

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 Thursday March 11th, 2021 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.

Amended

Signature of Chairman

Peter B. Lugin

CE Daryed McMcLennan

Signature of Commissioner

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

ATTEST: County Tax Administrator

FINAL TABLE	1				2				
	Real Property Exclusive of Class II Railroad Property				Machinery, Implements, Equipment and all other taxable personal property used in business of telephone, telegraph & messenger systems companies. C.138, L. 1966				
TAXING DISTRICTS	(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.	1,841,211,370	54.78%	3,361,101,442	1,519,890,072	1,003,954	54.78%	1,832,702	1,003,954	
2. CLARK, TWP.	767,035,700	26.10%	2,938,834,100	2,171,798,400	315,924	26.10%	1,210,437	315,924	
3. CRANFORD, TWP. -	1,667,278,900	35.48%	4,699,207,723	3,031,928,823	2,183,718	35.48%	6,154,786	2,183,718	
4. ELIZABETH, CITY - F, E	928,157,600	9.97%	9,309,504,514	8,381,346,914	1,676,535	9.97%	16,815,797	1,676,535	
5. FANWOOD, BORO, E	1,257,939,500	96.94%	1,297,647,514	39,708,014	475,236	96.94%	490,237	475,236	
6. GARWOOD, BORO,	739,120,500	99.10%	745,832,997	6,712,497	472,933	99.10%	477,228	472,933	
7. HILLSIDE, TWP. -	900,562,350	40.63%	2,216,496,062	1,315,933,712	696,055	40.63%	1,713,155	696,055	
8. KENILWORTH, BORO	826,460,500	50.72%	1,629,456,822	802,996,322	584,606	50.72%	1,152,614	584,606	
9. LINDEN, CITY, - E	2,731,721,200	40.36%	6,768,387,512	4,036,666,312	2,800,202	40.36%	6,938,062	2,800,202	
10. MOUNTAINSIDE, BORO, R	1,890,947,300	99.85%	1,893,787,982	2,840,682	1,573,487	100.00%	1,573,487	1,573,487	
11. NEW PROVIDENCE, BORO, E	1,449,724,192	48.34%	2,999,015,705	1,549,291,513	2,421,025	48.34%	5,008,326	2,421,025	
12. PLAINFIELD, CITY -	1,193,328,656	41.00%	2,910,557,698	1,717,229,042	4,933,429	41.00%	12,032,754	4,933,429	
13. RAHWAY, CITY -	1,441,271,100	49.13%	2,933,586,607	1,492,315,507	51	49.13%	104	51	
14. ROSELLE, BORO, E	789,763,655	46.54%	1,696,956,715	907,193,060	2,575,191	46.54%	5,533,285	2,575,191	
15. ROSELLE PARK, BORO, E	1,058,584,900	83.86%	1,262,323,992	203,739,092	605,607	83.86%	722,164	605,607	
16. SCOTCH PLAINS, TWP.	1,005,300,100	22.60%	4,448,230,531	3,442,930,431	788,501	22.60%	3,488,942	788,501	
17. SPRINGFIELD, TWP.	1,121,573,400	36.76%	3,051,070,185	1,929,496,785	1,005,066	36.76%	2,734,129	1,005,066	
18. SUMMIT, CITY	3,197,983,600	42.42%	7,538,858,086	4,340,874,486	2,782,506	42.42%	6,559,420	2,782,506	
19. UNION, TWP. - E	1,040,541,900	14.22%	7,317,453,586	6,276,911,686	1,378,310	14.22%	9,692,757	1,378,310	
20. WESTFIELD, TOWN,	8,322,714,200	101.76%	8,178,767,885	(143,946,315)	7,040,677	100.00%	7,040,677	7,040,677	
21. WINFIELD, TWP.	16,566,700	100.10%	16,550,150	(16,550)	67,290	100.00%	67,290	67,290	
	34,187,787,323		77,213,627,808	43,025,840,485	35,380,303		91,238,353	35,380,303	0

3/11/2021

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	4.198%	17,758,980	52.65%	33,730,256	0	54.78%	0		1,553,620,328
2. CLARK, TWP.	560,244	8.745%	6,406,449	26.99%	23,736,380	0	26.10%	0		2,195,534,780
3. CRANFORD, TWP.	385,464	6.562%	5,874,185	35.08%	16,745,111	0	35.48%	0		3,048,673,934
4. ELIZABETH, CITY	2,867,349	29.271%	9,795,870	10.68%	91,721,629	0	9.97%	0		8,473,068,543
5. FANWOOD, BORO	40,123	2.697%	1,487,690	99.70%	1,492,166	0	96.94%	0		41,200,180
6. GARWOOD, BORO	232,744	2.517%	9,246,881	101.43%	9,116,515	0	99.10%	0		15,829,012
7. HILLSIDE, TWP.	974,390	7.841%	12,426,859	44.78%	27,750,913	0	40.63%	0		1,343,684,625
8. KENILWORTH, BORO	451,695	5.124%	8,815,281	51.55%	17,100,448	0	50.72%	0		820,096,770
9. LINDEN, CITY	2,739,156	6.912%	39,628,993	43.58%	90,933,899	0	40.36%	0		4,127,600,211
10. MOUNTAINSIDE, BORO	253,331	7.474%	3,389,497	27.20%	12,461,386	0	99.85%	0		15,302,068
11. NEW PROVIDENCE, BORO	215,949	4.900%	4,407,122	47.81%	9,217,992	0	48.34%	0		1,558,509,505
12. PLAINFIELD, CITY	836,729	8.361%	10,007,523	43.62%	22,942,510	0	41.00%	0		1,740,171,552
13. RAHWAY, CITY	832,774	6.925%	12,025,617	48.26%	24,918,394	0	49.13%	0		1,517,233,901
14. ROSELLE, BORO	216,995	8.458%	2,565,559	49.73%	5,158,976	0	46.54%	0		912,352,036
15. ROSELLE PARK, BORO	115,096	4.086%	2,816,838	84.75%	3,323,703	0	83.86%	0		207,062,795
16. SCOTCH PLAINS, TWP.	134,130	11.212%	1,196,308	22.46%	5,326,394	0	22.60%	0		3,448,256,825
17. SPRINGFIELD, TWP.	450,546	7.329%	6,147,442	38.70%	15,884,863	0	36.76%	0		1,945,381,648
18. SUMMIT, CITY	429,230	4.360%	9,844,725	42.23%	23,312,160	0	42.42%	0		4,364,186,646
19. UNION, TWP.	1,419,562	20.002%	7,097,100	15.02%	47,250,999	0	14.22%	0		6,324,162,685
20. WESTFIELD, TOWN	338,766	2.158%	15,698,146	101.89%	15,406,955	0	101.76%	0		(128,539,360)
21. WINFIELD, TWP., r	4,649	20.397%	22,793	100.10%	22,770	0	100.10%	0		6,220
	14,244,444		186,659,858		497,554,419	0		0	0	43,523,394,904

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

Notes
R - Revaluation
r - Reassessment
F - Fiscal
E - Excludes Special Exemption

Taxing District	Type	Amount
City of Elizabeth	UEZ Abatement	\$11,321,300
City of Elizabeth	Fire Suppression	\$218,600
Borough of Fanwood	Comm / Industrial	\$560,000
City of Linden	Comm / Industrial	\$7,816,900
City of Linden	Fire Suppression	\$1,059,100
Borough of New Providence	Renewable Energy	\$115,000
Borough of Roselle	Dwelling Exemption	\$2,227,410
Borough of Roselle Park	Dwelling Exemption	\$392,900
Township of Union	Comm / Industrial	\$238,600