

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 12th, 2026 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.

Chris R. Dungee

John J. Dildash Jr.
Maria O'Brien
Michael Annale
Joseph P. Dewey
James Kinzel
Mary O'Brien

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.	1,860,364,220	35.73%	5,206,728,855	3,346,364,635	688,848	35.73%	1,927,925	688,848	
2. CLARK, TWP.,	3,294,286,800	80.01%	4,117,343,832	823,057,032	0	80.01%	0	0	
3. CRANFORD, TWP. - E	1,710,012,400	26.04%	6,566,867,896	4,856,855,496	0	26.04%	0	0	
4. ELIZABETH, CITY - F, E	15,661,180,700	92.76%	16,883,549,698	1,222,368,998	16,023,500	92.76%	17,274,148	16,023,500	
5. FANWOOD, BORO, E	1,277,262,800	65.63%	1,946,156,940	668,894,140	0	65.63%	0	0	
6. GARWOOD, BORO,	758,481,200	72.59%	1,044,883,868	286,402,668	401,525	72.59%	553,141	401,525	
7. HILLSIDE, TWP. -	915,508,800	24.33%	3,762,880,395	2,847,371,595	2,433	24.33%	10,000	2,433	
8. KENILWORTH, BORO	793,889,300	28.83%	2,753,691,641	1,959,802,341	29	28.83%	100	29	
9. LINDEN, CITY, - E	2,790,490,450	24.64%	11,325,042,411	8,534,551,961	0	24.64%	0	0	
10. MOUNTAINSIDE, BORO,	1,935,770,505	71.29%	2,715,346,479	779,575,974	1,091,147	67.85%	1,608,175	1,091,147	
11. NEW PROVIDENCE, BORO, E	1,481,051,400	34.32%	4,315,417,832	2,834,366,432	1,752,668	34.32%	5,106,841	1,752,668	
12. PLAINFIELD, CITY - E	1,249,849,156	24.85%	5,029,574,068	3,779,724,912	3,247,670	24.85%	13,069,095	3,247,670	
13. RAHWAY, CITY -	1,489,294,055	27.88%	5,341,800,771	3,852,506,716	27	27.82%	100	27	
14. ROSELLE, BORO, E	787,551,383	28.06%	2,806,669,220	2,019,117,837	1,564,411	28.06%	5,575,236	1,564,411	
15. ROSELLE PARK, BORO, E	1,050,424,400	51.87%	2,025,109,697	974,685,297	52	51.87%	100	52	
16. SCOTCH PLAINS, TWP.	1,042,655,900	15.65%	6,662,338,019	5,619,682,119	0	15.65%	0	0	
17. SPRINGFIELD, TWP.,	3,879,075,800	82.53%	4,700,200,897	821,125,097	2,398,792	82.47%	2,908,684	2,398,792	
18. SUMMIT, CITY	3,408,972,200	30.81%	11,064,499,189	7,655,526,989	2,227,401	30.81%	7,229,473	2,227,401	
19. UNION, TWP. - E	1,028,021,300	8.89%	11,563,794,151	10,535,772,851	914,773	8.89%	10,289,909	914,773	
20. WESTFIELD, TOWN,	8,695,849,200	72.48%	11,997,584,437	3,301,735,237	5,494,312	72.48%	7,580,453	5,494,312	
21. WINFIELD, TWP.	16,566,700	100.10%	16,550,150	(16,550)	0	100.00%	0	0	
	55,126,558,669		121,846,030,446	66,719,471,777	35,807,588		73,133,380	35,807,588	0

Notes

R - Revaluation
r - Reassessment

Notes	Taxing District	Type	Amount
E - Excludes Special Exemption	Cranford Township	Dwelling Exemption	\$4,230,300
F - Fiscal	City of Elizabeth	UEZ Abatement	\$100,132,700
F - Fiscal	City of Elizabeth	Fire Suppression	\$3,019,400
E - Excludes Special Exemption	Borough of Fanwood	Comm / Industrial	\$21,577,600
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	\$201,400
E - Excludes Special Exemption	City of Plainfield	Comm / Industrial	\$405,900
E - Excludes Special Exemption	Borough of Roselle	Dwelling Exemption	\$547,980
E - Excludes Special Exemption	Borough of Roselle Park	Dwelling Exemption	\$281,400
E - Excludes Special Exemption	Township of Union	Fire Suppression	\$79,100

Final Table 3/12/26

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	4.401%	16,939,832	41.70%	40,623,098	0	41.70%	0	
2. CLARK, TWP.	560,244	2.269%	24,691,230	84.31%	29,286,241	0	84.31%	0		852,343,273
3. CRANFORD, TWP.	385,464	7.248%	5,318,212	29.13%	18,256,821	0	29.13%	0		4,875,112,317
4. ELIZABETH, CITY	2,867,349	2.017%	142,159,098	105.74%	134,442,120	0	105.74%	0		1,356,811,118
5. FANWOOD, BORO	40,123	3.120%	1,285,994	72.16%	1,782,142	0	72.16%	0		670,676,282
6. GARWOOD, BORO	232,744	2.858%	8,143,597	72.75%	11,193,948	0	72.75%	0		297,596,616
7. HILLSIDE, TWP.	974,390	8.899%	10,949,433	25.88%	42,308,474	0	25.88%	0		2,889,680,069
8. KENILWORTH, BORO	451,695	6.625%	6,818,038	30.47%	22,376,232	0	30.47%	0		1,982,178,573
9. LINDEN, CITY	2,739,156	7.345%	37,292,798	28.08%	132,809,110	0	28.08%	0		8,667,361,071
10. MOUNTAINSIDE, BORO	253,331	2.100%	12,063,381	75.05%	16,073,792	0	75.05%	0		795,649,766
11. NEW PROVIDENCE, BORO	215,949	5.242%	4,119,592	39.17%	10,517,212	0	39.17%	0		2,844,883,644
12. PLAINFIELD, CITY	836,729	8.926%	9,374,065	27.70%	33,841,390	0	27.70%	0		3,813,566,302
13. RAHWAY, CITY	832,774	7.584%	10,980,670	33.75%	32,535,319	0	33.75%	0		3,885,042,035
14. ROSELLE, BORO	216,995	9.147%	2,372,308	30.86%	7,687,323	0	30.86%	0		2,026,805,160
15. ROSELLE PARK, BORO	115,096	4.506%	2,554,283	56.08%	4,554,713	0	56.08%	0		979,240,010
16. SCOTCH PLAINS, TWP.	134,130	12.350%	1,086,073	17.31%	6,274,252	0	17.31%	0		5,625,956,371
17. SPRINGFIELD, TWP.	450,546	2.411%	18,687,101	91.20%	20,490,242	0	91.20%	0		841,615,339
18. SUMMIT, CITY	429,230	4.471%	9,600,313	33.07%	29,030,278	0	33.07%	0		7,684,557,267
19. UNION, TWP.	1,419,562	23.323%	6,086,533	9.78%	62,234,489	0	9.78%	0		10,598,007,340
20. WESTFIELD, TOWN	338,766	2.292%	14,780,366	79.12%	18,680,948	0	79.12%	0		3,320,416,185
21. WINFIELD, TWP., r	4,649	23.411%	19,858	100.10%	19,838	0	100.10%	0		3,288
	14,244,444		345,322,775		675,017,982	0		0	0	67,394,489,759