

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

(1) VALUE OF LAND	501,868,500	
(2) VALUE OF IMPROVEMENTS	598,038,800	
(3) TOTAL VALUE LAND & IMPRVMT EXCL 2ND CLASS RR		1099,907,300
(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		1100,455,601
(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		

(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 MUNCPL PURPOSE TAX		
TOTAL TAX LEVY		

AUTHORIZED RATE

(16) REAL PROPERTY CLASSIFICATION SUMMARY

	ITEMS	TAX VALUE
1.	VACANT LAND	142
2.	RESIDENTIAL	2,109
3A.	FARM (REGULAR)	
3B.	FARM (QUALIFIED)	
4A.	COMMERCIAL	50
4B.	INDUSTRIAL	4
4C.	APARTMENT	2
	TOTAL CLASS 4A,4B,4C	80,263,100
	TOTAL ALL CLASSES	1099,907,300

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 2024

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 2025 IN THE
TAXING DISTRICT OF BORO OF UNION BEACH COUNTY OF
MONMOUTH, NEW JERSEY, AND THAT \$ 1,100,455,601 IS THE
NET VALUATION TAXABLE AND \$ _____ IS THE NET VALUATION
ON WHICH COUNTY TAXES AND REGIONAL OR CONSOLIDATED SCHOOL TAXES
ARE APPORTIONED.

ATTEST:

Reine Luttich PRESIDENT
Stephan D. D. D. V. PRESIDENT
Michael V. H. H. COMMISSIONER
Quon A. Malan COMMISSIONER
Carol M. H. H. COMMISSIONER
Matthew S. Clark COMMISSIONER

TAX ADMINISTRATOR
COUNTY BOARD OF TAXATION

TAXING DISTRICT 50 BORO OF UNION BEACH			2025	TAX	LIST	DISTRICT	SUMMARY	COUNTY 13	MONMOUTH	10/28/24
CLASSIFICATION	NO. OF PARCELS	LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	BOOK VALUE OF TANG PERS PROP	EXEMPTION AMOUNT	NET TAXABLE VALUE			
1 VACANT LAND	142	23,360,500	0	23,360,500		0	23,360,500			
2 RESIDENTIAL	2,109	439,554,600	556,729,100	996,283,700		0	996,283,700			
3A FARM (REGULAR)	0	0	0	0		0	0			
3B FARM (QUALIFIED)	0	0	0	0		0	0			
4A COMMERCIAL	50	15,200,300	12,274,300	27,474,600		0	27,474,600			
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	41,309,700	80,263,100		0	80,263,100			
RATABLE TOTAL	2,307	501,868,500	598,038,800	1,099,907,300		0	1,099,907,300			
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 2024. -----
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	9,405,900	0	19,802,100
	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	624,500	0	1,952,000
	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