

FINAL EQUALIZATION TABLE FOR THE COUNTY OF GLOUCESTER FOR THE YEAR 2014

PAGE 1

Section 54:3-18 of the Revised Statutes, as amended, required the County Board of Taxation to complete its equalization of the property valuations in the several taxing districts before March 10th. Pursuant to Section 54:3-19 of the Revised Statutes, as amended, one certified copy of such Equalization Table, as confirmed, shall be transmitted to each of the following: Director, Division of Taxation, the Tax court of New Jersey, and to each taxing district in the County.

FINAL EQUALIZATION TABLE HEARING: Tuesday, February 25, 2014 at 8:00 a.m.
LOCATION: Budd Boulevard, Woodbury, NJ 08096

COUNTY PERCENTAGE LEVEL OF TAXABLE VALUE OF REAL PROPERTY 100%

Robyn Glocker-Hammond, County Assessor

Lou Sebastiani, President

Bradley A. Blubaugh, Commissioner

Rocco A. Ficarra, Commissioner

Elizabeth S. Rogale, Commissioner

Jill McGree, Commissioner

			COLUMN (1)				COLUMN (2)				
			REAL PROPERTY EXCLUSIVE OF CLASS II RAILROAD PROPERTY				MACHINERY, IMPLEMENTS, EQUIPMENT & ALL OTHER TAXABLE PERSONAL PROPERTY USED IN BUSINESS OF TELEPHONE, TELEGRAPH & MESSENGER SYSTEM COMPANIES (C.138 L.1966)				
			(a) AGGREGATE ASSESSED VALUE	(b) REAL PROPERTY RATIO OF AGGREGATE ASSESSED TO AGGREGATE TRUE VALUE	(c) AGGREGATE TRUE VALUE [COL.1(a)/ COL.19(c)]	(d) AMOUNT BY WHICH COL.1(a) SHOULD BE INCREASED OR DECREASED TO CORRESPOND TO COL.1(c)	(a) AGGREGATE ASSESSED VALUE (TAXABLE VALUE)	(b) TAXABLE % LEVEL LOWER OF COUNTY % LEVEL OR PRE- TAX YEAR SCHOOL AID DIST. RATIO) (N.J.S.A. 54:1-35.2)	(c) AGGREGATE TRUE VALUE [COL.2(a)/ COL.2(b)]	(d) AGGREGATE EQUALIZED VALUATION [COL.2(c) x COL.2(b)]	(e) AMOUNT BY WHICH COL.2(a) SHOULD BE INCREASED OR DECREASED TO CORRESPOND TO COL.2(d)
TAXING DISTRICT											
1	E	CLAYTON BORO	461,506,500	96.89	476,320,054	14,813,554	1,118,939	96.89	1,154,855	1,118,939	0
2		DEPTFORD TWP	2,807,624,500	101.61	2,763,137,979	(44,486,521)	5,957,884	100.00	5,957,884	5,957,884	0
3		EAST GREENWICH TWP	1,036,998,200	96.26	1,077,288,801	40,290,601	1,266,142	96.26	1,315,336	1,266,142	0
4		ELK TWP	349,349,100	97.56	358,086,408	8,737,308	1,093,377	97.56	1,120,723	1,093,377	0
5		FRANKLIN TWP	1,231,145,700	96.87	1,270,925,674	39,779,974	3,008,212	96.87	3,105,411	3,008,212	0
6	E	GLASSBORO BORO	1,175,196,600	104.18	1,128,044,346	(47,152,254)	5,016,335	100.00	5,016,335	5,016,335	0
7	E	GREENWICH TWP	728,310,500	91.44	796,490,048	68,179,548	86,888,487	91.44	95,022,405	86,888,487	0
8		HARRISON TWP	1,366,979,400	98.17	1,392,461,444	25,482,044	2,975,643	98.17	3,031,112	2,975,643	0
9	E	LOGAN TWP	1,044,026,281	90.45	1,154,257,912	110,231,631	1,893,488	90.45	2,093,409	1,893,488	0
10	E	MANTUA TWP	1,332,218,200	97.52	1,366,097,416	33,879,216	2,453,312	97.52	2,515,701	2,453,312	0
11		MONROE TWP	2,623,249,500	103.44	2,536,010,731	(87,238,769)	7,329,382	100.00	7,329,382	7,329,382	0
12	r	NATIONAL PARK BORO	158,678,200	97.91	162,065,366	3,387,166	356,578	100.00	356,578	356,578	0
13	r	NEWFIELD BORO	124,011,800	96.77	128,151,080	4,139,280	189,658	100.00	189,658	189,658	0
14		PAULSBORO BORO	394,815,900	97.82	403,614,700	8,798,800	1,417,859	97.82	1,449,457	1,417,859	0
15	E	PITMAN BORO	578,148,900	93.19	620,398,004	42,249,104	585,442	93.19	628,224	585,442	0
16	r	SOUTH HARRISON TWP	367,568,500	100.93	364,181,611	(3,386,889)	521,058	100.00	521,058	521,058	0
17		SWEDESBORO BORO	184,744,400	105.27	175,495,773	(9,248,627)	1,703,659	100.00	1,703,659	1,703,659	0
18	E	WASHINGTON TWP	4,228,916,400	94.87	4,457,590,808	228,674,408	5,424,948	94.87	5,718,297	5,424,948	0
19		WENONAH BORO	253,670,600	105.53	240,377,712	(13,292,888)	0	100.00	0	0	0
20	E	WEST DEPTFORD TWP	2,325,118,600	98.95	2,349,791,410	24,672,810	4,830,846	98.95	4,882,108	4,830,846	0
21	E	WESTVILLE BORO	261,129,670	108.43	240,827,880	(20,301,790)	227,089	100.00	227,089	227,089	0
22	E	WOODBURY CITY	586,800,680	91.92	638,381,941	51,581,261	4,631,471	91.92	5,038,589	4,631,471	0
23		WOODBURY HGTS BORO	256,099,900	98.81	259,184,192	3,084,292	657,377	98.81	665,294	657,377	0
24		WOOLWICH TWP	1,082,265,800	97.78	1,106,837,595	24,571,795	1,901,162	97.78	1,944,326	1,901,162	0
			24,958,573,831		25,466,018,885	507,445,054	141,448,348		150,986,890	141,448,348	0

R = Revaluation
r = reassessment
A = Approximation
E = EXCLUDES SPECIAL EXEMPTION

TAXING DISTRICT
CLAYTON
GLASSBORO
GLASSBORO
GREENWICH
LOGAN
MANTUA
PITMAN
WASHINGTON TWP

TYPE
DWELLING EXEMPTION 399,800
DWELLING EXEMPTION 189,000
COM/IND EXEMPTION 20,700
DWELLING EXEMPTION 15,000
FALLOUT SHELTER 3,142,300
DWELLING EXEMPTION 203,200
DWELLING EXEMPTION 576,000
DWELLING EXEMPTION 66,200

AMOUNT
399,800
189,000
20,700
15,000
3,142,300
203,200
576,000
66,200

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		COLUMN (3) EQUALIZATION OF REPLACEMENT REVENUES UNDER P.L. 1966 C.135 AS AMENDED					COLUMN (4) DEDUCT TRUE VALUE OF REAL PROPERTY EXCLUSIVE OF CLASS II RAILROAD PROPERTY WHERE THE TAXES ARE IN DEFAULT AND LIENS UNENFORCEABLE (C.168, L.1974)			COLUMN (5) C. 441 IN LIEU TRUE VALUE	COLUMN (6) NET AMOUNT OF CALCULATIONS [COL.1(d) + COL.2(e) + COL.3 (e) - COL.4(c)] TRANSFER TO COLUMN 10 COUNTY ABSTRACT OF RATABLE
		(a) BUSINESS PERSONAL PROPERTY REPLACEMENT REVENUE RECEIVED DURING PRECEDING YEAR P.L.1966 C.135	(b) PRECEDING YEAR GENERAL TAX RATE	(c) CAPITALIZATION OF REPLACEMENT REVENUES IN COL.3(a) PER C.135 P.L. 1966 [COL.3(a)/COL.3(b)]	(d) REAL PROPERTY RATIO OF AGGREGATE ASSESSED VALUE TO AGGREGATE TRUE VALUE [SAME AS PRECEDING YEAR COUNTY EQUAL. TABLE COL.1(b)] PER P.L. 1971 C.32	(e) ASSUMED EQUALIZED VALUE OF AMOUNT IN COL.3(c)/ COL.3(d)	(a) AGGREGATE ASSESSED VALUE (TAXABLE VALUE)	(b) REAL PROPERTY RATIO OF AGGREGATE ASSESSED TO AGGREGATE TRUE VALUE [SAME AS COL.1(b)]	(c) AGGREGATE TRUE VALUE [COL.4(a) / COL.4(b)]		
TAXING DISTRICT											
1	CLAYTON BORO	45,148.36	3.370	1,339,714	95.88	1,397,282	0	96.89	0	-	16,210,836
2	DEPTFORD TWP	169,201.24	2.679	6,315,836	95.81	6,592,043	0	101.61	0	-	(37,894,478)
3	EAST GREENWICH TWP	33,032.38	2.816	1,173,025	94.39	1,242,743	0	96.26	0	-	41,533,344
4	ELK TWP	19,123.18	2.966	644,746	94.03	685,681	0	97.56	0	-	9,422,989
5	FRANKLIN TWP	56,009.25	2.887	1,940,050	94.82	2,046,035	0	96.87	0	-	41,826,009
6	GLASSBORO BORO	245,854.94	3.267	7,525,404	101.68	7,401,066	0	104.18	0	21,357,925	(18,393,263)
7	GREENWICH TWP	393,108.30	2.788	14,100,011	82.10	17,174,191	0	91.44	0	-	85,353,739
8	HARRISON TWP	38,490.38	2.631	1,462,956	98.06	1,491,899	0	98.17	0	42,880	27,016,823
9	LOGAN TWP	66,547.54	2.105	3,161,403	89.27	3,541,395	0	90.45	0	-	113,773,026
10	MANTUA TWP	60,696.07	2.965	2,047,085	96.83	2,114,102	0	97.52	0	-	35,993,318
11	MONROE TWP	126,176.11	3.129	4,032,474	107.69	3,744,520	0	103.44	0	520,320	(82,973,929)
12	NATIONAL PARK BORO	6,747.87	3.692	182,770	101.61	179,874	0	97.91	0	-	3,567,040
13	NEWFIELD BORO	20,445.76	2.581	792,164	113.84	695,857	0	96.77	0	-	4,835,137
14	PAULSBORO BORO	122,361.64	3.293	3,715,811	90.61	4,100,884	0	97.82	0	-	12,899,684
15	PITMAN BORO	120,456.58	3.798	3,171,579	87.70	3,616,396	0	93.19	0	-	45,865,500
16	SOUTH HARRISON TWP	20,756.95	2.382	871,408	111.02	784,911	0	100.93	0	-	(2,601,978)
17	SWEDESBO BORO	86,783.15	3.606	2,406,632	101.01	2,382,568	0	105.27	0	1,751,040	(5,115,019)
18	WASHINGTON TWP	106,319.86	3.174	3,349,712	93.98	3,564,282	0	94.87	0	28,868,020	261,106,710
19	WENONAH BORO	3,976.42	3.160	125,836	106.45	118,211	0	105.53	0	-	(13,174,677)
20	WEST DEPTFORD TWP	407,630.39	2.630	15,499,254	101.63	15,250,668	0	98.95	0	-	39,923,478
21	WESTVILLE BORO	45,409.11	3.478	1,305,610	108.32	1,205,327	0	108.43	0	-	(19,096,463)
22	WOODBURY CITY	161,160.23	4.317	3,733,153	92.29	4,045,024	0	91.92	0	-	55,626,285
23	WOODBURY HGTS BORO	41,968.03	3.746	1,120,342	98.35	1,139,138	0	98.81	0	-	4,223,430
24	WOOLWICH TWP	59,527.91	3.240	1,837,281	97.97	1,875,351	0	97.78	0	-	26,447,146
		2,456,931.65		81,854,256		86,389,448	0		0	52,540,185	646,374,687

TAXING DISTRICT	TYPE	AMOUNT
WEST DEPTFORD	POLLUTION CONTROL	2,311,700
WEST DEPTFORD	FALLOUT SHELTER	2,481,300
WEST DEPTFORD	DWELLING EXEMPTION	636,400
WESTVILLE	DWELLING EXEMPTION	467,030
WESTVILLE	COM/IND EXEMPTION	330,400
WOODBURY CITY	DWELLING EXEMPTION	537,720
WOODBURY CITY	COM/IND EXEMPTION	2,697,600

Net Valuation on which County Taxes are apportioned: 1c+2d+3e+5 \$ 25,746,396,866

2014 BROKEN DOWN BY PROPERTY CLASS

Dist	Taxing Districts	Vacant Land	Residential	Farm Reg	Qfarm	Commercial	Industrial	Apartment	Total
0801	CLAYTON	11,952,300	392,213,400	1,961,700	276,900	29,976,300	11,951,200	13,174,700	461,506,500
0802	DEPTFORD	60,953,400	1,811,673,600	8,203,700	469,300	808,000,600	15,635,200	102,688,700	2,807,624,500
0803	EAST GREENWICH	14,104,900	924,528,700	23,001,600	2,712,700	54,274,600	16,459,200	1,916,500	1,036,998,200
0804	ELK	14,194,800	276,047,800	22,896,000	4,398,500	30,622,800	1,189,200		349,349,100
0805	FRANKLIN	36,089,600	1,041,281,400	47,646,600	6,035,100	96,487,300		3,605,700	1,231,145,700
0806	GLASSBORO	44,272,900	891,128,900	2,348,800	234,400	175,876,900	13,084,900	48,249,800	1,175,196,600
0807	GREENWICH	12,288,100	298,207,400	1,371,300	402,900	47,964,100	367,441,700	635,000	728,310,500
0808	HARRISON	25,368,500	1,208,175,300	31,077,500	2,864,300	92,196,500		7,297,300	1,366,979,400
0809	LOGAN	25,939,500	398,969,100	7,496,200	2,411,800	101,380,300	507,829,381		1,044,026,281
0810	MANTUA	24,093,800	1,098,246,900	25,239,000	1,606,900	169,010,200	11,086,200	2,935,200	1,332,218,200
0811	MONROE	67,718,300	2,181,040,900	24,550,300	2,187,200	302,329,500	12,367,000	33,056,300	2,623,249,500
0812	NATIONAL PARK	2,238,000	149,817,400			5,876,700	166,300	579,800	158,678,200
0813	NEWFIELD	4,529,400	103,287,900	1,604,600	122,500	8,245,600	5,149,800	1,072,000	124,011,800
0814	PAULSBORO	4,329,400	223,713,100		19,300	30,984,100	127,402,300	8,367,700	394,815,900
0815	PITMAN	2,158,200	502,983,700	225,800	14,100	41,687,600	15,289,200	15,790,300	578,148,900
0816	SOUTH HARRISON	8,852,800	299,016,400	34,566,600	3,695,400	21,437,300			367,568,500
0817	SWEDESBORO	1,516,500	146,211,800		25,300	34,204,500	1,663,900	1,122,400	184,744,400
0818	WASHINGTON	37,005,500	3,385,410,500	4,922,500	638,700	722,086,100	10,194,500	68,658,600	4,228,916,400
0819	WENONAH	1,751,700	244,644,600			7,274,300			253,670,600
0820	WEST DEPTFORD	63,535,700	1,360,202,400	3,333,200	447,200	425,052,100	392,384,100	80,163,900	2,325,118,600
0821	WESTVILLE	2,376,800	190,783,270			25,951,100	31,439,400	10,579,100	261,129,670
0822	WOODBURY CITY	4,782,600	405,055,580			148,300,300	3,556,800	25,105,400	586,800,680
0823	WOODBURY HEIGHTS	7,266,700	191,390,700			50,974,700	6,167,800	300,000	256,099,900
0824	WOOLWICH	17,421,300	923,944,400	18,481,400	4,344,600	51,771,100	44,073,200	22,229,800	1,082,265,800
TOTALS		494,740,700	18,647,975,150	258,926,800	32,907,100	3,481,964,600	1,594,531,281	447,528,200	24,958,573,831

2014 LINE ITEM TOTALS

2014 Line Item Count

<u>Dist</u>	<u>Taxing Districts</u>	<u>CLASS 1</u>	<u>CLASS 2</u>	<u>CLASS 3A</u>	<u>CLASS 3B</u>	<u>CLASS 4A</u>	<u>CLASS 4B</u>	<u>CLASS 4C</u>	<u>TOTAL</u>
0801	CLAYTON	451	2557	11	33	91	13	11	3,167
0802	DEPTFORD	1628	10135	40	104	361	34	13	12,315
0803	EAST GREENWICH	253	3458	91	186	82	22	5	4,097
0804	ELK	419	1372	108	263	43	1	0	2,206
0805	FRANKLIN	1043	5608	277	712	296	0	4	7,940
0806	GLASSBORO	1061	4751	9	39	243	7	18	6,128
0807	GREENWICH	181	1847	8	33	63	16	3	2,151
0808	HARRISON	419	3853	96	218	130	0	4	4,720
0809	LOGAN	373	2123	41	126	78	107	0	2,848
0810	MANTUA	352	5380	80	158	170	5	5	6,150
0811	MONROE	1524	10879	124	313	407	15	13	13,275
0812	NATIONAL PARK	114	1091	0	0	33	1	2	1,241
0813	NEWFIELD	118	585	7	14	34	8	3	769
0814	PAULSBORO	166	1973	0	1	113	15	9	2,277
0815	PITMAN	62	2988	1	4	143	6	11	3,215
0816	SOUTH HARRISON	109	936	119	220	25	0	0	1,409
0817	SWEDESBORO	68	795	0	2	88	4	3	960
0818	WASHINGTON	443	16097	20	60	842	14	10	17,486
0819	WENONAH	24	814	0	0	15	0	0	853
0820	WEST DEPTFORD	406	6690	13	40	273	38	7	7,467
0821	WESTVILLE	67	1397	0	0	95	39	10	1,608
0822	WOODBURY	116	2888	0	0	304	4	23	3,335
0823	WOODBURY HEIGHTS	110	1076	0	0	86	10	1	1,283
0824	WOOLWICH	485	3205	90	233	77	10	2	4,102
	<u>TOTALS</u>	9992	92498	1135	2759	4092	369	157	111002

<u>CLASS 1</u>	<u>CLASS 2</u>	<u>CLASS 3A</u>	<u>CLASS 3B</u>	<u>CLASS 4A</u>	<u>CLASS 4B</u>	<u>CLASS 4C</u>	<u>TOTAL</u>
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CLASS 1 VACANT LAND
 CLASS 2 RESIDENTIAL
 CLASS 3A FARMLAND REG.
 CLASS 3B QFARM

CLASS 4A COMMERCIAL
 CLASS 4B INDUSTRIAL
 CLASS 4C APARTMENT