

UNION COUNTY BOARD OF TAXATION
300 North Avenue East - Westfield, NJ 07090

A Hearing will be held by the Union County Board of Taxation on Thursday March 13th, 2025 at 10AM at 300 North Avenue East, Westfield, NJ 07090 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.

John L. Del Tordi Jr.
Maureen
Kevin O'Brien
Cliff Nuyce
Paul Wagoner

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

ATTEST: County Tax Administrator Commissioners

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.	1,861,891,620	41.70%	4,464,967,914	2,603,076,294	803,945	41.70%	1,927,925	803,945	
2. CLARK, TWP.,	3,290,398,100	84.31%	3,902,737,635	612,339,535	1,046,380	84.31%	1,241,110	1,046,380	
3. CRANFORD, TWP. -	1,695,620,200	29.13%	5,820,872,640	4,125,252,440	1,906,144	29.13%	6,543,576	1,906,144	
4. ELIZABETH, CITY - F, E	15,945,084,700	105.74%	15,079,520,238	(865,564,462)	17,274,148	100.00%	17,274,148	17,274,148	
5. FANWOOD, BORO, E	1,274,286,200	72.16%	1,765,917,683	491,631,483	376,833	72.16%	522,219	376,833	
6. GARWOOD, BORO,	757,677,000	72.75%	1,041,480,412	283,803,412	402,410	72.75%	553,141	402,410	
7. HILLSIDE, TWP. -	911,754,600	25.88%	3,523,008,501	2,611,253,901	456,178	25.88%	1,762,669	456,178	
8. KENILWORTH, BORO	777,297,200	30.47%	2,551,024,614	1,773,727,414	362,595	30.47%	1,190,008	362,595	
9. LINDEN, CITY, - E	2,778,482,500	28.08%	9,894,880,698	7,116,398,198	0	28.08%	0	0	
10. MOUNTAINSIDE, BORO,	1,925,624,805	75.05%	2,565,789,214	640,164,409	1,206,935	75.05%	1,608,175	1,206,935	
11. NEW PROVIDENCE, BORO, E	1,481,530,900	39.17%	3,782,310,186	2,300,779,286	2,000,350	39.17%	5,106,842	2,000,350	
12. PLAINFIELD, CITY - E	1,215,436,356	27.70%	4,387,856,881	3,172,420,525	3,620,139	27.70%	13,069,095	3,620,139	
13. RAHWAY, CITY -	1,478,826,755	33.75%	4,381,708,904	2,902,882,149	33	33.75%	100	33	
14. ROSELLE, BORO, E	794,457,887	30.86%	2,574,393,671	1,779,935,784	1,720,518	30.86%	5,575,236	1,720,518	
15. ROSELLE PARK, BORO, E	1,050,843,200	56.08%	1,873,828,816	822,985,616	56	56.08%	100	56	
16. SCOTCH PLAINS, TWP.	1,037,080,700	17.31%	5,991,222,992	4,954,142,292	622,554	17.31%	3,596,500	622,554	
17. SPRINGFIELD, TWP.,	3,900,977,600	91.20%	4,277,387,719	376,410,119	2,652,720	91.20%	2,908,684	2,652,720	
18. SUMMIT, CITY	3,378,032,700	33.07%	10,214,794,980	6,836,762,280	2,390,787	33.07%	7,229,473	2,390,787	
19. UNION, TWP. - E	1,030,494,600	9.78%	10,536,754,601	9,506,260,001	1,006,353	9.78%	10,289,909	1,006,353	
20. WESTFIELD, TOWN, E	8,598,749,980	79.12%	10,867,985,313	2,269,235,333	5,997,654	79.12%	7,580,452	5,997,654	
21. WINFIELD, TWP.	16,566,700	100.10%	16,550,150	(16,550)	0	100.00%	0	0	
	55,201,114,303		109,514,993,762	54,313,879,459	43,846,732		87,979,362	43,846,732	0

Notes

	Taxing District	Type	Amount
R - Revaluation			
r - Reassessment			
F - Fiscal	City of Elizabeth	UEZ Abatement	\$135,678,800
E - Excludes Special Exemption	City of Elizabeth	Fire Suppression	\$3,019,400
E - Excludes Special Exemption	Borough of Fanwood	Comm / Industrial	\$7,700,900
E - Excludes Special Exemption	City of Linden	Fire Suppression	\$1,059,100
E - Excludes Special Exemption	Borough of New Providence	Renewable Energy	\$115,000
E - Excludes Special Exemption	City of Plainfield	Mul Dwelling Exmp	\$503,600
E - Excludes Special Exemption	City of Plainfield	Comm / Industrial	\$310,000
E - Excludes Special Exemption	Borough of Roselle	Dwelling Exemption	\$973,576
E - Excludes Special Exemption	Borough of Roselle Park	Dwelling Exemption	\$335,200
E - Excludes Special Exemption	Township of Union	Fire Suppression	\$79,100
E - Excludes Special Exemption	Town of Westfield	Dwelling Abatement	\$381,220

Final Table 3/13/25

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	4.287%	17,390,296	46.15%	37,682,115	0	41.70%	0		2,640,758,409
2. CLARK, TWP.	560,244	2.214%	25,304,607	89.76%	28,191,407	0	84.31%	0		640,530,942
3. CRANFORD, TWP.	385,464	6.779%	5,686,148	31.45%	18,079,962	0	29.13%	0		4,143,332,402
4. ELIZABETH, CITY	2,867,349	1.924%	149,030,613	108.63%	137,191,027	0	105.74%	0		(728,373,435)
5. FANWOOD, BORO	40,123	2.937%	1,366,122	81.43%	1,677,664	0	72.16%	0		493,309,147
6. GARWOOD, BORO	232,744	2.787%	8,351,058	81.80%	10,209,117	0	72.75%	0		294,012,529
7. HILLSIDE, TWP.	974,390	8.253%	11,806,495	31.01%	38,073,186	0	25.88%	0		2,649,327,087
8. KENILWORTH, BORO	451,695	6.383%	7,076,531	32.68%	21,654,012	0	30.47%	0		1,795,381,426
9. LINDEN, CITY	2,739,156	7.032%	38,952,730	31.71%	122,840,523	0	28.08%	0		7,239,238,721
10. MOUNTAINSIDE, BORO	253,331	2.050%	12,357,610	78.54%	15,734,161	0	75.05%	0		655,898,570
11. NEW PROVIDENCE, BORO	215,949	5.162%	4,183,437	41.56%	10,066,018	0	39.17%	0		2,310,845,304
12. PLAINFIELD, CITY	836,729	8.732%	9,582,329	29.81%	32,144,680	0	27.70%	0		3,204,565,205
13. RAHWAY, CITY	832,774	7.405%	11,246,104	36.95%	30,436,005	0	33.75%	0		2,933,318,154
14. ROSELLE, BORO	216,995	8.695%	2,495,630	35.04%	7,122,232	0	30.86%	0		1,787,058,016
15. ROSELLE PARK, BORO	115,096	4.421%	2,603,393	60.35%	4,313,824	0	56.08%	0		827,299,440
16. SCOTCH PLAINS, TWP.	134,130	11.768%	1,139,786	18.74%	6,082,102	0	17.31%	0		4,960,224,394
17. SPRINGFIELD, TWP.	450,546	2.375%	18,970,358	93.37%	20,317,402	0	91.20%	0		396,727,521
18. SUMMIT, CITY	429,230	4.356%	9,853,765	35.75%	27,562,979	0	33.07%	0		6,864,325,259
19. UNION, TWP.	1,419,562	22.351%	6,351,224	10.41%	61,010,797	0	9.78%	0		9,567,270,798
20. WESTFIELD, TOWN	338,766	2.252%	15,042,895	85.43%	17,608,446	0	79.12%	0		2,286,843,779
21. WINFIELD, TWP., r	4,649	22.528%	20,637	100.10%	20,616	0	100.10%	0		4,066
	14,244,444		358,811,768		648,018,275	0		0	0	54,961,897,734