

Final EQUALIZATION TABLE FOR THE COUNTY OF GLOUCESTER FOR THE YEAR 2023

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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 HEARING: Monday May 22, 2023 at 8:30 a.m.

LOCATION: Admin Bldg Clayton NJ 08312

COUNTY PERCENTAGE LEVEL OF TAXABLE VALUE OF REAL PROPERTY 100%

Bradley A. Blubaugh, Commissioner

Rocco A. Fiora, Commissioner

A. Craig Black, County Assessor

Loi Sebastiani, President

Justin Kolman, 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.1986)				
		(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 (NJSA 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	473,189,900	75.98	622,946,156	149,756,256	0	75.98	0	0
2	E	DEPTFORD TWP	2,846,304,000	81.71	3,483,421,858	637,117,858	5,333,498	81.71	5,333,498	0
3	E	EAST GREENWICH TWP	1,273,439,300	81.00	1,572,147,284	298,707,984	0	81.00	0	0
4		ELK TWP	384,584,500	80.03	480,550,419	95,965,919	0	80.03	0	0
5		FRANKLIN TWP	1,244,641,300	75.24	1,654,228,203	409,586,903	0	75.24	0	0
6	E	GLASSBORO BORO	1,337,816,600	83.43	1,603,639,598	265,723,098	0	83.43	0	0
7	E	GREENWICH TWP	686,604,210	90.92	765,174,010	86,569,800	35,452,216	90.92	35,452,216	0
8		HARRISON TWP	1,552,968,900	79.44	1,954,895,393	401,926,493	0	79.44	0	0
9	E	LOGAN TWP	1,815,851,040	82.37	2,204,505,330	388,654,290	0	82.37	0	0
10	RE	MANTUA TWP	2,002,009,200	103.44	1,935,430,394	(66,578,806)	0	100.00	0	0
11	E	MONROE TWP	2,814,545,900	78.49	3,595,885,588	771,319,688	0	78.49	0	0
12		NATIONAL PARK BORO	161,144,800	83.74	192,434,679	31,289,879	287,830	83.74	287,830	0
13		NEWFIELD BORO	135,393,400	80.49	168,211,455	32,818,055	0	80.49	0	0
14	E	PAULSBORO BORO	342,251,800	87.71	390,208,414	47,956,614	0	87.71	0	0
15	E	PITMAN BORO	789,305,400	100.33	786,709,259	(2,596,141)	0	100.00	0	0
16		SOUTH HARRISON TWP	401,628,500	75.23	533,731,889	132,203,389	0	75.23	0	0
17		SWEDSBORO BORO	173,175,400	76.62	226,019,533	52,843,133	0	76.62	0	0
18	E	WASHINGTON TWP	4,722,105,160	78.78	5,994,040,483	1,271,935,323	0	78.78	0	0
19	E	WENONAH BORO	217,738,800	82.84	262,840,295	45,101,395	0	82.84	0	0
20	E	WEST DEPTFORD TWP	2,235,419,100	79.28	2,819,650,732	584,231,632	4,260,030	79.28	4,260,030	0
21	E	WESTVILLE BORO	234,188,250	77.27	303,977,844	69,889,594	246,682	77.27	246,682	0
22	E	WOODBURY CITY	626,993,365	83.49	760,980,185	133,986,820	4,495,004	83.49	4,495,004	0
23		WOODBURY HGTS BORO	251,004,600	79.53	316,609,659	64,605,059	561,857	79.53	561,857	0
24	E	WOOLWICH TWP	1,462,961,510	84.20	1,737,483,979	274,522,469	0	84.20	0	0
			28,185,260,975		34,333,802,059	6,148,541,084	50,647,117		57,859,798	50,647,117

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
189,000
1,575,000
130,288
166,200
75,500
332,280
14,340,860
23,800
130,500
142,300

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Final EQUALIZATION HEARING: Monday May 22, 2023 at 830 a.m.
LOCATION: Budd Boulevard, Woodbury, NJ 08096
COUNTY PERCENTAGE LEVEL OF TAXABLE VALUE OF REAL PROPERTY 100%

A. Craig Black
County Assessor

Lou Sebastiani, President

Bradley A. Pridemuth, Commissioner

Roberto A. Ficare, Commissioner

Elizabeth S. Regale, Commissioner

Justin Kolman, 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.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)] + 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(c) (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)]		
1 CLAYTON BORO	45,148.35	3.997	1,129,556	86.46	1,306,449	0	75.86	0	780,000	151,842,705
2 DEPTFORD TWP	169,201.24	3.204	5,193,892	89.10	5,818,027	0	81.71	0	-	842,935,685
3 EAST GREENWICH TWP	33,032.38	2.991	1,104,393	93.74	1,178,145	0	81.00	0	12,762,060	312,648,189
4 ELK TWP	19,123.18	3.673	520,642	86.47	602,107	0	60.03	0	-	96,668,026
5 FRANKLIN TWP	56,009.25	3.468	1,615,030	84.90	1,802,273	0	75.24	0	-	411,489,178
6 GLASSBORO BORO	245,854.94	3.464	7,097,429	93.29	7,607,920	0	83.43	0	8,814,350	281,945,378
7 GREENWICH TWP	393,108.30	3.264	12,043,759	90.33	13,339,067	0	90.92	0	-	81,902,867
8 HARRISON TWP	38,490.38	3.110	1,237,633	89.74	1,379,132	0	79.44	0	-	403,305,825
9 LOGAN TWP	66,547.54	2.089	3,195,617	90.15	3,533,605	0	82.37	0	-	392,187,975
10 MANTUA TWP	80,895.07	3.397	1,788,755	88.32	2,069,920	0	103.44	0	-	(64,608,886)
11 MONROE TWP	126,176.11	3.618	3,497,455	89.87	3,880,555	0	78.49	0	1,824,700	777,024,943
12 NATIONAL PARK BORO	6,747.87	4.630	145,742	91.48	169,310	0	83.74	0	-	31,449,195
13 NEWFIELD BORO	20,445.76	3.768	844,060	90.42	601,703	0	80.48	0	-	33,419,758
14 PAULSBORO BORO	122,361.64	4.316	2,835,070	97.34	2,912,544	0	87.71	0	-	50,869,158
15 PITMAN BORO	120,466.58	3.267	3,897,070	116.69	3,159,714	0	100.33	0	137,600	781,173
16 SOUTH HARRISON TWP	20,766.95	2.948	704,103	86.08	817,964	0	75.23	0	-	133,023,363
17 SWEDESBORO BORO	86,783.15	4.205	2,063,318	86.61	2,382,309	0	76.62	0	-	55,225,442
18 WASHINGTON TWP	108,319.86	3.318	3,204,336	89.87	3,565,524	0	78.78	0	1,598,180	1,277,099,097
19 WENONAH BORO	3,976.42	4.189	94,925	92.80	102,290	0	82.84	0	-	45,205,685
20 WEST DEPTFORD TWP	407,630.39	3.431	11,880,804	88.40	13,439,824	0	79.28	0	-	597,671,456
21 WESTVILLE BORO	45,409.11	4.885	929,562	89.97	1,033,191	0	77.27	0	-	69,922,785
22 WOODBURY CITY	161,160.23	4.559	3,635,766	94.02	3,760,853	0	83.49	0	18,400	127,765,883
23 WOODBURY HGTS BORO	41,868.03	4.701	892,747	88.07	1,013,679	0	79.53	0	-	65,619,038
24 WOOLWICH TWP	59,527.91	3.367	1,787,981	92.53	1,910,711	0	84.20	0	-	276,433,180
	2,458,931.85		70,677,615		77,470,702	0		0	25,735,300	6,251,747,086

TAXING DISTRICT	TYPE	AMOUNT	Net Valuation on which County Taxes are apportioned: 1c+2d+3e+5	\$	34,487,655,178
PAULSBORO BORO	DWELL EXEMPTION	40,600			
PITMAN BORO	DWELL EXEMPTION	1,513,600			
WASHINGTON TWP	FIRE SUPPRESSION	1,334,485			
WENONAH BORO	DWELL EXEMPTION	71,300			
WEST DEPTFORD TWP	POLLUTION CONTROL	2,311,700			
WEST DEPTFORD TWP	FIRE SUPPRESSION	3,288,900			
WEST DEPTFORD TWP	DWELL EXEMPTION	106,800			
WESTVILLE BORO	DWELL EXEMPTION	179,050			
WOODBURY CITY	FIRE SUPPRESSION	120,735			
WOODBURY CITY	DWELL EXEMPTION	64,600			
WOOLWICH TWP	FIRE SUPPRESSION	1,539,390			