

FINAL EQUALIZATION TABLE FOR THE COUNTY OF GLOUCESTER FOR THE YEAR 2025

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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.

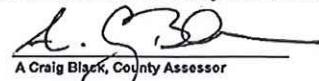
Final EQUALIZATION HEARING: Tuesday, May 20, 2025 at 8:30 a.m.

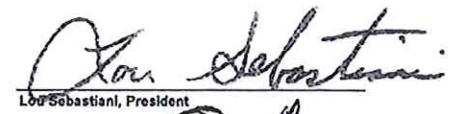
LOCATION: 1200 N Delco Dr, Bldg A, Clayton NJ 08312

COUNTY PERCENTAGE LEVEL OF TAXABLE VALUE OF REAL PROPERTY 100%

  
Bradley A. Blaugh, Commissioner

Commissioner

  
A Craig Black, County Assessor

  
Lou Sebastiani, President

  
Elizabeth S. Rogale, 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)					
TAXING DISTRICT		(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	(b) TAXABLE % LEVEL LOWER OF COUNT % LEVEL OR PRE- TAX YEAR SCHOOL AID DIST. RATIO (TAXABLE VALUE)	(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)
1 E	CLAYTON BORO	799,445,500	100.92	792,157,650	17,287,850	0	100.00	0	0	0
2 E	DEPTFORD TWP	2,808,176,000	67.24	4,176,347,412	1,368,171,412	0	67.24	0	0	0
3	EAST GREENWICH TWP	1,295,740,000	67.61	1,916,491,643	620,751,643	0	67.61	0	0	0
4	EUK TWP	391,086,900	64.10	610,119,969	219,033,069	0	64.10	0	0	0
5	FRANKLIN TWP	1,259,276,400	62.31	2,020,986,038	761,709,638	0	62.31	0	0	0
6 E	GLASSBORO BORO	1,363,459,802	65.01	2,097,307,802	733,848,000	0	65.01	0	0	0
7 E	GREENWICH TWP	689,512,985	65.90	1,046,301,951	356,788,965	18,524,520	65.90	28,110,046	18,524,520	0
8	HARRISON TWP	1,578,644,900	64.94	2,430,928,395	852,283,495	0	64.94	0	0	0
9 E	LOGAN TWP	3,052,812,540	103.08	2,961,595,402	191,217,139	0	100.00	0	0	0
10 E	MANTUA TWP	2,000,002,100	91.01	2,197,563,015	197,560,915	0	91.01	0	0	0
11 E	MONROE TWP	2,871,858,300	65.78	4,385,994,853	1,493,994,899	0	65.78	0	0	0
12	NATIONAL PARK BORO	162,343,300	65.10	249,375,269	87,031,969	0	65.10	0	0	0
13	NEWFIELD BORO	137,129,500	65.45	209,517,953	72,388,453	0	65.45	0	0	0
14 E	PAULSBORO BORO	336,395,900	66.90	502,833,931	166,438,031	0	66.90	0	0	0
15 E	PITMAN BORO	784,224,660	78.68	1,009,436,528	215,211,868	0	78.68	0	0	0
16	SOUTH HARRISON TWP	414,228,400	62.07	667,356,855	253,120,455	0	62.07	0	0	0
17	SWEDESBORO BORO	177,148,200	61.94	285,999,877	108,851,477	0	61.94	0	0	0
18 E	WASHINGTON TWP	4,716,661,500	65.88	7,159,474,044	2,442,812,544	0	65.88	0	0	0
19 E	WENONAH BORO	217,382,700	67.42	322,400,920	105,038,220	0	67.42	0	0	0
20 E	WEST DEPTFORD TWP	2,325,944,400	65.76	3,537,020,073	1,211,075,673	0	65.76	0	0	0
21 E	WESTVILLE BORO	235,304,850	59.03	398,419,092	163,314,242	0	59.03	0	0	0
22 E	WOODBURY CITY	628,080,865	67.22	934,386,059	306,285,194	0	67.22	0	0	0
23	WOODBURY HGTS BORO	248,022,200	66.81	371,235,144	123,212,944	0	66.81	0	0	0
24 E	WOOLWICH TWP	1,575,568,110	68.61	2,296,411,762	720,843,652	0	68.61	0	0	0
		30,078,430,013		42,559,699,883	12,481,269,870	18,524,520		28,110,046	18,524,520	0

R = Revaluation

r = reassessment

A = Approximation

E = EXCLUDES SPECIAL EXEMPTION

TAXING DISTRICT	TYPE	AMOUNT
CLAYTON BORO	DWELL EXEMPTION	119,000
DEPTFORD TWP	FIRE SUPPRESSION	1,575,000
GLASSBORO BORO	FIRE SUPPRESSION	130,298
GLASSBORO BORO	DWELL EXEMPTION	100,000
GLASSBORO BORO	NEW DWL/CONV EXEMPT	75,500
GREENWICH TWP	DWELL EXEMPTION	566,514
LOGAN TWP	FIRE SUPPRESSION	14,340,660
MANTUA TWP	DWELL EXEMPTION	8,800
MONROE TWP	FIRE SUPPRESSION	130,500
MONROE TWP	DWELL EXEMPTION	142,300

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Final EQUALIZATION HEARING: Tuesday, May 20, 2025 at 8:30 a.m.

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Commissioner

A. Craig Black  
County Assessor

John Sebastiani  
Lou Sebastiani, President

Elizabeth S. Rogalo  
Elizabeth S. Rogalo, Commissioner

Justin Korman  
Justin Korman, Commissioner

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)			C. 441 IN LIEU TRUE VALUE	COLUMN (6) NET AMOUNT OF CALCULATIONS (COL.1(d) + COL.2(e) + COL.3 (e) - COL.4(c))+COL5 TRANSFER TO COLUMN 10 COUNTY ABSTRACT OF RATABLE
TAXING DISTRICT	(a) BUSINESS PERSONAL PROPERTY REPLACEMENT REVENUE RECEIVED DURING PRECEDING YEAR P.L.1966 C.135	(b) PRECEDING YEAR GENERAL TAX RATE	(c) CAPITALIZATION OF REVENUES IN COL.3(a) PER C.135 P.L.1966 [COL.3(a)/COL.3(b)]	(d) AL PROPERTY RA OF AGGREGATE TO AGGREGATE JE VALUE (SAME. 'RECEDING YEAR COUNTY EQUAL TAX COL.1(b)] PER P.L. 1971 C.32	(e) ASSESSED VALUE OF AMOUNT IN COL.3(c) (COL.3(c)/ COL.3(d)	(a) AGGREGATE ASSESSED VALUE (TAXABLE VALUE)	(b) REAL PROPERTY AGGREGATE ASSESSED TO (AGGREGATE TRUE VALUE)	(c) TRUE VALUE [COL.4(a) / COL.4(b)] [SAME AS COL.1(b)]		
1 CLAYTON BORO	45,148.36	2,475	1,824,176	105.67	1,726,295	0	100.92	0	-	(5,561,555)
2 DEPTFORD TWP	169,201.24	3,371	5,019,319	74.14	6,770,055	0	67.24	0	-	1,374,941,467
3 EAST GREENWICH TWP	33,032.38	3,179	1,039,081	74.85	1,388,218	0	67.61	0	10,876,740	633,016,601
4 ELK TWP	19,123.18	3,595	531,938	71.34	745,638	0	64.10	0	-	219,778,707
5 FRANKLIN TWP	56,009.25	3,652	1,533,660	67.18	2,282,912	0	62.31	0	-	763,992,550
6 GLASSBORO BORO	245,854.94	3,520	6,984,515	74.33	9,396,630	0	65.01	0	11,135,050	754,379,680
7 GREENWICH TWP	393,108.30	3,443	11,417,610	74.36	15,354,505	0	65.90	0	-	372,143,470
8 HARRISON TWP	38,490.38	3,248	1,185,049	71.74	1,651,886	0	64.94	0	4,041,149	857,976,510
9 LOGAN TWP	66,547.54	1,300	5,119,042	107.93	4,742,928	0	103.08	0	-	(65,474,210)
10 MANTUA TWP	60,696.07	2,481	2,446,436	95.79	2,553,958	0	91.01	0	-	200,114,873
11 MONROE TWP	125,176.11	3,662	3,445,552	71.80	4,798,819	0	65.78	0	5,230,040	1,504,023,858
12 NATIONAL PARK BORO	6,747.87	4,756	141,881	73.10	194,092	0	65.10	0	-	87,226,061
13 NEWFIELD BORO	20,445.76	3,692	553,765	72.06	768,505	0	65.45	0	-	73,156,958
14 PAULSBORO BORO	122,361.64	4,400	2,780,946	79.42	3,501,569	0	66.90	0	-	169,939,600
15 PITMAN BORO	120,456.58	3,493	3,448,514	88.41	3,900,593	0	78.68	0	205,400	219,318,861
16 SOUTH HARRISON TWP	20,756.95	3,071	675,902	66.97	1,009,261	0	62.07	0	-	254,137,716
17 SWEDESBORO BORO	86,783.15	4,252	2,040,996	69.68	2,929,099	0	61.94	0	-	111,780,576
18 WASHINGTON TWP	106,319.85	3,516	3,023,887	72.77	4,155,403	0	65.88	0	889,800	2,447,857,747
19 WENONAH BORO	3,976.42	4,435	89,660	72.59	123,516	0	67.42	0	-	105,161,736
20 WEST DEPTFORD TWP	407,630.39	3,492	11,673,264	68.86	15,952,170	0	65.76	0	-	1,228,027,843
21 WESTVILLE BORO	45,409.11	5,176	877,301	67.58	1,298,167	0	59.03	0	-	164,612,409
22 WOODBURY CITY	161,160.23	4,811	3,349,828	73.85	4,535,989	0	67.22	0	27,600	310,848,783
23 WOODBURY HGTS BORO	41,968.03	4,769	880,017	72.74	1,209,812	0	66.81	0	-	124,422,756
24 WOOLWICH TWP	59,527.91	3,358	1,772,719	75.18	2,357,966	0	68.61	0	-	723,201,618
	2,456,931.65		71,855,078		94,347,966	0		0	32,406,779	12,608,024,615

TAXING DISTRICT	TYPE	AMOUNT	Net Valuation on which County Taxes are apportioned: 1c+2d+3e+5	\$	42,704,979,148
PAULSBORO BORO	DWELL EXEMPTION	115,600			
PITMAN BORO	DWELL EXEMPTION	775,600			
PITMAN BORO	NEW DWL/CONV EXEMPT	99,540			
WASHINGTON TWP	FIRE SUPPRESSION	1,334,485			
WENONAH BORO	DWELL EXEMPTION	158,900			
WEST DEPTFORD TWP	POLLUTION CONTROL	2,311,700			
WEST DEPTFORD TWP	FIRE SUPPRESSION	3,372,400			
WEST DEPTFORD TWP	DWELL EXEMPTION	67,500			
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			