

FINAL EQUALIZATION TABLE FOR THE COUNTY OF GLOUCESTER FOR THE YEAR 2024

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Section 54C-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 May 15th. Pursuant to Section 54C-18 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 20, 2024 at 8:30 a.m.

LOCATION: 1209 N Delsea Drive, Clayton, NJ 08312

COUNTY PERCENTAGE LEVEL OF TAXABLE VALUE OF REAL PROPERTY 100%

Craig Black, County Assessor

Don Sebastiani, President

Brandy L. Blubaugh, Commissioner

Rocco A. Ficaro, Commissioner

Elizabeth S. Rinaldi, Commissioner

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.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 COUNT % 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	ER	CLAYTON BORO	801,516,000	105.87	758,508,584	(43,007,436)	0	100.00	0	0
2	E	DEPTFORD TWP	2,797,878,600	74.14	3,773,777,448	975,898,848	0	74.14	0	0
3		EAST GREENWICH TWP	1,285,077,525	74.85	1,716,870,441	431,792,916	0	74.85	0	0
4		ELK TWP	388,878,500	71.34	545,105,831	156,227,331	0	71.34	0	0
5		FRANKLIN TWP	1,253,913,000	67.18	1,868,497,469	612,584,469	0	67.18	0	0
6	E	GLASSBORO BORO	1,355,611,802	74.33	1,824,043,592	468,231,690	0	74.33	0	0
7	E	GREENWICH TWP	688,510,210	74.36	925,914,753	237,404,543	30,062,031	74.36	40,427,691	30,062,031
8		HARRISON TWP	1,590,600,700	71.74	2,175,358,426	614,755,726	0	71.74	0	0
9	RE	LOGAN TWP	2,981,544,340	107.83	2,743,849,171	(217,595,169)	0	100.00	0	0
10	E	MANTUA TWP	1,899,936,800	95.79	2,087,834,636	87,897,836	0	95.79	0	0
11	E	MONROE TWP	2,848,401,300	71.80	3,967,192,730	1,118,731,430	0	71.80	0	0
12	E	NATIONAL PARK BORO	182,056,300	73.10	221,691,245	59,634,945	0	73.10	0	0
13		NEWFIELD BORO	135,028,000	72.06	187,382,737	52,354,737	0	72.06	0	0
14	E	PAULSBORO BORO	342,265,700	79.42	430,656,580	88,690,880	0	79.42	0	0
15	E	PITMAN BORO	792,018,500	88.41	895,847,189	103,828,689	0	88.41	0	0
16		SOUTH HARRISON TWP	411,191,800	68.97	613,894,176	202,802,276	0	68.97	0	0
17		SWEDESBORO BORO	174,308,500	69.68	250,155,712	75,847,212	0	69.68	0	0
18	E	WASHINGTON TWP	4,723,988,800	72.77	6,491,670,881	1,767,681,981	0	72.77	0	0
19	E	WENONAH BORO	217,346,700	72.59	299,416,882	82,070,182	0	72.59	0	0
20	E	WEST DEPTFORD TWP	2,307,572,500	68.86	3,351,107,319	1,043,534,819	0	68.86	0	0
21	E	WESTVILLE BORO	234,700,450	67.58	347,292,764	112,592,314	0	67.58	0	0
22	E	WOODBURY CITY	628,489,865	73.85	851,035,701	222,545,836	0	73.85	0	0
23		WOODBURY HGTS BORO	251,214,200	72.74	345,359,087	94,144,887	0	72.74	0	0
24	E	WOOLWICH TWP	1,521,692,810	75.18	2,024,065,988	502,373,178	0	75.18	0	0
			29,843,942,502		35,694,967,284	6,851,024,382	30,062,031		40,427,691	30,062,031

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
FIRE SUPPRESSION
DWELL EXEMPTION
NEW DWL/CONV EXEMPT
DWELL EXEMPTION
FIRE SUPPRESSION
DWELL EXEMPTION
FIRE SUPPRESSION
DWELL EXEMPTION

AMOUNT
189,000
1,575,000
130,298
125,000
75,500
448,990
14,340,860
8,800
130,500
142,300

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Section 843-18 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 May 15th. Pursuant to Section 843-18 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.

FINALEQUALIZATION HEARING: Monday May 20th, 2024 at 8:30 a.m.
LOCATION: 1200 N Dunes Drive, Clayton, NJ 08312

COUNTY PERCENTAGE LEVEL OF TAXABLE VALUE OF REAL PROPERTY 100%

Craig Black
County Assessor

Don Sebastiani
County Commissioner

Brady A. Blubaugh, Commissioner

Rocco A. Ficara, Commissioner

Franklin J. Colangelo, Commissioner

Justin Holman, Commissioner

		COLUMN (3) EQUALIZATION OF REPLACEMENT REVENUES UNDER P.L.1986 C.135 AS AMENDED					COLUMN (4) DEDUCT TRUE VALUE OF REAL PROPERTY EXCLUSIVE OF CLASS 2 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(a) - COL.3 (e) - COL.4(a)+COL.5 TRANSFER TO COLUMN 10 COUNTY ABSTRACT OF RATABLE
		(a) BUSINESS PERSONAL PROPERTY REPLACEMENT REVENUE RECEIVED DURING PRECEDING YEAR P.L.1986 C.135	(b) PRECEDING YEAR GENERAL TAX RATE	(c) CAPITALIZATION OF REPLACEMENT REVENUES IN COL.3(a) PER C.135 P.L.1986 [COL.3(a)/COL.3(b)]	(d) AL PROPERTY RA OF AGGREGATE REVENUES IN TO AGGREGATE JE VALUE [SAME PRECEDING YEAR COUNTY EQUAL TAI COL.1(d)] PER P.L. 1971 C.32	(e) ASSUMED EQUALIZED VALUE OF AMOUNT IN COL.3(a) [COL.3(a)/ COL.3(b)]	(f) AGGREGATE REAL PROPERTY ASSESSED VALUE (TAXABLE VALUE)	(g) RATIO OF AGGREGATE ASSESSED TO AGGREGATE TRUE VALUE [SAME AS COL.1(b)]	(h) AGGREGATE TRUE VALUE [COL.4(a) / COL.4(b)]		
1	CLAYTON BORO	45,148.38	4.041	1,117,257	75.98	1,470,849	0	105.87	0	-	(41,536,587)
2	DEPTFORD TWP	189,201.24	3.268	5,177,517	81.71	6,336,455	0	74.14	0	-	982,235,303
3	EAST GREENWICH TWP	33,032.38	3.078	1,073,177	81.00	1,324,910	0	74.85	0	10,876,740	443,894,586
4	ELK TWP	19,123.18	3.629	528,955	80.03	658,447	0	71.34	0	-	158,885,778
5	FRANKLIN TWP	56,009.25	3.564	1,571,528	75.24	2,088,887	0	67.18	0	-	614,673,158
6	GLASSBORO BORO	245,854.84	3.499	7,026,434	83.43	8,421,951	0	74.33	0	11,135,050	487,788,691
7	GREENWICH TWP	393,108.30	3.282	12,051,143	90.92	13,254,667	0	74.38	0	-	250,659,210
8	HARRISON TWP	38,490.38	3.136	1,227,372	79.44	1,545,030	0	71.74	0	4,041,149	820,341,805
9	LOGAN TWP	68,547.54	2.010	3,310,823	82.37	4,019,452	0	107.93	0	-	(213,575,717)
10	MANTUA TWP	80,686.07	2.465	2,492,315	103.44	2,380,428	0	95.79	0	-	90,278,268
11	MONROE TWP	128,178.11	3.635	3,471,145	78.49	4,422,404	0	71.80	0	5,230,040	1,128,383,874
12	NATIONAL PARK BORO	6,747.87	4.681	144,154	83.74	172,145	0	73.10	0	-	59,807,090
13	NEWFIELD BORO	20,445.76	3.752	544,930	80.49	677,018	0	72.08	0	-	53,031,753
14	PAULSBORO BORO	122,381.84	4.396	2,783,477	87.71	3,173,500	0	78.42	0	-	91,884,360
15	PITMAN BORO	120,456.58	3.401	3,541,789	100.33	3,530,150	0	88.41	0	200,400	107,565,239
16	SOUTH HARRISON TWP	20,756.85	3.022	688,661	75.23	913,615	0	68.97	0	-	203,715,281
17	SWEDESBORO BORO	86,783.15	4.215	2,058,912	76.82	2,887,173	0	69.88	0	-	78,534,385
18	WASHINGTON TWP	106,319.86	3.419	3,109,677	78.78	3,947,292	0	72.77	0	889,800	1,772,519,073
19	WENONAH BORO	3,976.42	4.219	94,250	82.84	513,774	0	72.59	0	-	82,183,938
20	WEST DEPTFORD TWP	407,639.39	3.447	11,825,657	79.28	14,916,316	0	68.86	0	-	1,058,451,137
21	WESTVILLE BORO	45,409.11	5.015	905,486	77.27	1,171,821	0	67.58	0	-	113,784,135
22	WOODBURY CITY	181,180.23	4.840	3,473,281	83.49	4,180,116	0	73.85	0	27,600	228,733,562
23	WOODBURY HGTS BORO	41,968.03	4.747	884,086	79.93	1,111,651	0	72.74	0	-	95,256,538
24	WOOLWICH TWP	59,527.91	3.299	1,894,423	84.20	2,143,026	0	75.18	0	-	504,516,198
		2,456,931.63		70,872,849		84,840,271	0		0	32,406,779	8,966,071,432

TAXING DISTRICT	TYPE	AMOUNT
PAULSBORO BORO	DWELL EXEMPTION	90,800
PITMAN BORO	DWELL EXEMPTION	1,135,800
WASHINGTON TWP	FIRE SUPPRESSION	1,334,485
WENONAH BORO	DWELL EXEMPTION	109,900
WEST DEPTFORD TWP	POLLUTION CONTROL	2,311,700
WEST DEPTFORD TWP	FIRE SUPPRESSION	3,372,400
WEST DEPTFORD TWP	DWELL EXEMPTION	131,800
WESTVILLE BORO	DWELL EXEMPTION	106,150
WOODBURY CITY	FIRE SUPPRESSION	120,735
WOODBURY CITY	DWELL EXEMPTION	39,600
WOOLWICH TWP	FIRE SUPPRESSION	1,539,390

Net Valuation on which County Taxes are apportioned: 1c+2d+3e+5 \$ 38,842,076,365