

(1)	VALUE OF LAND	239,755,100	
(2)	VALUE OF IMPROVEMENTS	365,861,500	
(3)	TOTAL VALUE LAND & IMPRVMT		
	EXCL 2ND CLASS RR		605,616,600

(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)	3,800
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		3,800

(6)	NET VALUATION TAXABLE	606,085,625
(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	12,069,800
OTHER SCHOOL PROP	
PUBLIC PROP	38,048,700
CHURCH & CHARITABLE PROP	5,507,300
CEMETERY & GRAVEYARD	
OTHER EXEMPT PROP	4,775,300
TOTAL VALUE	60,401,100

(15) APPORTIONMENT OF TAXES

AUTHORIZED RATE

(16) REAL PROPERTY CLASSIFICATION SUMMARY

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

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 2019 IN THE TAXING DISTRICT OF BORO OF UNION BEACH, COUNTY OF MONMOUTH, NEW JERSEY, AND THAT \$ 606,085,625 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			2019 TAX LIST DISTRICT SUMMARY			COUNTY 13 MONMOUTH		11/13/18
CLASSIFICATION	NO. OF PARCELS	LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	BOOK VALUE OF TANG PERS PROP	EXEMPTION AMOUNT	NET TAXABLE VALUE	
1 VACANT LAND	176	15,090,100	0	15,090,100		0	15,090,100	
2 RESIDENTIAL	2,074	204,093,100	327,586,700	531,679,800		3,800	531,676,000	
3A FARM (REGULAR)	0	0	0	0		0	0	
3B FARM (QUALIFIED)	0	0	0	0		0	0	
4A COMMERCIAL	51	7,598,100	10,330,000	17,928,100		0	17,928,100	
4B INDUSTRIAL	4	12,725,800	27,224,800	39,950,600		0	39,950,600	
4C APARTMENT	2	248,000	720,000	968,000		0	968,000	
CLASS 4 TOTAL	57	20,571,900	38,274,800	58,846,700		0	58,846,700	
RATABLE TOTAL	2,307	239,755,100	365,861,500	605,616,600		3,800	605,612,800	
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				472,825		472,825	
6B PETROL REFINRIES	0				0		0	
6C MISCELLANEOUS	0				0		0	
PUBLIC UTIL. TOTAL	1				472,825		472,825	
15A PUBLIC SCHOOL	7	1,308,700	10,761,100	12,069,800		0	12,069,800	
15B OTHER SCHOOL	0	0	0	0		0	0	
15C PUBLIC PROPERTY	168	17,333,800	20,714,900	38,048,700		0	38,048,700	
15D CHARITABLE	8	1,818,200	3,689,100	5,507,300		0	5,507,300	
15E CEMETERY	0	0	0	0		0	0	
15F MISCELLANEOUS	18	1,922,400	2,852,900	4,775,300		0	4,775,300	
EXEMPT TOTAL	201	22,383,100	38,018,000	60,401,100		0	60,401,100	
----- 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 -----		
CLASSIFICATION	NO. OF DEDUCTS	DEDUCTION AMOUNT	CLASSIFICATION	NO. OF PARCELS	EXEMPTION AMOUNT	CLASSIFICATION	NO. OF PARCELS	EXEMPTION AMOUNT
SENIOR CITIZEN	24	6,000	FIRE SUPPRESS	0	0	DWELL ABATE	0	0
DISABLED PERSON	11	2,750	POLLUTION CNTRL	0	0	DWELL EXEMP	1	3,800
SURVIVING SPOUSE	0	0	FALLOUT SHELTER	0	0	NEW DWEL/CONV ABAT	0	0
VETERAN	124	31,000	WATER/SEWAGE FAC	0	0	NEW DWEL/CONV EXMT	0	0
WIDOW OF VETERAN	17	4,250	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 2019, 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 2019. -----
ASSESSOR

TAXING DISTRICT 50 BORO OF UNION BEACH 2019 SPECIAL TAXING DISTRICT SUMMARY

COUNTY 13 MONMOUTH

	SPECIAL TAXING DISTRICT	NO. OF ITEMS	LAND VALUE	IMPROVEMENTS	EXEMPTIONS	NET TAXABLE
H73	RATABLES	43	4,319,000	5,455,300	0	9,774,300
	RAILROAD	0	0	0		0
	PUB UTIL	0	0			0
	EXEMPTS	1	81,000	124,400		205,400
H74	RATABLES	129	13,144,400	14,451,100	0	27,595,500
	RAILROAD	0	0	0		0
	PUB UTIL	0	0			0
	EXEMPTS	0	0	0		0
H81	RATABLES	14	1,326,600	1,673,400	0	3,000,000
	RAILROAD	0	0	0		0
	PUB UTIL	0	0			0
	EXEMPTS	0	0	0		0
H82	RATABLES	13	1,406,800	836,800	0	2,243,600
	RAILROAD	0	0	0		0
	PUB UTIL	0	0			0
	EXEMPTS	0	0	0		0
H83	RATABLES	4	712,500	302,600	0	1,015,100
	RAILROAD	0	0	0		0
	PUB UTIL	0	0			0
	EXEMPTS	0	0	0		0
H84	RATABLES	3	381,100	65,600	0	446,700
	RAILROAD	0	0	0		0
	PUB UTIL	0	0			0
	EXEMPTS	0	0	0		0
H85	RATABLES	32	3,916,300	1,000	0	3,917,300
	RAILROAD	0	0	0		0
	PUB UTIL	0	0			0
	EXEMPTS	0	0	0		0
H86	RATABLES	4	130,000	3,600	0	133,600
	RAILROAD	0	0	0		0
	PUB UTIL	0	0			0
	EXEMPTS	0	0	0		0