

(1)	VALUE OF LAND	382,538,400	
(2)	VALUE OF IMPROVEMENTS	543,317,800	
(3)	TOTAL VALUE LAND & IMPRVMT		
	EXCL 2ND CLASS RR		925,856,200

(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	926,384,247
(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	12,732,600
OTHER SCHOOL PROP	
PUBLIC PROP	46,306,600
CHURCH & CHARITABLE PROP	7,515,700
CEMETERY & GRAVEYARD	
OTHER EXEMPT PROP	6,595,700
TOTAL VALUE	73,150,600

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 MUNCPPL PURPOSE TAX		
TOTAL TAX LEVY		

	ITEMS		TAX VALUE
1. VACANT LAND	150		20,454,200
2. RESIDENTIAL	2,099		833,341,800
3A. FARM (REGULAR)			
3B. FARM (QUALIFIED)			
4A. COMMERCIAL	50	23,692,500	
4B. INDUSTRIAL	4	47,254,600	
4C. APARTMENT	2	1,113,100	
TOTAL CLASS 4A,4B,4C			72,060,200
TOTAL ALL CLASSES			925,856,200

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

ASSESSOR(S)

THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE AND COMPLETE RECORD OF THE TAXES ASSESSED FOR THE YEAR 2023 IN THE TAXING DISTRICT OF BORO OF UNION BEACH, COUNTY OF MONMOUTH, NEW JERSEY, AND THAT \$ 926,384,247 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			2023	TAX	LIST	DISTRICT	SUMMARY	COUNTY 13	MONMOUTH	04/23/23
	CLASSIFICATION	NO. OF PARCELS	LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	BOOK VALUE OF TANG PERS PROP	EXEMPTION AMOUNT	NET TAXABLE VALUE		
1	VACANT LAND	150	20,454,200	0	20,454,200		0	20,454,200		
2	RESIDENTIAL	2,099	330,172,500	503,169,300	833,341,800		0	833,341,800		
3A	FARM (REGULAR)	0	0	0	0		0	0		
3B	FARM (QUALIFIED)	0	0	0	0		0	0		
4A	COMMERCIAL	50	12,256,300	11,436,200	23,692,500		0	23,692,500		
4B	INDUSTRIAL	4	19,291,400	27,963,200	47,254,600		0	47,254,600		
4C	APARTMENT	2	364,000	749,100	1,113,100		0	1,113,100		
CLASS 4 TOTAL		56	31,911,700	40,148,500	72,060,200		0	72,060,200		
RATABLE TOTAL		2,305	382,538,400	543,317,800	925,856,200		0	925,856,200		
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				528,047		528,047		
6B	PETROL REFINRIES	0				0		0		
6C	MISCELLANEOUS	0				0		0		
PUBLIC UTIL. TOTAL		1				528,047		528,047		
15A	PUBLIC SCHOOL	7	1,971,500	10,761,100	12,732,600		0	12,732,600		
15B	OTHER SCHOOL	0	0	0	0		0	0		
15C	PUBLIC PROPERTY	166	25,769,200	20,537,400	46,306,600		0	46,306,600		
15D	CHARITABLE	9	3,153,900	4,361,800	7,515,700		0	7,515,700		
15E	CEMETERY	0	0	0	0		0	0		
15F	MISCELLANEOUS	16	2,583,600	4,012,100	6,595,700		0	6,595,700		
EXEMPT TOTAL		198	33,478,200	39,672,400	73,150,600		0	73,150,600		
----- D E D U C T I O N S -----			----- E X E M P T I O N S -----			----- E X E M P T I O N S -----			----- E X E M P T I O N S -----	
CLASSIFICATION	NO. OF DEDUCTS	DEDUCTION AMOUNT	CLASSIFICATION	NO. OF PARCELS	EXEMPTION AMOUNT	CLASSIFICATION	NO. OF PARCELS	EXEMPTION AMOUNT		
SENIOR CITIZEN	15	3,750	FIRE SUPPRESS	0	0	DWELL ABATE	0	0		
DISABLED PERSON	8	2,000	POLLUTION CNTRL	0	0	DWELL EXEMP	0	0		
SURVIVING SPOUSE	0	0	FALLOUT SHELTER	0	0	NEW DWEL/CONV ABAT	0	0		
VETERAN	100	25,000	WATER/SEWAGE FAC	0	0	NEW DWEL/CONV EXMT	0	0		
WIDOW OF VETERAN	15	3,750	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 2023, 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 2023. ----- ASSESSOR

TAXING DISTRICT 50 BORO OF UNION BEACH 2023 SPECIAL TAXING DISTRICT SUMMARY

COUNTY 13 MONMOUTH

	SPECIAL TAXING DISTRICT	NO. OF ITEMS	LAND VALUE	IMPROVEMENTS	EXEMPTIONS	NET TAXABLE
H73	RATABLES	35	5,304,700	6,675,200	0	11,979,900
	RAILROAD	0	0	0		0
	PUB UTIL	0	0			0
	EXEMPTS	0	0	0		0
H74	RATABLES	50	8,920,600	9,258,300	0	18,178,900
	RAILROAD	0	0	0		0
	PUB UTIL	0	0			0
	EXEMPTS	0	0	0		0
H81	RATABLES	6	941,000	1,305,000	0	2,246,000
	RAILROAD	0	0	0		0
	PUB UTIL	0	0			0
	EXEMPTS	0	0	0		0
H82	RATABLES	5	1,035,100	586,800	0	1,621,900
	RAILROAD	0	0	0		0
	PUB UTIL	0	0			0
	EXEMPTS	0	0	0		0
H83	RATABLES	2	832,100	132,600	0	964,700
	RAILROAD	0	0	0		0
	PUB UTIL	0	0			0
	EXEMPTS	0	0	0		0
H84	RATABLES	1	184,500	0	0	184,500
	RAILROAD	0	0	0		0
	PUB UTIL	0	0			0
	EXEMPTS	0	0	0		0
H85	RATABLES	19	4,443,600	0	0	4,443,600
	RAILROAD	0	0	0		0
	PUB UTIL	0	0			0
	EXEMPTS	0	0	0		0
H86	RATABLES	2	172,100	5,000	0	177,100
	RAILROAD	0	0	0		0
	PUB UTIL	0	0			0
	EXEMPTS	0	0	0		0