

FINAL EQUALIZATION TABLE FOR THE COUNTY OF GLOUCESTER FOR THE YEAR 2022

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Section 54:3-16 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 HEARING: Tuesday May 24, 2022 at 8:00 a.m.

LOCATION: 8000 Boulevard Woodbury, NJ 08096

COUNTY PERCENTAGE LEVEL OF TAXABLE VALUE OF REAL PROPERTY 100%

A. Craig Black, County Assessor

Lu Sebastiani, President

Bridget A. Blubaugh, Commissioner

Rocco A. Ficarra, Commissioner

Elizabeth S. Rogala, Commissioner

Justin Kolman, Commissioner

COLUMN (1) REAL PROPERTY EXCLUSIVE OF CLASS II RAILROAD PROPERTY					COLUMN (2) 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) x COL.1(b)]	(d) AMOUNT BY WHICH COL.1(a) SHOULD BE INCREASED OR DECREASED TO CORRESPOND TO COL.1(c)	(e) AGGREGATE ASSESSED VALUE (TAXABLE VALUE)	(f) TAXABLE % LEVEL LOWER OF COUNT % LEVEL OR PRE- TAX YEAR SCHOOL AID DIST. RATIO (NJSA 54:1-35.2)	(g) AGGREGATE TRUE VALUE [COL.2(a) x COL.2(f)]	(h) AGGREGATE EQUALIZED VALUATION [COL.2(a) x COL.2(b)]	(i) AMOUNT BY WHICH COL.2(a) SHOULD BE INCREASED OR DECREASED TO CORRESPOND TO COL.2(d)		
TAXING DISTRICT											
1	E	CLAYTON BORO	471,806,100	86.46	545,682,922	73,885,822	1,348,667	86.46	1,561,031	1,348,867	0
2	E	DEPTFORD TWP	2,843,512,480	89.10	3,191,372,031	347,859,551	5,741,775	89.10	6,444,192	6,741,775	0
3		EAST GREENWICH TWP	1,251,892,600	83.74	1,335,484,453	83,601,853	0	83.74	0	0	0
4		BLK TWP	379,846,400	86.47	439,092,197	59,403,757	1,110,641	86.47	1,284,423	1,110,641	0
5		FRANKLIN TWP	1,237,711,200	84.90	1,457,845,836	220,134,736	2,053,354	84.90	2,430,335	2,063,354	0
6	E	GLASSBORO BORO	1,318,462,200	93.29	1,413,294,244	94,832,044	8,755,774	93.29	7,241,691	6,765,774	0
7	E	GREENWICH TWP	723,625,142	90.33	801,080,603	77,455,461	0	90.33	0	0	0
8		HARRISON TWP	1,537,765,100	89.74	1,713,678,226	175,813,126	2,751,847	89.74	3,066,466	2,791,847	0
9	E	LOGAN TWP	1,649,740,340	90.15	1,829,994,831	180,254,491	0	90.15	0	0	0
10	E	MANTUA TWP	1,374,129,080	86.32	1,591,801,066	217,772,086	0	86.32	0	0	0
11	E	MONROE TWP	2,777,194,100	89.87	3,090,234,885	313,040,785	0	89.87	0	0	0
12		NATIONAL PARK BORO	169,416,800	91.48	175,358,143	14,840,343	325,351	91.48	355,653	325,351	0
13		NEWFIELD BORO	134,192,960	90.42	148,410,639	14,217,739	0	90.42	0	0	0
14		PAULSBORO BORO	341,013,200	87.34	350,332,932	9,319,832	0	87.34	0	0	0
15	RE	PITMAN BORO	769,681,200	116.69	676,734,253	(112,946,947)	0	100.00	0	0	0
16		SOUTH HARRISON TWP	395,886,800	88.08	450,882,551	54,015,651	0	88.08	0	0	0
17		SWEDESBORO BORO	172,831,100	85.61	189,550,676	26,719,676	0	85.61	0	0	0
18	E	WASHINGTON TWP	4,732,898,116	89.87	5,266,493,952	533,495,837	5,270,560	89.87	5,664,649	5,270,560	0
19	E	WENONAH BORO	216,925,400	92.80	233,755,819	16,830,419	0	92.80	0	0	0
20	E	WEST DEPTFORD TWP	2,221,597,800	88.40	2,513,119,863	291,522,063	4,699,328	88.40	5,315,982	4,699,328	0
21	E	WESTVILLE BORO	233,406,600	89.87	259,427,142	26,020,542	220,402	89.87	244,973	220,402	0
22	E	WOODBURY CITY	624,088,465	94.02	663,761,397	39,682,932	5,643,492	94.02	5,002,438	5,643,492	0
23		WOODBURY HGTS BORO	249,081,200	88.07	282,821,846	33,740,646	818,211	88.07	699,683	616,211	0
24	E	WOOLWICH TWP	1,420,257,010	92.53	1,534,916,173	114,658,163	0	92.53	0	0	0
			37,297,822,252		30,174,112,970	2,816,200,719	36,546,402		49,511,516	36,546,402	0

R = Revaluation

r = reassessment

A = Approximation

E = EXCLUDES SPECIAL EXEMPTION

TAXING DISTRICT

CLAYTON BORO

DEPTFORD TWP

GLASSBORO BORO

GLASSBORO BORO

GLASSBORO BORO

GREENWICH TWP

LOGAN TWP

MANTUA TWP

MONROE TWP

MONROE TWP

TYPE

DWELL EXEMPTION

FIRE SUPPRESSION

FIRE SUPPRESSION

DWELL EXEMPTION

NEW DWL/CONV EXEMPT

DWELL EXEMPTION

FIRE SUPPRESSION

DWELL EXEMPTION

FIRE SUPPRESSION

DWELL EXEMPTION

AMOUNT

169,000

1,575,000

130,500

166,200

76,500

234,040

14,304,860

16,000

130,500

142,300

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County Assessor

Don Sebastiani, President

Bradley A. Bluzsach, Commissioner

Rocco A. Ficara, Commissioner

Elizabeth B. Rogers, Commissioner

Justin Korman, Commissioner

TAXING DISTRICT	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.165, 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(b)) + COL.5 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) AL PROPERTY RA OF AGGREGATE ASSESSED VALUE TO AGGREGATE JE VALUE [SAME PRECEDING YEAR COUNTY EQUAL TAX COL.1(b)] PER P.L. 1971 C.32	(e) ASSUMED EQUALIZED VALUE OF AMOUNT IN COL.3(a) [COL.3(a)/ COL.3(b)]	(a) AGGREGATE REAL PROPERTY ASSESSED VALUE (TAXABLE VALUE)	(b) RATIO OF AGGREGATE ASSESSED TO AGGREGATE TRUE VALUE [SAME AS COL.1(b)]	(c) AGGREGATE TRUE VALUE [COL.4(a) / COL.4(b)]		
1 CLAYTON BORO	45,148.36	3.849	1,143,285	94.53	1,209,443	0	88.48	0	566,000	75,681,265
2 DEPTFORD TWP	189,201.24	3.224	5,248,177	93.87	5,690,899	0	89.10	0	-	353,450,450
3 EAST GREENWICH TWP	33,032.38	3.011	1,097,057	88.74	1,111,056	0	93.74	0	15,924,480	100,637,480
4 ELK TWP	18,123.18	3.717	514,479	91.98	559,338	0	88.47	0	-	59,983,095
5 FRANKLIN TWP	56,009.25	3.418	1,838,856	90.25	1,815,484	0	94.90	0	-	221,950,220
6 GLASSBORO BORO	245,854.94	3.523	6,978,668	98.11	7,113,004	0	93.29	0	15,405,740	117,410,788
7 GREENWICH TWP	393,108.30	3.230	12,170,536	96.05	12,071,042	0	90.33	0	-	90,136,503
8 HARRISON TWP	38,499.38	3.049	1,262,894	95.02	1,328,556	0	89.74	0	-	177,141,682
9 LOGAN TWP	66,547.64	2.165	3,073,789	94.44	3,254,763	0	90.15	0	-	183,509,244
10 MANTUA TWP	60,689.07	3.425	1,772,148	90.63	1,957,526	0	86.32	0	-	219,729,692
11 MONROE TWP	126,176.11	3.641	3,466,426	97.41	3,557,566	0	89.87	0	581,800	317,180,161
12 NATIONAL PARK BORO	6,747.87	4.488	150,354	98.80	152,180	0	91.48	0	-	15,092,623
13 NEWFIELD BORO	20,445.76	3.764	543,192	97.65	558,264	0	90.42	0	-	14,774,033
14 PAULSBORO BORO	122,351.64	4.232	2,891,243	105.26	2,748,858	0	97.34	0	-	12,065,690
15 PITMAN BORO	120,456.58	4.483	2,686,864	89.58	3,000,183	0	116.89	0	68,800	(109,877,954)
16 SOUTH HARRISON TWP	20,756.95	2.926	709,397	92.25	768,894	0	88.08	0	-	54,784,645
17 SWEDESBORO BORO	85,783.15	4.209	2,061,847	91.26	2,259,311	0	86.61	0	-	28,979,187
18 WASHINGTON TWP	106,319.86	3.285	3,235,540	95.83	3,375,333	0	89.87	0	2,777,820	539,649,780
19 WENONAH BORO	3,976.42	4.229	94,027	97.81	95,132	0	92.80	0	-	16,926,651
20 WEST DEPTFORD TWP	407,530.39	3.419	11,922,503	92.84	12,883,621	0	88.40	0	-	304,495,504
21 WESTVILLE BORO	45,409.11	4.800	946,033	96.58	979,523	0	89.87	0	-	27,090,065
22 WOODBURY CITY	161,160.23	4.498	3,582,931	98.80	3,626,448	0	94.02	0	9,200	43,328,500
23 WOODBURY HGTS BORO	41,958.03	4.554	921,564	98.71	952,915	0	88.07	0	-	34,693,561
24 WOOLWICH TWP	59,527.91	3.436	1,732,477	97.44	1,777,894	0	92.63	0	-	116,436,157
	2,458,931.65		69,842,877		73,345,423	0		0	35,412,640	3,025,049,781

TAXING DISTRICT
PITMAN BORO
WASHINGTON TWP
WENONAH BORO
WEST DEPTFORD TWP
WEST DEPTFORD TWP
WEST DEPTFORD TWP
WESTVILLE BORO
WOODBURY CITY
WOODBURY CITY

TYPE
DWELL EXEMPTION
FIRE SUPPRESSION
DWELL EXEMPTION
POLLUTION CONTROL
FIRE SUPPRESSION
DWELL EXEMPTION
DWELL EXEMPTION
FIRE SUPPRESSION
DWELL EXEMPTION

AMOUNT
1,845,400
1,334,485
15,800
2,311,700
3,286,500
106,800
191,300
120,735
73,600

Net Valuation on which County Taxes are apportioned: 1c+2d+3e+5 \$ 30,319,419,435