

(1)	VALUE OF LAND	275,050,300	
(2)	VALUE OF IMPROVEMENTS	427,014,200	
(3)	TOTAL VALUE LAND & IMPRVMT		
	EXCL 2ND CLASS RR		702,064,500

(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	

(6)	NET VALUATION TAXABLE	702,579,913
(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	

(13) VALUATION OF EXEMPT PROPERTY	
PUBLIC SCHOOL PROP	12,194,900
OTHER SCHOOL PROP	
PUBLIC PROP	39,319,300
CHURCH & CHARITABLE PROP	6,505,800
CEMETERY & GRAVEYARD	
OTHER EXEMPT PROP	6,064,300
TOTAL VALUE	64,084,300

(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 MUNCP L PURPOSE TAX		
TOTAL TAX LEVY		

AUTHORIZED RATE

(16) REAL PROPERTY CLASSIFICATION SUMMARY

	ITEMS		TAX VALUE
1. VACANT LAND	169		16,447,800
2. RESIDENTIAL	2,080		622,662,900
3A. FARM (REGULAR)			
3B. FARM (QUALIFIED)			
4A. COMMERCIAL	51	19,922,000	
4B. INDUSTRIAL	4	41,993,300	
4C. APARTMENT	2	1,038,500	
TOTAL CLASS 4A,4B,4C			62,953,800
TOTAL ALL CLASSES			702,064,500

STATE OF NEW JERSEY MONMOUTH COUNTY

~~I (WE) 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~~ ASSESSOR(S) OF THE

I (WE) DO FURTHER SWEAR (OR AFFIRM) THAT, FOR THE TAX YEAR 2021, 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.

ASSESSOR(S)

 CERTIFICATION BY COUNTY BOARD

THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE AND COMPLETE RECORD OF THE TAXES ASSESSED FOR THE YEAR 2021 IN THE TAXING DISTRICT OF BORO OF UNION BEACH, COUNTY OF MONMOUTH, NEW JERSEY, AND THAT \$ 702,579,913 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

TAX ADMINISTRATOR
COUNTY BOARD OF TAXATION

TAXING DISTRICT 50 BORO OF UNION BEACH			2021	TAX	LIST	DISTRICT	SUMMARY	COUNTY 13	MONMOUTH	05/04/21
CLASSIFICATION	NO. OF PARCELS	LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	BOOK VALUE OF TANG PERS PROP	EXEMPTION AMOUNT	NET TAXABLE VALUE			
1 VACANT LAND	169	16,447,800	0	16,447,800		0	16,447,800			
2 RESIDENTIAL	2,080	235,611,500	387,051,400	622,662,900		0	622,662,900			
3A FARM (REGULAR)	0	0	0	0		0	0			
3B FARM (QUALIFIED)	0	0	0	0		0	0			
4A COMMERCIAL	51	8,696,100	11,225,900	19,922,000		0	19,922,000			
4B INDUSTRIAL	4	14,030,100	27,963,200	41,993,300		0	41,993,300			
4C APARTMENT	2	264,800	773,700	1,038,500		0	1,038,500			
CLASS 4 TOTAL	57	22,991,000	39,962,800	62,953,800		0	62,953,800			
RATABLE TOTAL	2,306	275,050,300	427,014,200	702,064,500		0	702,064,500			
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				515,413		515,413			
6B PETROL REFINRIES	0				0		0			
6C MISCELLANEOUS	0				0		0			
PUBLIC UTIL. TOTAL	1				515,413		515,413			
15A PUBLIC SCHOOL	7	1,433,800	10,761,100	12,194,900		0	12,194,900			
15B OTHER SCHOOL	0	0	0	0		0	0			
15C PUBLIC PROPERTY	166	18,890,300	20,429,000	39,319,300		0	39,319,300			
15D CHARITABLE	9	2,279,900	4,225,900	6,505,800		0	6,505,800			
15E CEMETERY	0	0	0	0		0	0			
15F MISCELLANEOUS	19	2,266,100	3,798,200	6,064,300		0	6,064,300			
EXEMPT TOTAL	201	24,870,100	39,214,200	64,084,300		0	64,084,300			
----- 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	21	5,250	FIRE SUPPRESS	0	0	DWELL ABATE	0	0		
DISABLED PERSON	11	2,750	POLLUTION CNTRL	0	0	DWELL EXEMP	0	0		
SURVIVING SPOUSE	0	0	FALLOUT SHELTER	0	0	NEW DWEL/CONV ABAT	0	0		
VETERAN	116	29,000	WATER/SEWAGE FAC	0	0	NEW DWEL/CONV EXMT	0	0		
WIDOW OF VETERAN	14	3,500	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 2021, 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 2021. -----
ASSESSOR

TAXING DISTRICT 50 BORO OF UNION BEACH 2021 SPECIAL TAXING DISTRICT SUMMARY

COUNTY 13 MONMOUTH

SPECIAL TAXING DISTRICT	NO. OF ITEMS	LAND VALUE	IMPROVEMENTS	EXEMPTIONS	NET TAXABLE
H73 RATABLES	37	4,089,700	5,544,400	0	9,634,100
RAILROAD	0	0	0		0
PUB UTIL	0	0			0
EXEMPTS	1	87,700	139,400		227,100
H74 RATABLES	83	10,006,500	11,485,400	0	21,491,900
RAILROAD	0	0	0		0
PUB UTIL	0	0			0
EXEMPTS	0	0	0		0
H81 RATABLES	10	1,139,200	1,695,400	0	2,834,600
RAILROAD	0	0	0		0
PUB UTIL	0	0			0
EXEMPTS	0	0	0		0
H82 RATABLES	11	1,536,400	779,300	0	2,315,700
RAILROAD	0	0	0		0
PUB UTIL	0	0			0
EXEMPTS	0	0	0		0
H83 RATABLES	2	605,100	116,300	0	721,400
RAILROAD	0	0	0		0
PUB UTIL	0	0			0
EXEMPTS	0	0	0		0
H84 RATABLES	2	280,000	34,500	0	314,500
RAILROAD	0	0	0		0
PUB UTIL	0	0			0
EXEMPTS	0	0	0		0
H85 RATABLES	24	3,846,400	1,100	0	3,847,500
RAILROAD	0	0	0		0
PUB UTIL	0	0			0
EXEMPTS	0	0	0		0
H86 RATABLES	4	144,000	4,000	0	148,000
RAILROAD	0	0	0		0
PUB UTIL	0	0			0
EXEMPTS	0	0	0		0