

2025 TAX CALCULATION ACKNOWLEDGEMENT REPORT

TAXING DISTRICT 50 BORO OF UNION BEACH

COUNTY 13 MONMOUTH

BLOCK	LOT	QUALIFIC.	PROPERTY LOCATION	CLASS	NET VAL	TAX AMOUNTS				
						TOT YEAR	1ST HALF	2ND HALF	PRELIM.	
22	18		621-623 FRONT STREET	15C	340900	.00	3395.09	3395.09-	.00	*OVERBILL*
29	14.01	C0011	211 GATEWAY COURT	15F	652100	.00	6017.95	6017.95-	.00	*OVERBILL*
39	15		910 SIXTH STREET	15F	518800	.00	4990.04	4990.04-	.00	*OVERBILL*
41	10.01		930 PINE STREET	15F	479400	.00	4491.04	4491.04-	.00	*OVERBILL*
131	7.01		SYDNEY AVENUE	2	69400	1488.63	1607.33	118.70-	744.32	*OVERBILL*
184	9		822 JERSEY AVENUE	15F	664900	.00	5476.43	5476.43-	.00	*OVERBILL*
210	25		300-306 UNION AVE	15F	50000	.00	2687.82	2687.82-	.00	*OVERBILL*
231	6		1012 HARRIS AVENUE	15F	466800	.00	4327.89	4327.89-	.00	*OVERBILL*

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TAXING DISTRICT 50 BORO OF UNION BEACH COUNTY 13 MONMOUTH

	COUNT	NET VALUE	TOTAL TAXES (GENERAL)	TOTAL TAXES (SPECIAL)	DEDUCTION AMOUNT	NET AMOUNT OF TAXES	2025 TAXES (1ST HALF)	2025 TAXES (2ND HALF)	2026 TAXES (1ST HALF)
* RATABLES *	2,307	1,099,290,000	23,579,776.31	.00	33,000.00	23,546,776.31	10,401,366.97	13,145,409.34	11,773,393.77
* RAILROADS *	0	0	.00	.00	.00	.00	.00	.00	.00
* UTILITIES *	1	548,301	11,761.06	.00	.00	11,761.06	5,683.95	6,077.11	5,880.53
* EXEMPTS *	209	86,701,100	.00	.00	.00	.00	31,386.26	31,386.26-	.00

TAX RATES FOR THE YEAR OF 2025			
TAXING DISTRICT	50	BORO OF UNION BEACH	COUNTY 13 MONMOUTH
		DESCRIPTION OF TAX	SPECIAL TAX CODE
			RATE PER \$100
			FLAT TAX AMOUNT
		COUNTY TAX	.173
		COUNTY LIBRARY TAX	.011
		DISTRICT SCHOOL TAX	.932
		MUNICIPAL TAX	1.000
		CNTY OPEN SPACE TAX	.026
		HEALTH TAX	.003

		TOTAL TAX RATE	2.145
		SPECIAL TAX DESCRIPTION.....	
		* STATE AID	A01 .000

* STATE AID NOT PART OF GENERAL TAX RATE

TAX RATE EDIT AUDIT TRAIL									
CTY/ DIST	TAX YEAR	RATE SEQ	RATE DESCRIPTION	TAX RATE	FLAT AMOUNT	--SPECIAL TAX DATA--			INHIBIT FLAGS
						CODE	RATE	FLAT	
1350	2025	01	COUNTY TAX	00173	000000				
1350	2025	02	COUNTY LIBRARY TAX	00011	000000				
1350	2025	03	DISTRICT SCHOOL TAX	00932	000000				
1350	2025	04	MUNICIPAL TAX	01000	000000				
1350	2025	05	CNTY OPEN SPACE TAX	00026	000000				
1350	2025	06	HEALTH TAX	00003	000000				
1350	2025	07	STATE AID			A01	00000	000000	
				-----	-----		-----	-----	
1350	2025	00	TOTAL TAX RATE	2.145	.00		.000	.00	

*** TAX RATE ACCEPTED

TABLE OF AGGREGATES
OF TAXABLE AND EXEMPT PROPERTY IN THE TAXING DISTRICT OF BORO OF UNION BEACH FOR 2025

(1) VALUE OF LAND	501,760,700	
(2) VALUE OF IMPROVEMENTS	597,529,300	
(3) TOTAL VALUE LAND & IMPRVMT EXCL 2ND CLASS RR		1099,290,000
(4) TAX VALUE MACH,IMPLMNT & EQUIPT OF TELEPHONE, PETROLEUM REFINERIES MISCELLANEOUS		548,301
(5) EXEMPTIONS		
POLLUTION CONTROL (RS 54:4-3.56)		
FIRE SUPPRESSION (RS 54:4-3.13)		
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		
(5A) DEDUCTIONS ALLOWED (C.73,L.1976)		
NBR VETERANS	93	
NBR VETERANS WIDOWS	16	
TOTAL	109	
NBR SENIOR CITIZENS	14	
NBR DISABLED PERSONS	9	
NBR SURVIVING SPOUSE		
TOTAL	132	
(6) NET VALUATION TAXABLE		1099,838,301
(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		

STATE OF NEW JERSEY MONMOUTH COUNTY

I (WE) _____ ASSESSOR(S) OF THE
TAXING DISTRICT OF BORO OF UNION BEACH 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 2025,
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 2025

ASSESSOR(S)

(13) VALUATION OF EXEMPT PROPERTY	
PUBLIC SCHOOL PROP	13,209,300
OTHER SCHOOL PROP	
PUBLIC PROP	52,309,200
CHURCH & CHARITABLE PROP	7,579,400
CEMETERY & GRAVEYARD	
OTHER EXEMPT PROP	13,603,200
TOTAL VALUE	86,701,100

(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	145	24,022,800
2. RESIDENTIAL	2,106	995,086,200
3A. FARM (REGULAR)		
3B. FARM (QUALIFIED)		
4A. COMMERCIAL	50	27,392,500
4B. INDUSTRIAL	4	51,475,100
4C. APARTMENT	2	1,313,400
TOTAL CLASS 4A,4B,4C		80,181,000
TOTAL ALL CLASSES		1099,290,000

CERTIFICATION BY COUNTY BOARD

THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE AND
COMPLETE RECORD OF THE TAXES ASSESSED FOR THE YEAR 2025 IN THE
TAXING DISTRICT OF BORO OF UNION BEACH COUNTY OF
MONMOUTH, NEW JERSEY, AND THAT \$ 1,099,838,301 IS THE
NET VALUATION TAXABLE AND \$ _____ IS THE NET VALUATION
ON WHICH COUNTY TAXES AND REGIONAL OR CONSOLIDATED SCHOOL TAXES
ARE APPORTIONED.

ATTEST:

PRESIDENT

V. PRESIDENT

COMMISSIONER

COMMISSIONER

COMMISSIONER

COMMISSIONER

COMMISSIONER

Matthew S. Clark
TAX ADMINISTRATOR
COUNTY BOARD OF TAXATION

TAXING DISTRICT 50 BORO OF UNION BEACH			2025	TAX	LIST	DISTRICT	SUMMARY	COUNTY 13	MONMOUTH	07/02/25
CLASSIFICATION	NO. OF PARCELS	LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	BOOK VALUE OF TANG PERS PROP	EXEMPTION AMOUNT	NET TAXABLE VALUE			
1 VACANT LAND	145	24,022,800	0	24,022,800		0	24,022,800			
2 RESIDENTIAL	2,106	438,784,500	556,301,700	995,086,200		0	995,086,200			
3A FARM (REGULAR)	0	0	0	0		0	0			
3B FARM (QUALIFIED)	0	0	0	0		0	0			
4A COMMERCIAL	50	15,200,300	12,192,200	27,392,500		0	27,392,500			
4B INDUSTRIAL	4	23,295,100	28,180,000	51,475,100		0	51,475,100			
4C APARTMENT	2	458,000	855,400	1,313,400		0	1,313,400			
CLASS 4 TOTAL	56	38,953,400	41,227,600	80,181,000		0	80,181,000			
RATABLE TOTAL	2,307	501,760,700	597,529,300	1,099,290,000		0	1,099,290,000			
5A CLASS 1 RAILROAD	0	0	0	0		0	0			
5B CLASS 2 RAILROAD	0	0	0	0		0	0			
RAILROAD TOTAL	0	0	0	0		0	0			
6A TELEPHONE	1				548,301		548,301			
6B PETROL REFINRIES	0				0		0			
6C MISCELLANEOUS	0				0		0			
PUBLIC UTIL. TOTAL	1				548,301		548,301			
15A PUBLIC SCHOOL	7	2,448,200	10,761,100	13,209,300		0	13,209,300			
15B OTHER SCHOOL	0	0	0	0		0	0			
15C PUBLIC PROPERTY	165	32,773,100	19,536,100	52,309,200		0	52,309,200			
15D CHARITABLE	8	2,785,500	4,793,900	7,579,400		0	7,579,400			
15E CEMETERY	0	0	0	0		0	0			
15F MISCELLANEOUS	29	5,590,900	8,012,300	13,603,200		0	13,603,200			
EXEMPT TOTAL	209	43,597,700	43,103,400	86,701,100		0	86,701,100			
----- D E D U C T I O N S -----	NO. OF DEDUCTS	DEDUCTION AMOUNT	----- E X E M P T I O N S -----	NO. OF PARCELS	EXEMPTION AMOUNT	----- E X E M P T I O N S -----	NO. OF PARCELS	EXEMPTION AMOUNT		
SENIOR CITIZEN	14	3,500	FIRE SUPPRESS	0	0	DWELL ABATE	0	0		
DISABLED PERSON	9	2,250	POLLUTION CNTRL	0	0	DWELL EXEMP	0	0		
SURVIVING SPOUSE	0	0	FALLOUT SHELTER	0	0	NEW DWEL/CONV ABAT	0	0		
VETERAN	93	23,250	WATER/SEWAGE FAC	0	0	NEW DWEL/CONV EXMT	0	0		
WIDOW OF VETERAN	16	4,000	HOME IMPROVEMENT	0	0	MUL DWELL EXEMP	0	0		
			CLASS 4 ABATEMENT	0	0	MUL DWELL ABATE	0	0		
			MULTI-FAMILY DWELL	0	0	COM/IND EXEMP	0	0		
			UEZ ABATEMENT	0	0	RENEWABLE ENERGY	0	0		

I ASSESSOR OF THE TAXING DISTRICT OF BORO OF UNION BEACH 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 AM TAX ASSESSOR, AND THAT SUCH PROPERTY HAS BEEN VALUED WITHOUT FAVOR OR PARTIALITY AT ITS TAXABLE VALUE AND I HAVE ALLOWED ONLY SUCH EXEMPTIONS AND DEDUCTIONS AS ARE PRESCRIBED BY LAW.

ASSESSOR

I DO FURTHER SWEAR (OR AFFIRM) THAT, FOR THE TAX YEAR 2025, I HAVE COMPLETED AND PUT INTO OPERATION A DISTRICT WIDE ADJUSTMENT 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 2025. -----
ASSESSOR

TAXING DISTRICT 50 BORO OF UNION BEACH 2025 SPECIAL TAXING DISTRICT SUMMARY

COUNTY 13 MONMOUTH

	SPECIAL TAXING DISTRICT	NO. OF ITEMS	LAND VALUE	IMPROVEMENTS	EXEMPTIONS	NET TAXABLE
H73	RATABLES	29	5,874,700	6,083,100	0	11,957,800
	RAILROAD	0	0	0		0
	PUB UTIL	0	0			0
	EXEMPTS	0	0	0		0
H74	RATABLES	43	10,396,200	9,323,400	0	19,719,600
	RAILROAD	0	0	0		0
	PUB UTIL	0	0			0
	EXEMPTS	0	0	0		0
H81	RATABLES	6	1,252,900	1,380,100	0	2,633,000
	RAILROAD	0	0	0		0
	PUB UTIL	0	0			0
	EXEMPTS	0	0	0		0
H82	RATABLES	5	1,327,500	542,000	0	1,869,500
	RAILROAD	0	0	0		0
	PUB UTIL	0	0			0
	EXEMPTS	0	0	0		0
H83	RATABLES	2	1,025,700	139,300	0	1,165,000
	RAILROAD	0	0	0		0
	PUB UTIL	0	0			0
	EXEMPTS	0	0	0		0
H84	RATABLES	1	244,100	0	0	244,100
	RAILROAD	0	0	0		0
	PUB UTIL	0	0			0
	EXEMPTS	0	0	0		0
H85	RATABLES	18	5,317,200	0	0	5,317,200
	RAILROAD	0	0	0		0
	PUB UTIL	0	0			0
	EXEMPTS	0	0	0		0
H86	RATABLES	2	250,200	5,400	0	255,600
	RAILROAD	0	0	0		0
	PUB UTIL	0	0			0
	EXEMPTS	0	0	0		0