.55%	1,141,779	588,587	
9. LINDEN, CITY, - E	2,725,122,700	43.58%	6,253,149,839	3,528,027,139	2,660,384	43.58%	6,104,598	2,660,384	
10. MOUNTAINSIDE, BORO	488,263,200	27.20%	1,795,085,294	1,306,822,094	425,161	27.20%	1,563,092	425,161	
11. NEW PROVIDENCE, BORO, E	1,440,892,592	47.81%	3,013,789,149	1,572,896,557	2,251,458	47.81%	4,709,177	2,251,458	
12. PLAINFIELD, CITY -	1,197,439,456	43.62%	2,745,161,522	1,547,722,066	5,003,972	43.62%	11,471,738	5,003,972	
13. RAHWAY, CITY -	1,435,801,300	48.26%	2,975,137,381	1,539,336,081	51	48.26%	100	51	
14. ROSELLE, BORO, E	780,981,848	49.73%	1,570,444,094	789,462,246	2,563,595	49.73%	5,155,028	2,563,595	
15. ROSELLE PARK, BORO, E	1,050,088,600	84.75%	1,239,042,596	188,953,996	603,480	84.75%	712,071	603,480	
16. SCOTCH PLAINS, TWP.	1,001,024,300	22.46%	4,456,920,303	3,455,896,003	776,336	22.46%	3,456,527	776,336	
17. SPRINGFIELD, TWP.	1,115,035,200	38.70%	2,881,227,907	1,766,192,707	1,044,642	38.70%	2,699,333	1,044,642	
18. SUMMIT, CITY	3,170,304,700	42.23%	7,507,233,483	4,336,928,783	2,653,093	42.23%	6,282,484	2,653,093	
19. UNION, TWP. - E	1,041,583,700	15.02%	6,934,645,140	5,893,061,440	1,380,240	15.02%	9,189,350	1,380,240	
20. WESTFIELD, TOWN,	8,252,682,100	101.89%	8,099,599,666	(153,082,434)	6,668,594	100.00%	6,668,594	6,668,594	
21. WINFIELD, TWP.	16,566,700	100.10%	16,550,150	(16,550)	67,306	100.00%	67,306	67,306	
	32,611,178,066		74,730,463,423	42,119,285,357	33,760,563		87,612,191	33,760,563	0

3/10/2020

TAXING DISTRICTS	3 Equalization of Replacement Revenues Under P.L. 1966, C. 135 as amended					4 Deduct True Value of Real Property Exclusive of Class II Railroad Property Where the Taxes are in Default And Liens Unenforceable (C.168, L.1974)			5 Property Subject to Tax Agreements (C.441, L.1991)	6 Transfer to Column 10, County Abstract of Ratables
	(a) Business Personal Property P.L.1966, C.135	(b) Preceding Year General Tax Rate	(c) Capitalization of Replacement Revenues	(d) Real Property Ratio of Aggregate	(e) Assumed Equalized Value	(a) Aggregate Assessed Value	(b) Real Property Ratio	(c) Aggregate True Value	Aggregate True Value	Net Amount
	1. BERKELEY HEIGHTS, TWP.	745,522	4.177%	17,848,264	53.08%	33,625,215	0	52.65%	0	
2. CLARK, TWP.	560,244	8.657%	6,471,572	27.92%	23,178,983	0	26.99%	0		2,095,193,045
3. CRANFORD, TWP.	385,464	6.520%	5,912,025	35.55%	16,630,169	0	35.08%	0		3,094,584,342
4. ELIZABETH, CITY	2,867,349	28.824%	9,947,783	11.01%	90,352,252	0	10.68%	0		7,764,785,195
5. FANWOOD, BORO	40,123	14.650%	273,877	18.38%	1,490,082	0	99.70%	0		5,266,656
6. GARWOOD, BORO	232,744	10.121%	2,299,615	25.16%	9,139,964	0	101.43%	0		(1,265,390)
7. HILLSIDE, TWP.	974,390	7.689%	12,672,519	48.34%	26,215,389	0	44.78%	0		1,128,087,822
8. KENILWORTH, BORO	451,695	5.050%	8,944,455	53.56%	16,699,879	0	51.55%	0		793,413,812
9. LINDEN, CITY	2,739,156	6.889%	39,761,301	45.84%	86,739,313	0	43.58%	0		3,614,766,452
10. MOUNTAINSIDE, BORO	253,331	7.513%	3,371,902	26.84%	12,562,973	0	27.20%	0		1,319,385,067
11. NEW PROVIDENCE, BORO	215,949	4.870%	4,434,271	49.18%	9,016,411	0	47.81%	0		1,581,912,968
12. PLAINFIELD, CITY	836,729	8.361%	10,007,523	43.47%	23,021,677	0	43.62%	0		1,570,743,743
13. RAHWAY, CITY	832,774	6.837%	12,180,401	51.35%	23,720,352	0	48.26%	0		1,563,056,433
14. ROSELLE, BORO	216,995	8.350%	2,598,743	55.22%	4,706,163	0	49.73%	0		794,168,409
15. ROSELLE PARK, BORO	115,096	4.034%	2,853,148	88.72%	3,215,902	0	84.75%	0		192,169,898
16. SCOTCH PLAINS, TWP.	134,130	11.129%	1,205,230	22.84%	5,276,839	0	22.46%	0		3,461,172,842
17. SPRINGFIELD, TWP.	450,546	7.230%	6,231,618	39.81%	15,653,399	0	38.70%	0		1,781,846,106
18. SUMMIT, CITY	429,230	4.365%	9,833,448	42.77%	22,991,461	0	42.23%	0		4,359,920,244
19. UNION, TWP.	1,419,562	19.733%	7,193,848	15.55%	46,262,688	0	15.02%	0		5,939,324,128
20. WESTFIELD, TOWN	338,766	2.150%	15,756,558	102.01%	15,446,092	0	101.89%	0		(137,636,342)
21. WINFIELD, TWP., r	4,649	19.919%	23,340	100.10%	23,317	0	100.10%	0		6,767
	14,244,444		179,821,441		485,968,520	0		0	0	42,605,253,877