

Appendix G. Municipal Fact Book

Introduction

This section provides a detailed explanation of the Municipal Fact Book. An example of a Fact Book page, with briefer explanations and data sources, follows this detailed section.

The Long-Term Economic Monitoring Program Annual Report has traditionally focused on aggregate trends, with the intent of comparing the economic performance between Pinelands and Non-Pinelands regions of Southern New Jersey. Maps and tables displaying data for each of the Pinelands municipalities were introduced in 2001 in order to gain a better understanding of how places within the Pinelands compare economically. The Municipal Fact Book was introduced in 2002 to take this concept further by presenting data by municipality, rather than by variable. This arrangement provides a summary of economic conditions in each municipality, while placing each municipality in a broader context by displaying average values for Southern New Jersey and municipal ranks for each variable. The 2003 Fact Book was an enhanced version with additional data, including maps and charts for each municipality. In the 2004 Report, the sheets were expanded to include county level data for each of the eight Southern New Jersey counties. This year's report retains the same format as last year's fact book. Each fact sheet contains four distinct parts: Introductory Information, Development Area Map, Property Value and Tax Indices, and Data Table.

Introductory Information

Data for fifty-two municipalities that are completely or partially located inside the state-designated Pinelands area is presented alphabetically by county.¹ The introductory information section is found below the name of the municipality. The percentage of population, housing units, and municipal area within the Pinelands boundary is provided, followed by the actual number of residents, units, and acres in parentheses. Population and housing units for areas inside and outside the Pinelands were calculated using census block data.

In some instances, additional population information is provided for municipalities where the population is affected by the presence of large institutions. The Census Bureau classifies all people not living in households as living in group quarters. There are two types of group quarters: institutional (for example, correctional facilities, nursing homes, and mental hospitals) and non-institutional (for example, college dormitories, military barracks, group homes, missions, and shelters).

Development Area Map

The Long-Term Economic Monitoring Program classifies all municipalities with at least 10% of their land in the Pinelands as "Pinelands" municipalities for comparison against "Non-Pinelands" municipalities. A limitation inherent in this classification is the inclusion of areas that are in Pinelands municipalities, but are actually outside the Pinelands boundary. In some instances, this system does not accurately represent phenomena occurring within the Pinelands, because growth may occur within a Pinelands municipality, but outside the Pinelands boundary. Obtaining sub-municipal data to differentiate between areas inside and outside the Pinelands boundary is a possible solution, but is often not feasible due to lack of data.

The municipal development map is a tool that can be used to gauge where development is and where it can occur, by consolidating various zoning areas inside and outside the Pinelands. Eight of the Pinelands Management Areas were condensed into three zones for the purpose of simpler visual representation: conservation areas where limited development can occur, intermediate areas that act as buffer zones where moderate / rural type growth is permitted, and development areas where sewers are allowed and growth is encouraged. State

¹ Dover Township, Ocean County was excluded because less than half a percent of Dover's area is in the Pinelands, and no residents live in this area.

Planning Areas were grouped with comparable Management Areas in terms of allowable density and use, and divided into the same three categories. The classification scheme is shown in the following table.

General Categories	Pinelands Management Areas	State Planning Areas
Conservation	Preservation Forest Agricultural Production Special Agricultural Production	Rural (PA4) Rural Enviro Sensitive (PA4B) Enviro Sensitive (PA5) Enviro Sens Barrier Islands (PA5B)
Intermediate	Rural Development	Fringe (PA3)
Development	Regional Growth Pinelands Town Pinelands Village	Metropolitan (PA1) Suburban (PA2) Designated Centers
Military / Federal	Military / Federal	Military / Federal

Based on these development maps and census block data, suppositions can be made regarding the location of certain phenomena. For example, Little Egg Harbor Township is classified as a Pinelands Municipality, with 23% of its area inside the Pinelands. The township issued 379 building permits in 2003, and ranked eighth in Southern New Jersey for the number of building permits issued. Is this growth occurring in the Pinelands? The census block data indicates that only 1% of the townships' residents and housing units are inside the Pinelands boundary. The development map reveals that the area inside the Pinelands is classified as a conservation area, while a large area outside the boundary is classified as a development area. Based on this information, it can be inferred that most development in Little Egg Harbor Township is occurring outside the Pinelands boundary.

It is important to note that these zones indicate where growth can occur, but do not necessarily indicate where development currently exists. An area may be zoned as regional growth in the development category, but could still be undeveloped (e.g. since it is not sewered or land is publicly owned). Furthermore, the classification of areas is subject to change. The State Planning Areas were selected to represent development areas outside the Pinelands. If these classifications change, the maps will change accordingly. Pinelands Management Areas change designation infrequently.

Finally, certain places and features such as villages, state forests, and military installations are labeled on each map to orient the map reader and to provide additional information regarding the development status of particular areas.

Property Value and Tax Indices

The population graph that had occupied this position in past fact books has been replaced this year. New population data that will be able to be broken down to the Census block level is unlikely to be available again until the 2010 Census. Instead of repeating the information included in the last two fact books, this section will highlight a new key variable(s) until the new population data becomes available.

Property values and property taxes have undergone a number of significant changes in the past 20 years in South Jersey. This graph traces the pattern of equalized property values against average residential property taxes for the period 1984 – 2004, using an index that sets the value for each variable equal to 1.00 for 1984. It is important to note that these values have been adjusted for inflation, so these graphs represent real increases or decreases. Taking the first fact sheet as an example of how to interpret this: with an average property tax bill index of 1.45, Buena has seen their real average property tax bill increase by 45% from 1984 to 2004. In the same period, the real equalized value of property in Buena has increased by almost 30%.

There is a wide variation in these graphs across municipalities. It should also be noted that the appreciation or depreciation in property values depicted in these graphs would not be realized by the owner until they sell their property. By contrast, real increases or decreases in

property tax bills are paid every year. These particular variables were chosen for comparison for just this reason. In a number of municipalities in South Jersey, residents are being faced with this paradox: while they are realizing huge gains on their capital assets (i.e. their home), at the same time they are becoming hard-pressed to afford the rise in property taxes that are due annually. This “property tax crunch” has been exacerbated by stagnant growth in real income since 1990. In the 1980’s, real incomes across South Jersey increased at about the same rate as property taxes did. Since the early 1990’s, property tax growth has accelerated and real incomes have been flat (even decreasing slightly in some areas). As a result, property taxes now represent a much higher portion of real incomes than they did in the 1980’s. This will not change until real income growth picks up again and/or real average property taxes stabilize or decline, and then consumers will begin to feel some relief.

Data Table

The data table begins with the percentages of municipal Pinelands area classified in each Pinelands Management Area. The boxes are color coded to correspond to the larger data categories in the development area map: conservation, intermediate, and development.

Most of the table is devoted to several municipal variables tracked in the annual report. Variables are from the most current year available, and are shown beside the South Jersey municipal average. Rankings are out of the 202 municipalities in Southern New Jersey. A rank of “1” indicates the highest value for a particular variable, while a rank of “202” typically indicates the lowest value. Municipalities with the same value are given the same rank. Variables tracked: population, population density, population change 1990-2000, land area, percentage of total municipal land that is state owned or non-profit, assessed acres of farmland, building permits, residential housing transactions, median sale price of homes, equalized value of property, effective tax rate, average residential property tax bill, per capita income, and unemployment rate. Thorough descriptions of these variables can be found in the appropriate sections in the annual report.

The number of business establishments in the municipality is indicated below the rankings section. The percentage of establishments in major NAICS groups is provided. This is different from the 2003 Fact Book, which used SIC code groupings and did not include public or unclassified establishments. The last line of information indicates the percentage of assessed value derived from each land use category.

General Caveats

- **Ranking Values.** It is important to note that a high rank does not necessarily have a positive connotation. A high rank for per capita income has a positive connotation, while a high rank for unemployment has a negative connotation. The implications of rankings for certain other variables are less clear. A low rank for building permits issued may be positive, negative or neutral, depending on viewpoint. The reader should understand that the rankings can be interpreted in different ways.
- **Data Volatility.** Municipalities with small populations tend to experience greater volatility in values and rankings from one year to the next.
- **Comparing Ranks to Previous Fact Books.** The change in rank for a particular municipality from its rank in the previous (2004) Fact Book should be interpreted with caution, as data volatility (mentioned above) can often be responsible for a municipality’s change in rank. Ranks in the 2003 Fact Book should not be compared to 2004 or 2005 due to methodological differences in how ranks were created in 2003.

Specific Caveats

- **Population:** Certain municipalities are impacted by the presence of large institutional facilities, such as military bases or prisons. Footnotes are provided for these select municipalities, indicating the non-institutional population of the municipality.

- Assessed Acres of Farmland: 75 municipalities have no assessed farmland acreage. These municipalities share a rank of 127, the lowest rank for this variable.
- Building Permits: While some municipalities with low values for building permits may be suffering from economic hardship or minimal population growth, municipalities with small populations or little developable land remaining also tend to have low values. Several municipalities issued less than ten permits, and thus share similar ranks. The lowest rank is 189, for a value of zero permits.
- Median Sale Price of Homes: This value is dependent on the number of residential housing transactions. Municipalities with few transactions (under 10) experience greater volatility in price from year to year. The municipal value and South Jersey value are medians, not averages.
- Percentage of Total Municipal Land that is State Owned or Non-Profit: 103 municipalities have no state-owned or non-profit conservation land. These municipalities share a rank of 100, for a percentage of zero.
- Business Establishments: The NJ Department of Labor assigns municipal codes to each establishment that files under the Covered Employment Database. The assignment of codes depends on the location information submitted by each business. If a business identifies an incorrect location, for example, a business submits that its location address is Medford Lakes, when the business is actually in Medford Township, this leads to sources of error. The DOL can also make errors when assigning municipal codes based on place names that businesses submit (i.e. Pomona, Cologne, and Oceanville are all places within Galloway, a single township). The number of business establishments for each municipality should be regarded as illustrative and not as exact figures. Unlike the older SIC code system, the new NAICS system does not have a one-digit level. Two-digit level NAICS codes were aggregated in order to display municipal establishments in a summary fashion.

County Level Fact Sheets

County level fact sheets were created for the second time this year for the eight counties of Southern New Jersey and are presented following the municipal sheets. The county level sheets follow the same format and design as the municipal level sheets. It is important to note that the South Jersey average that is presented in-between the county value and county rank is *not* the same as the South Jersey average shown in the municipal sheets. The South Jersey average shown in the county sheets is a *county* average (out of eight counties), while the South Jersey average in the municipal sheets is a *municipal* average (out of 202 municipalities). The county fact sheets were placed together at the end of the fact book (rather than interspersing them throughout the book preceding the municipalities) in order to avoid confusion and to allow for easier comparison between counties.

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Municipality, County

% Population inside Pinelands boundary: US Census Bureau 2000, census block

% Housing Units inside Pinelands boundary: US Census Bureau 2000, census block

% of Area inside Pinelands boundary: NJ Pinelands Commission, GIS Office

Municipal development area map. Map shows potential development based on the Pinelands Comprehensive Management Plan and *the New Jersey State Development and Redevelopment Plan.

Management Areas and Planning Areas have been consolidated into three categories for visual representation. See chart on page A2 for definition of categories.

Selected places and features have been labeled to provide additional points of reference.

Pinelands		Non-Pinelands		
	Conservation		Conservation	R Place
	Intermediate		Intermediate	 Water
	Development		Development	 Pinelands Boundary
	Federal			

Property Value and Tax Indices (1984 = 1.00)

20-year indices that show the relative movement of two key municipal (or county) variables:

Equalized Property Value – total assessed value of all property adjusted for municipal biases in valuation (Core Variable MF 2)

Average Residential Property Tax Bill– calculated by dividing the average residential property value by 100 and multiplying by the general tax rate (Core Variable MF1)

Pinelands Management Areas: Percentage of municipal area inside the Pinelands boundary for each Management Area. NJ Pinelands Commission, GIS Office

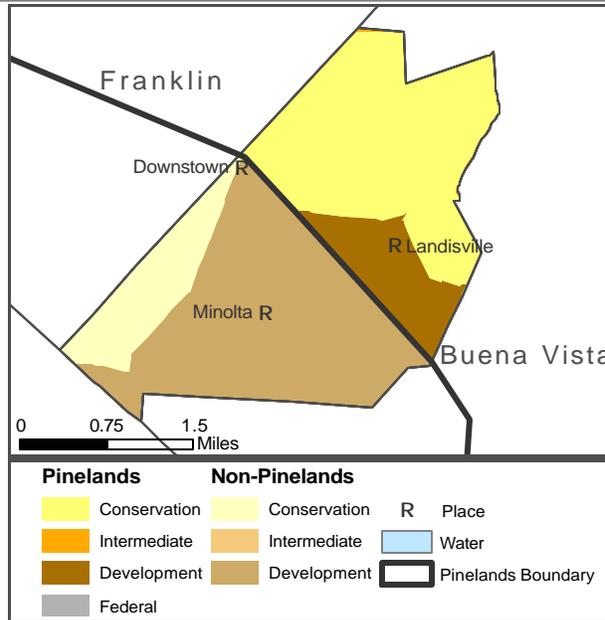
Cons	Cons	Cons	Cons	Inter	Dev	Dev	Dev	Fed
Variables				Municipal Value	South Jersey Municipal Average	SJ Municipal Rank out of 202		
Population Estimate 2003				NJ Department of Labor				
Population Density 2003 (per sq mile)				NJ Department of Labor				
Population Change 1993 – 2003				NJ Department of Labor				
Land Area (sq miles) 2000				US Census Bureau				
% Land State Owned/Non-Profit 2005				NJ Dept Environmental Protection, Green Acres				
Assessed Acres of Farmland 2002				NJ Agricultural Statistics Service				
Building Permits 2004				NJ Department of Labor				
Residential Housing Transactions 2004				NJ Department of Treasury, Division of Taxation				
Median Sale Price of Homes 2004				NJ Department of Treasury, Division of Taxation				
Equalized Value of Property 2004 (Million \$)				NJ Dept Community Affairs, Div Local Govt Service				
Effective Tax Rate 2004				NJ Dept Community Affairs, Div Local Govt Service				
Average Residential Property Tax Bill 2004				NJ Dept Community Affairs, Div Local Govt Service				
Per Capita Income 2000 (in 2000 Dollars)				US Census Bureau				
Unemployment Rate 2004				NJ Department of Labor				
Business Establishments 2002. Percentage of total establishments within each major SIC division, excluding Public Administration and Nonclassifiable Establishments. NJ Department of Labor								
Assessment Class Proportions in Municipal Valuations 2004. Percentage of total assessed municipal value for each land use categories. NJ Department of Community Affairs, Division of Local Government Services								

Buena Borough, Atlantic County

% of Population in Pinelands: 22% (865 residents / 3,873 total)

% of Housing Units in Pinelands: 20% (308 units / 1,553 total)

% of Area in Pinelands: 47% (2,274 acres / 4,842 total)



Property Value and Tax Indices (1984 = 1.00)



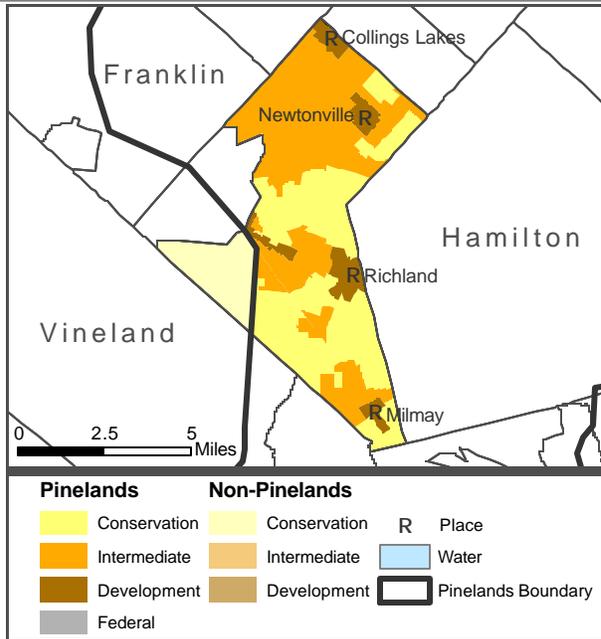
Preserv	Forest	Ag Prod	Special Ag Prod	Rural Dev	Regional Growth	Pine Town	Pine Village	Military & Federal	
		78%				22%			
				Municipal Value	South Jersey Municipal Avg	South Jersey Municipal Rank			
Population Estimate 2003				3,832	11,637	128 th			
Population Density 2003				504.2	2,016.5	139 th			
Population Change 1993 – 2003				-15.3%	8.5%	195 th			
Land Area (sq miles) 2000				7.6	18.0	98 th			
% Land State Owned/Non-Profit 2005				1.0%	8.4%	82 nd			
Assessed Acres of Farmland 2002				2,391	2,577	59 th			
Building Permits 2004				9	69	132 nd			
Residential Housing Transactions 2004				45	211	134 th			
Median Sale Price of Homes 2004				\$117,000	\$163,000	166 th			
Equalized Value of Property 2004 (Million \$)				\$192.9	\$1,145.1	152 nd			
Effective Tax Rate 2004				2.58	2.36	75 th			
Average Residential Property Tax Bill 2004				\$2,648	\$3,964	165 th			
Per Capita Income 2000				\$16,717	\$23,813	184 th			
Unemployment Rate 2004				13.1%	5.1%	8 th			
Establishments 2002	Agric	Mining	Constru	Manufac	Wholsal & Retail	Utils & Trans	Services	Public	UnClass
95	4%		21%	7%	18%	2%	37%	9%	1%
Assessment Class Proportions in Municipal Valuations 2004		Vacant	Residential	Agricultural	Commercial	Industrial	Apartment		
		2%	73%	6%	12%	4%	3%		

Buena Vista Township, Atlantic County

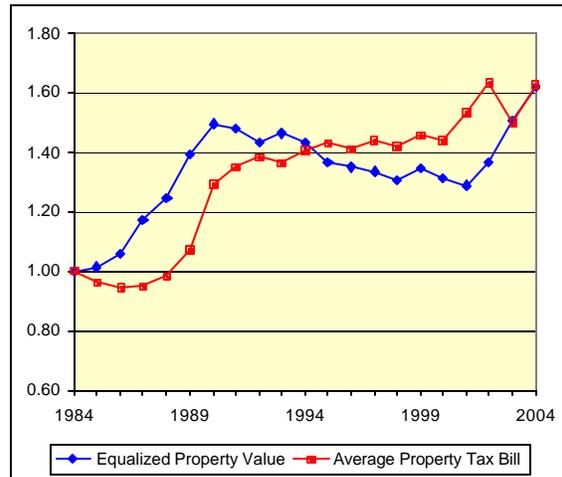
% of Population in Pinelands: 84% (6,248 residents / 7,436 total)

% of Housing Units in Pinelands: 79% (2,246 units / 2,827 total)

% of Area in Pinelands: 90% (24,001 acres / 26,658 total)



Property Value and Tax Indices (1984 = 1.00)



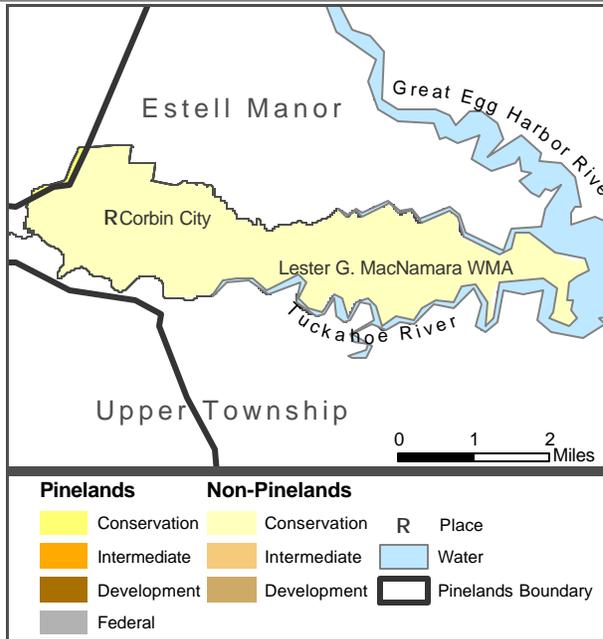
Preserv	Forest	Ag Prod	Special Ag Prod	Rural Dev	Regional Growth	Pine Town	Pine Village	Military & Federal	
	31%	12%		48%		1%	7%		
				Municipal Value	South Jersey Municipal Avg	South Jersey Municipal Rank			
Population Estimate 2003				7,556	11,637	85 th			
Population Density 2003				182.4	2,016.5	171 st			
Population Change 1993 – 2003				-4.3%	8.5%	159 th			
Land Area (sq miles) 2000				41.4	18.0	32 nd			
% Land State Owned/Non-Profit 2005				3.2%	8.4%	65 th			
Assessed Acres of Farmland 2002				3,842	2,577	48 th			
Building Permits 2004				16	69	109 th			
Residential Housing Transactions 2004				33	211	145 th			
Median Sale Price of Homes 2004				\$140,000	\$163,000	124 th			
Equalized Value of Property 2004 (Million \$)				\$389.4	\$1,145.1	114 th			
Effective Tax Rate 2004				2.14	2.36	128 th			
Average Residential Property Tax Bill 2004				\$2,507	\$3,964	173 rd			
Per Capita Income 2000				\$18,382	\$23,813	168 th			
Unemployment Rate 2004				8.4%	5.1%	30 th			
Establishments 2002	Agric	Mining	Constru	Manufac	Wholsal & Retail	Utils & Trans	Services	Public	UnClass
76	11%		18%	7%	14%	7%	37%	7%	
Assessment Class Proportions in Municipal Valuations 2004			Vacant	Residential	Agricultural	Commercial	Industrial	Apartment	
			7%	78%	5%	8%	2%		

Corbin City, Atlantic County

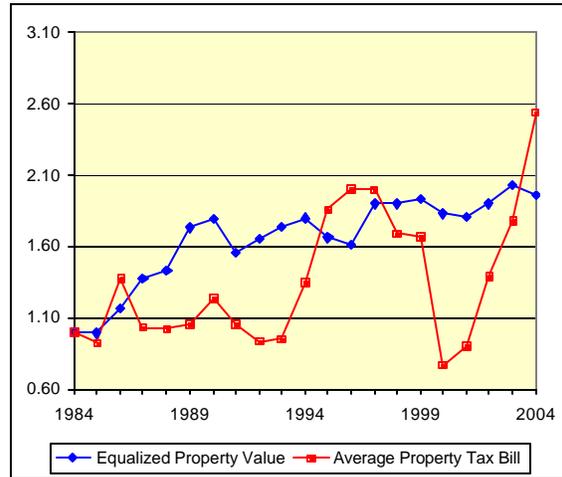
% of Population in Pinelands: 1% (7 residents / 468 total)

% of Housing Units in Pinelands: 2% (5 units / 204 total)

% of Area in Pinelands: 1% (67 acres / 5,727 total)



Property Value and Tax Indices (1984 = 1.00)



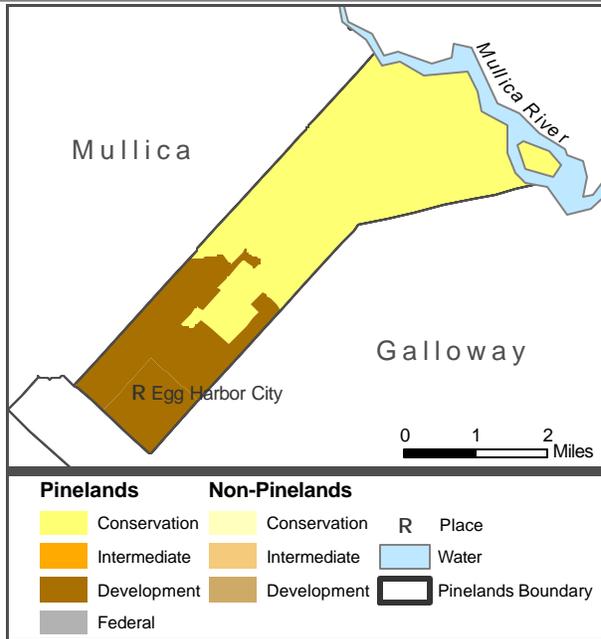
Preserv	Forest	Ag Prod	Special Ag Prod	Rural Dev	Regional Growth	Pine Town	Pine Village	Military & Federal	
	100%								
				Municipal Value	South Jersey Municipal Avg	South Jersey Municipal Rank			
Population Estimate 2003				519	11,637	196 th			
Population Density 2003				65.8	2,016.5	193 rd			
Population Change 1993 – 2003				20.4%	8.5%	36 th			
Land Area (sq miles) 2000				7.9	18.0	95 th			
% Land State Owned/Non-Profit 2005				86.9%	8.4%	1 st			
Assessed Acres of Farmland 2002				327	2,577	91 st			
Building Permits 2004				5	69	156 th			
Residential Housing Transactions 2004				0	211	198 th			
Median Sale Price of Homes 2004				N/A	\$163,000	N/A			
Equalized Value of Property 2004 (Million \$)				\$28.4	\$1,145.1	198 th			
Effective Tax Rate 2004				3.33	2.36	22 nd			
Average Residential Property Tax Bill 2004				\$3,582	\$3,964	103 rd			
Per Capita Income 2000				\$21,321	\$23,813	116 th			
Unemployment Rate 2004				4.9%	5.1%	122 nd			
Establishments 2002	Agric	Mining	Constru	Manufac	Wholsal & Retail	Utils & Trans	Services	Public	UnClass
14			14%	14%	7%		43%	21%	
Assessment Class Proportions in Municipal Valuations 2004		Vacant	Residential	Agricultural	Commercial	Industrial	Apartment		
		7%	83%	1%	9%				

Egg Harbor City, Atlantic County

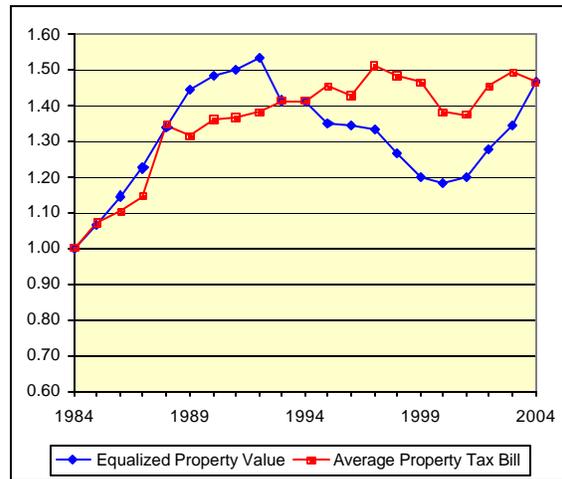
% of Population in Pinelands: 100% (4,545 residents / 4,545 total)

% of Housing Units in Pinelands: 100% (1,770 units / 1,770 total)

% of Area in Pinelands: 100% (7,627 acres / 7,627 total)



**Property Value and Tax Indices
(1984 = 1.00)**



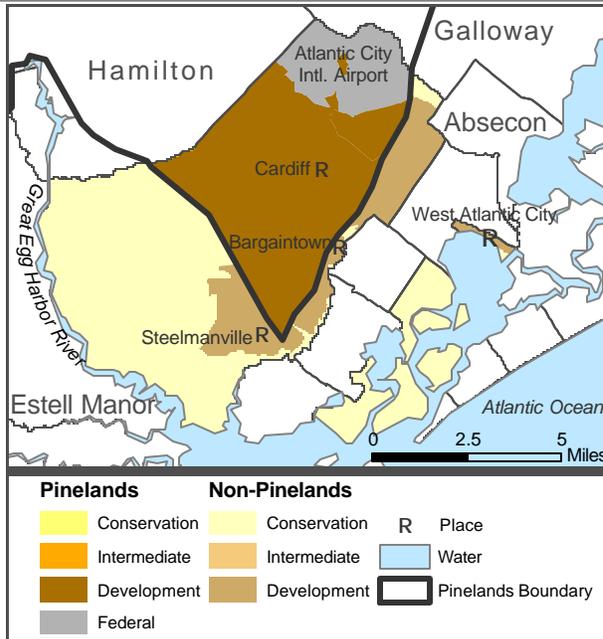
Preserv	Forest	Ag Prod	Special Ag Prod	Rural Dev	Regional Growth	Pine Town	Pine Village	Military & Federal	
35%	37%					28%			
				Municipal Value	South Jersey Municipal Avg	South Jersey Municipal Rank			
Population Estimate 2003				4,486	11,637	119 th			
Population Density 2003				404.1	2,016.5	147 th			
Population Change 1993 – 2003				-3.3%	8.5%	150 th			
Land Area (sq miles) 2000				11.1	18.0	85 th			
% Land State Owned/Non-Profit 2005				0.0%	8.4%	100 th			
Assessed Acres of Farmland 2002				0	2,577	127 th			
Building Permits 2004				17	69	102 nd			
Residential Housing Transactions 2004				70	211	113 th			
Median Sale Price of Homes 2004				\$123,500	\$163,000	157 th			
Equalized Value of Property 2004 (Million \$)				\$187.9	\$1,145.1	155 th			
Effective Tax Rate 2004				3.13	2.36	32 nd			
Average Residential Property Tax Bill 2004				\$3,404	\$3,964	113 th			
Per Capita Income 2000				\$15,151	\$23,813	190 th			
Unemployment Rate 2004				9.6%	5.1%	24 th			
Establishments 2002	Agric	Mining	Constru	Manufac	Wholsal & Retail	Utils & Trans	Services	Public	UnClass
219	<1%		16%	5%	21%	2%	53%	4%	
Assessment Class Proportions in Municipal Valuations 2004			Vacant	Residential	Agricultural	Commercial	Industrial	Apartment	
			2%	71%		19%	4%	4%	

Egg Harbor Township, Atlantic County

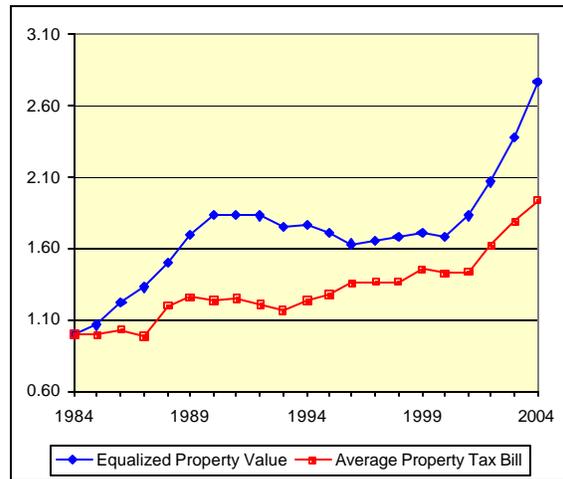
% of Population in Pinelands: 53% (16,209 residents / 30,726 total)

% of Housing Units in Pinelands: 51% (6,169 units / 12,067 total)

% of Area in Pinelands: 38%% (18,148 acres / 48,444 total)



Property Value and Tax Indices (1984 = 1.00)



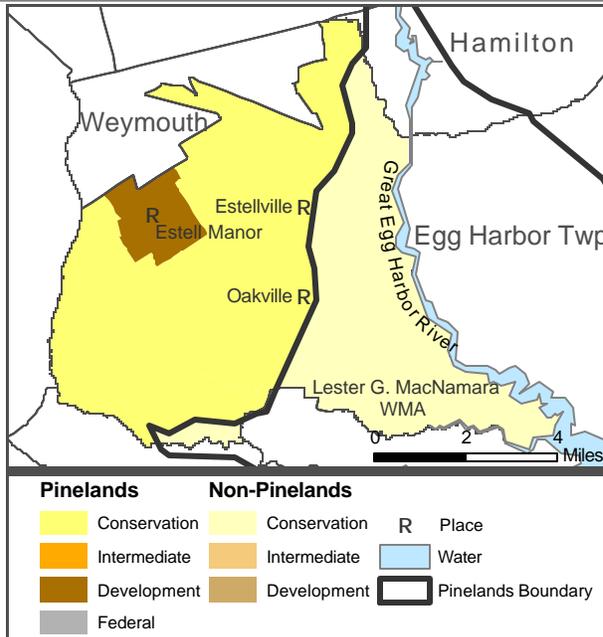
Preserv	Forest	Ag Prod	Special Ag Prod	Rural Dev	Regional Growth	Pine Town	Pine Village	Military & Federal	
					79%			21%	
				Municipal Value	South Jersey Municipal Avg	South Jersey Municipal Rank			
Population Estimate 2003				35,061	11,637	17 th			
Population Density 2003				521.2	2,016.5	135 th			
Population Change 1993 – 2003				43.8%	8.5%	10 th			
Land Area (sq miles) 2000				67.4	18.0	12 th			
% Land State Owned/Non-Profit 2005				4.0%	8.4%	62 nd			
Assessed Acres of Farmland 2002				2,141	2,577	63 rd			
Building Permits 2004				619	69	2 nd			
Residential Housing Transactions 2004				697	211	14 th			
Median Sale Price of Homes 2004				\$170,000	\$163,000	91 st			
Equalized Value of Property 2004 (Million \$)				\$2,948.7	\$1,145.1	20 th			
Effective Tax Rate 2004				2.17	2.36	124 th			
Average Residential Property Tax Bill 2004				\$3,911	\$3,964	82 nd			
Per Capita Income 2000				\$22,328	\$23,813	100 th			
Unemployment Rate 2004				5.7%	5.1%	92 nd			
Establishments 2002	Agric	Mining	Constru	Manufac	Wholsal & Retail	Utils & Trans	Services	Public	UnClass
578	<1%		16%	2%	25%	3%	49%	4%	1%
Assessment Class Proportions in Municipal Valuations 2004			Vacant	Residential	Agricultural	Commercial	Industrial	Apartment	
			9%	70%		21%			

Estell Manor City, Atlantic County

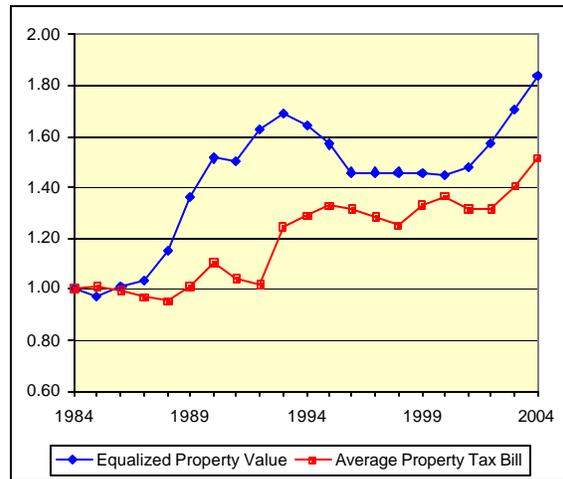
% of Population in Pinelands: 95% (1,502 residents / 1,574 total)

% of Housing Units in Pinelands: 96% (517 units / 541 total)

% of Area in Pinelands: 72% (22,330 acres / 35,334 total)



Property Value and Tax Indices (1984 = 1.00)



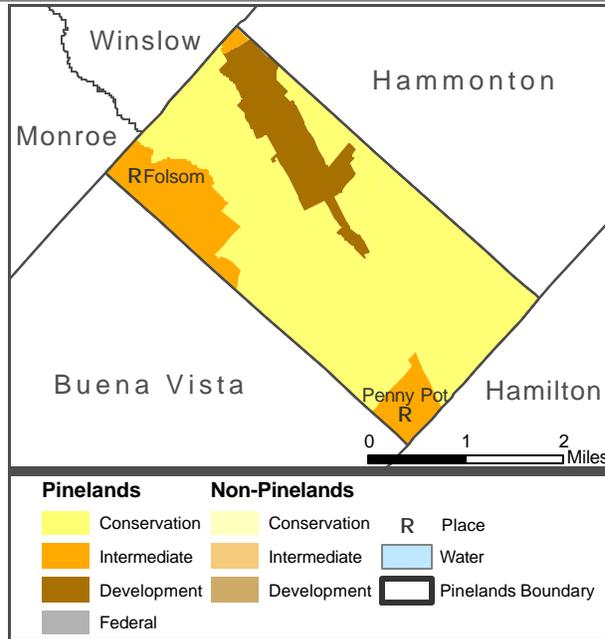
Preserv	Forest	Ag Prod	Special Ag Prod	Rural Dev	Regional Growth	Pine Town	Pine Village	Military & Federal	
	88%	4%					8%		
				Municipal Value	South Jersey Municipal Avg	South Jersey Municipal Rank			
Population Estimate 2003				1,657	11,637	169 th			
Population Density 2003				30.9	2,016.5	198 th			
Population Change 1993 – 2003				14.0%	8.5%	54 th			
Land Area (sq miles) 2000				53.6	18.0	19 th			
% Land State Owned/Non-Profit 2005				46.6%	8.4%	11 th			
Assessed Acres of Farmland 2002				9,466	2,577	18 th			
Building Permits 2004				11	69	125 th			
Residential Housing Transactions 2004				17	211	171 st			
Median Sale Price of Homes 2004				\$175,000	\$163,000	87 th			
Equalized Value of Property 2004 (Million \$)				\$134.6	\$1,145.1	170 th			
Effective Tax Rate 2004				1.88	2.36	148 th			
Average Residential Property Tax Bill 2004				\$2,734	\$3,964	156 th			
Per Capita Income 2000				\$19,469	\$23,813	144 th			
Unemployment Rate 2004				3.4%	5.1%	172 nd			
Establishments 2002	Agric	Mining	Constru	Manufac	Wholsal & Retail	Utils & Trans	Services	Public	UnClass
27	11%		30%	4%	4%		41%	11%	
Assessment Class Proportions in Municipal Valuations 2004			Vacant	Residential	Agricultural	Commercial	Industrial	Apartment	
			12%	80%	2%	3%	1%	1%	

Folsom Borough, Atlantic County

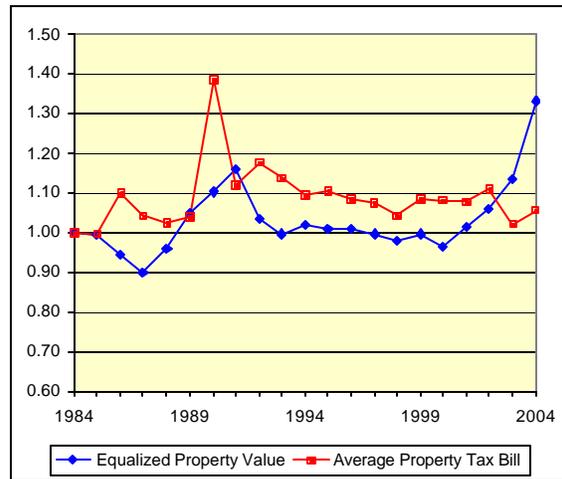
% of Population in Pinelands: 100% (1,972 residents / 1,972 total)

% of Housing Units in Pinelands: 100% (702 units / 702 total)

% of Area in Pinelands: 100% (5,394 acres / 5,394 total)



Property Value and Tax Indices (1984 = 1.00)

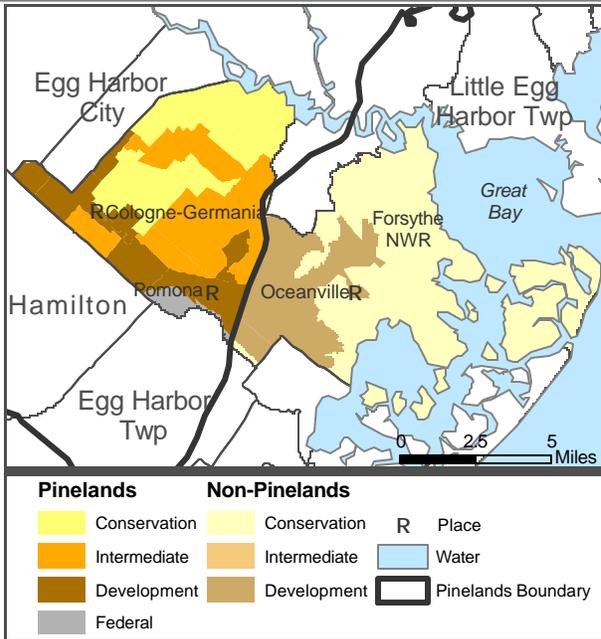


Preserv	Forest	Ag Prod	Special Ag Prod	Rural Dev	Regional Growth	Pine Town	Pine Village	Military & Federal	
	68%	6%		15%			11%		
				Municipal Value	South Jersey Municipal Avg	South Jersey Municipal Rank			
Population Estimate 2003				1,977	11,637	163 rd			
Population Density 2003				239.1	2,016.5	163 rd			
Population Change 1993 – 2003				-5.4%	8.5%	166 th			
Land Area (sq miles) 2000				8.3	18.0	93 rd			
% Land State Owned/Non-Profit 2005				8.3%	8.4%	51 st			
Assessed Acres of Farmland 2002				687	2,577	81 st			
Building Permits 2004				4	69	160 th			
Residential Housing Transactions 2004				21	211	165 th			
Median Sale Price of Homes 2004				\$142,000	\$163,000	123 rd			
Equalized Value of Property 2004 (Million \$)				\$137.6	\$1,145.1	169 th			
Effective Tax Rate 2004				1.71	2.36	154 th			
Average Residential Property Tax Bill 2004				\$2,447	\$3,964	179 th			
Per Capita Income 2000				\$20,617	\$23,813	128 th			
Unemployment Rate 2004				5.0%	5.1%	115 th			
Establishments 2002	Agric	Mining	Constru	Manufac	Wholsal & Retail	Utils & Trans	Services	Public	UnClass
37			22%	16%	22%	8%	27%	5%	
Assessment Class Proportions in Municipal Valuations 2004		Vacant	Residential	Agricultural	Commercial	Industrial	Apartment		
		4%	74%	1%	9%	11%			

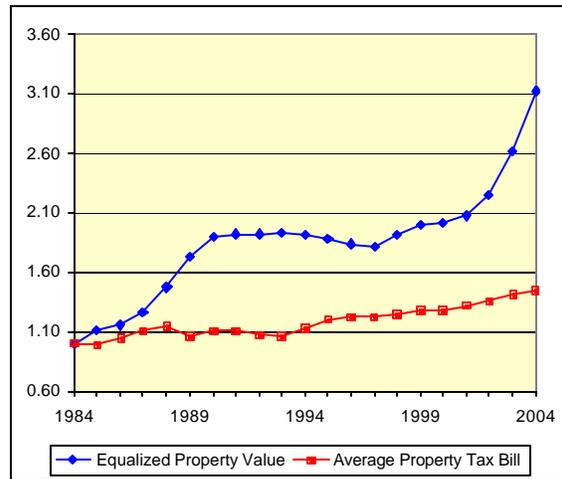
Galloway Township, Atlantic County

% of Population in Pinelands: 34% (10,658 residents / 31,209 total)
 % of Housing Units in Pinelands: 28% (3,194 units / 11,406 total)
 % of Area in Pinelands: 38% (26,807 acres / 71,433 total)

* According to 2000 census data on group quarters, 2,080 residents are college students living in dormitories. The college is located inside the Pinelands boundary.



Property Value and Tax Indices (1984 = 1.00)



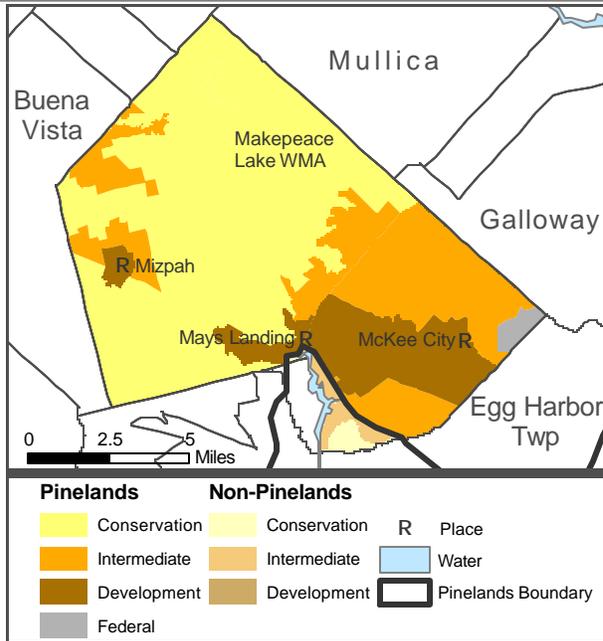
Preserv	Forest	Ag Prod	Special Ag Prod	Rural Dev	Regional Growth	Pine Town	Pine Village	Military & Federal	
11%	11%	14%		36%	12%	9%	3%	3%	
				Municipal Value	South Jersey Municipal Avg	South Jersey Municipal Rank			
Population Estimate 2003				34,221	11,637	18 th			
Population Density 2003				378.7	2,016.5	150 th			
Population Change 1993 – 2003				33.0%	8.5%	15 th			
Land Area (sq miles) 2000				90.5	18.0	6 th			
% Land State Owned/Non-Profit 2005				6.6%	8.4%	53 rd			
Assessed Acres of Farmland 2002				3,056	2,577	56 th			
Building Permits 2004				423	69	8 th			
Residential Housing Transactions 2004				881	211	12 th			
Median Sale Price of Homes 2004				\$130,000	\$163,000	143 rd			
Equalized Value of Property 2004 (Million \$)				\$2,454.3	\$1,145.1	29 th			
Effective Tax Rate 2004				2.15	2.36	127 th			
Average Residential Property Tax Bill 2004				\$3,449	\$3,964	111 th			
Per Capita Income 2000				\$21,048	\$23,813	124 th			
Unemployment Rate 2004				5.2%	5.1%	106 th			
Establishments 2002	Agric	Mining	Constru	Manufac	Wholsal & Retail	Utis & Trans	Services	Public	UnClass
378	1%	<1%	12%	2%	15%	3%	63%	4%	1%
Assessment Class Proportions in Municipal Valuations 2004			Vacant	Residential	Agricultural	Commercial	Industrial	Apartment	
			4%	81%	1%	11%	1%	2%	

* The non-institutionalized group quarters population (students) increased by 193 between 1990 and 2000. The non-group quarters population increased by 7,726.

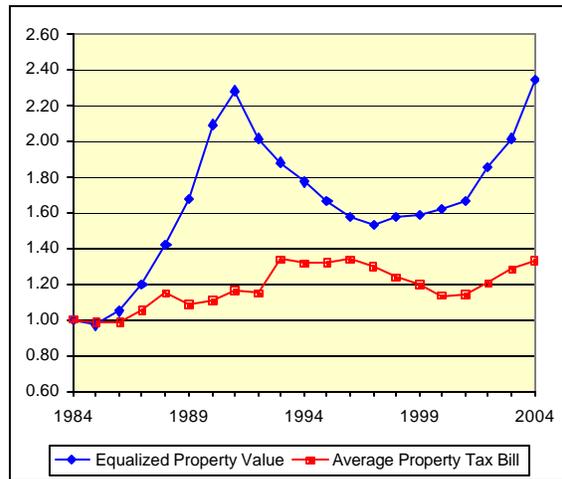
Hamilton Township, Atlantic County

% of Population in Pinelands: 93% (19,136 residents / 20,499 total)
 % of Housing Units in Pinelands: 93% (7,054 units / 7,567 total)
 % of Area in Pinelands: 97% (70,065 acres / 72,225 total)

* According to 2000 census data on group quarters, 1,028 residents are institutionalized.



Property Value and Tax Indices (1984 = 1.00)



Preserv	Forest	Ag Prod	Special Ag Prod	Rural Dev	Regional Growth	Pine Town	Pine Village	Military & Federal	
	55%	4%		26%	13%		1%	1%	
				Municipal Value	South Jersey Municipal Avg	South Jersey Municipal Rank			
Population Estimate 2003				22,705	11,637	29 th			
Population Density 2003				204.1	2,016.5	165 th			
Population Change 1993 – 2003				30.7%	8.5%	18 th			
Land Area (sq miles) 2000				111.3	18.0	1 st			
% Land State Owned/Non-Profit 2005				24.6%	8.4%	28 th			
Assessed Acres of Farmland 2002				7,557	2,577	24 th			
Building Permits 2004				164	69	25 th			
Residential Housing Transactions 2004				519	211	25 th			
Median Sale Price of Homes 2004				\$128,000	\$163,000	146 th			
Equalized Value of Property 2004 (Million \$)				\$1,638.2	\$1,145.1	40 th			
Effective Tax Rate 2004				2.17	2.36	125 th			
Average Residential Property Tax Bill 2004				\$2,848	\$3,964	150 th			
Per Capita Income 2000				\$21,309	\$23,813	117 th			
Unemployment Rate 2004				5.0%	5.1%	115 th			
Establishments 2002	Agric	Mining	Constru	Manufac	Wholsal & Retail	Utils & Trans	Services	Public	UnClass
487	<1%	<1%	12%	2%	36%	2%	44%	3%	<1%
Assessment Class Proportions in Municipal Valuations 2004			Vacant	Residential	Agricultural	Commercial	Industrial	Apartment	
			6%	60%	1%	29%	1%	3%	

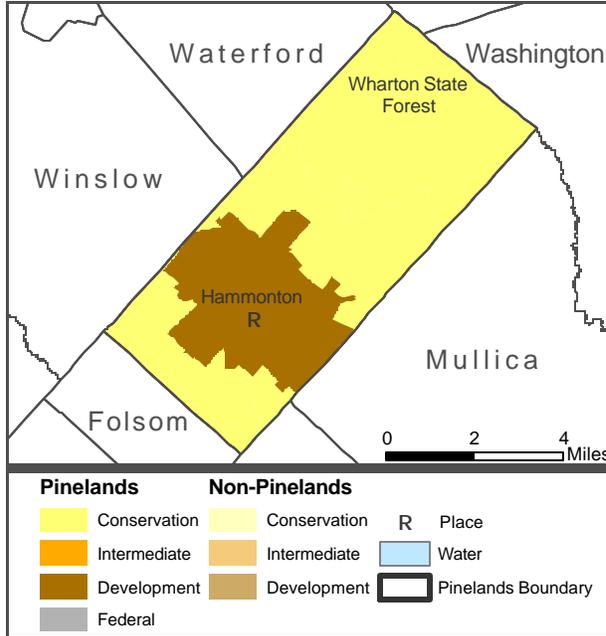
* The institutional population increased by 406 between 1990 and 2000. The non-group quarters population increased by 4,118 residents.

Hammonton Town, Atlantic County

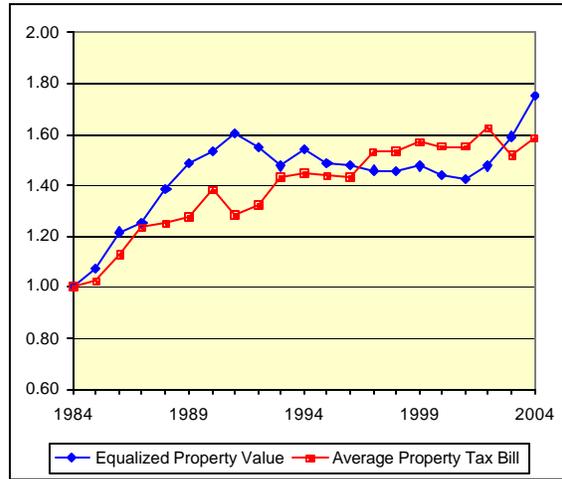
% of Population in Pinelands: 100% (12,604 residents / 12,604 total)

% of Housing Units in Pinelands: 100% (4,843 units / 4,843 total)

% of Area in Pinelands: 100% (26,452 acres / 26,452 total)



**Property Value and Tax Indices
(1984 = 1.00)**



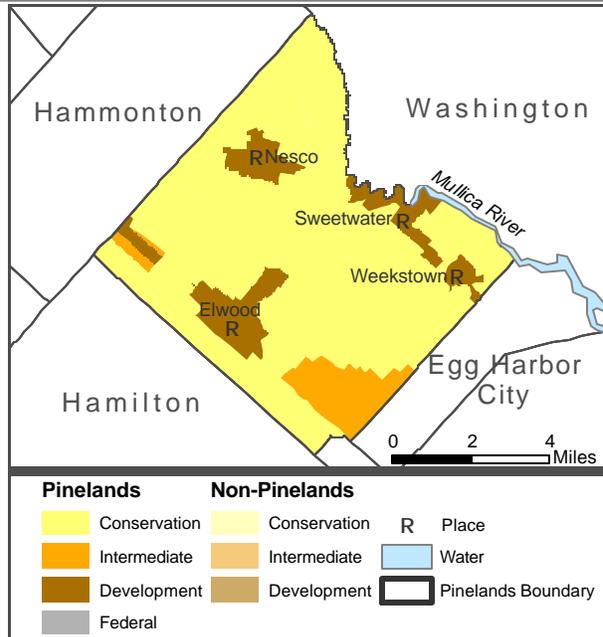
Preserv	Forest	Ag Prod	Special Ag Prod	Rural Dev	Regional Growth	Pine Town	Pine Village	Military & Federal	
33%	5%	33%	2%			26%			
				Municipal Value	South Jersey Municipal Avg	South Jersey Municipal Rank			
Population Estimate 2003				12,994	11,637	50 th			
Population Density 2003				315.0	2,016.5	154 th			
Population Change 1993 – 2003				3.5%	8.5%	111 th			
Land Area (sq miles) 2000				41.3	18.0	33 rd			
% Land State Owned/Non-Profit 2005				31.8%	8.4%	23 rd			
Assessed Acres of Farmland 2002				7,151	2,577	30 th			
Building Permits 2004				175	69	22 nd			
Residential Housing Transactions 2004				129	211	85 th			
Median Sale Price of Homes 2004				\$130,000	\$163,000	143 rd			
Equalized Value of Property 2004 (Million \$)				\$886.1	\$1,145.1	72 nd			
Effective Tax Rate 2004				2.56	2.36	80 th			
Average Residential Property Tax Bill 2004				\$3,504	\$3,964	109 th			
Per Capita Income 2000				\$19,889	\$23,813	137 th			
Unemployment Rate 2004				5.9%	5.1%	84 th			
Establishments 2002	Agric	Mining	Constru	Manufac	Wholsal & Retail	Utils & Trans	Services	Public	UnClass
519	10%		15%	3%	22%	4%	45%	2%	1%
Assessment Class Proportions in Municipal Valuations 2004			Vacant	Residential	Agricultural	Commercial	Industrial	Apartment	
			4%	70%	3%	19%	3%	1%	

Mullica Township, Atlantic County

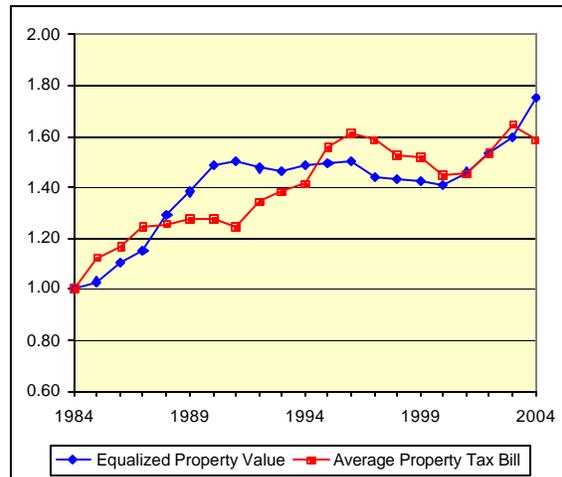
% of Population in Pinelands: 100% (5,912 residents / 5,912 total)

% of Housing Units in Pinelands: 100% (2,176 units / 2,176 total)

% of Area in Pinelands: 100% (36,494 acres / 36,494 total)



Property Value and Tax Indices (1984 = 1.00)



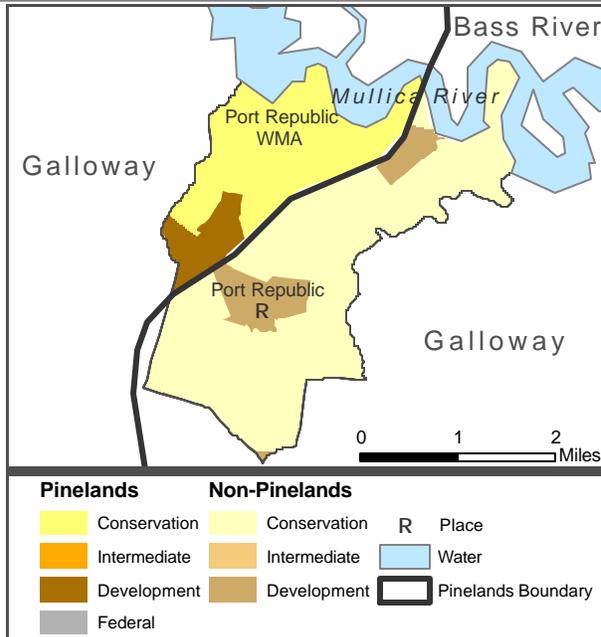
Preserv	Forest	Ag Prod	Special Ag Prod	Rural Dev	Regional Growth	Pine Town	Pine Village	Military & Federal	
13%	59%	9%		7%		1%	11%		
				Municipal Value	South Jersey Municipal Avg	South Jersey Municipal Rank			
Population Estimate 2003				6,038	11,637	102 nd			
Population Density 2003				106.7	2,016.5	183 rd			
Population Change 1993 – 2003				6.0%	8.5%	94 th			
Land Area (sq miles) 2000				56.6	18.0	17 th			
% Land State Owned/Non-Profit 2005				29.4%	8.4%	26 th			
Assessed Acres of Farmland 2002				3,624	2,577	54 th			
Building Permits 2004				35	69	74 th			
Residential Housing Transactions 2004				68	211	114 th			
Median Sale Price of Homes 2004				\$126,750	\$163,000	147 th			
Equalized Value of Property 2004 (Million \$)				\$374.7	\$1,145.1	119 th			
Effective Tax Rate 2004				2.30	2.36	109 th			
Average Residential Property Tax Bill 2004				\$3,255	\$3,964	126 th			
Per Capita Income 2000				\$19,764	\$23,813	141 st			
Unemployment Rate 2004				8.4%	5.1%	30 th			
Establishments 2002	Agric	Mining	Constru	Manufac	Wholsal & Retail	Utils & Trans	Services	Public	UnClass
40	5%		30%	10%	15%	5%	23%	13%	
Assessment Class Proportions in Municipal Valuations 2004			Vacant	Residential	Agricultural	Commercial	Industrial	Apartment	
			7%	83%	2%	6%	1%		

Port Republic City, Atlantic County

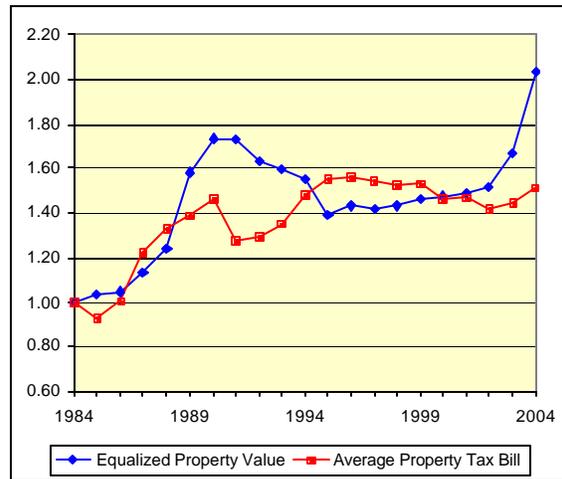
% of Population in Pinelands: 10% (102 residents / 1,037 total)

% of Housing Units in Pinelands: 9% (35 units / 389 total)

% of Area in Pinelands: 35% (1,910 acres / 5,500 total)



Property Value and Tax Indices (1984 = 1.00)



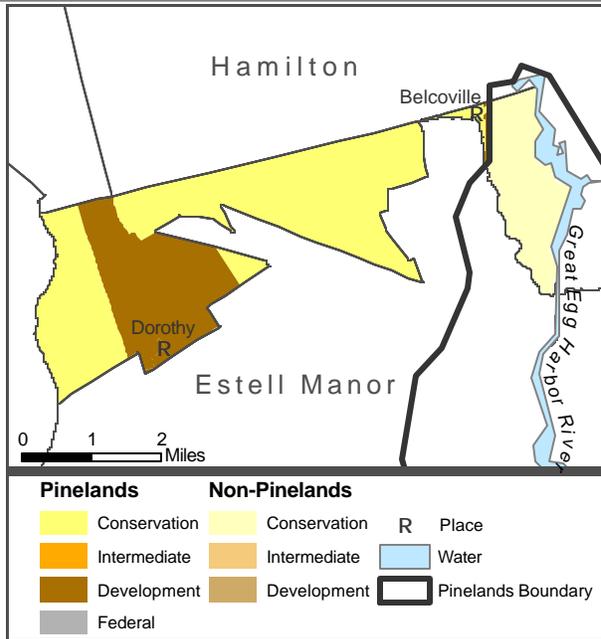
Preserv	Forest	Ag Prod	Special Ag Prod	Rural Dev	Regional Growth	Pine Town	Pine Village	Military & Federal	
84%	1%						15%		
				Municipal Value	South Jersey Municipal Avg	South Jersey Municipal Rank			
Population Estimate 2003				1,071	11,637	187 th			
Population Density 2003				138.6	2,016.5	178 th			
Population Change 1993 – 2003				4.0%	8.5%	106 th			
Land Area (sq miles) 2000				7.6	18.0	97 th			
% Land State Owned/Non-Profit 2005				15.2%	8.4%	36 th			
Assessed Acres of Farmland 2002				185	2,577	102 nd			
Building Permits 2004				25	69	82 nd			
Residential Housing Transactions 2004				15	211	179 th			
Median Sale Price of Homes 2004				\$268,000	\$163,000	36 th			
Equalized Value of Property 2004 (Million \$)				\$106.4	\$1,145.1	179 th			
Effective Tax Rate 2004				1.69	2.36	157 th			
Average Residential Property Tax Bill 2004				\$3,718	\$3,964	90 th			
Per Capita Income 2000				\$24,369	\$23,813	71 st			
Unemployment Rate 2004				3.7%	5.1%	164 th			
Establishments 2002	Agric	Mining	Constru	Manufac	Wholsal & Retail	Utils & Trans	Services	Public	UnClass
14			21%		7%	7%	43%	21%	
Assessment Class Proportions in Municipal Valuations 2004		Vacant	Residential	Agricultural	Commercial	Industrial	Apartment		
		4%	91%	1%	3%				

Weymouth Township, Atlantic County

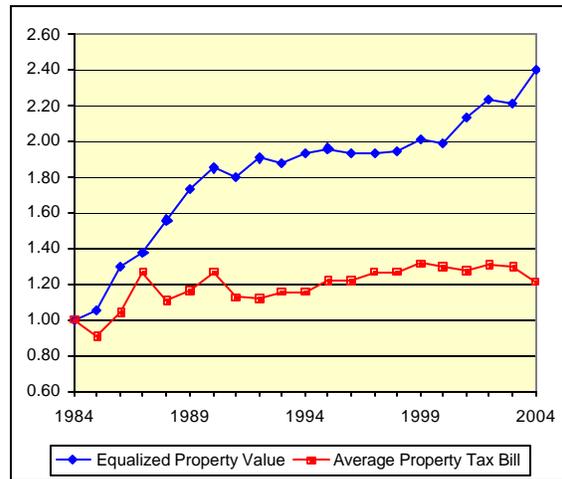
% of Population in Pinelands: 73% (1,668 residents / 2,268 total)

% of Housing Units in Pinelands: 72% (663 units / 914 total)

% of Area in Pinelands: 82% (6,425 acres / 7,847 total)



**Property Value and Tax Indices
(1984 = 1.00)**



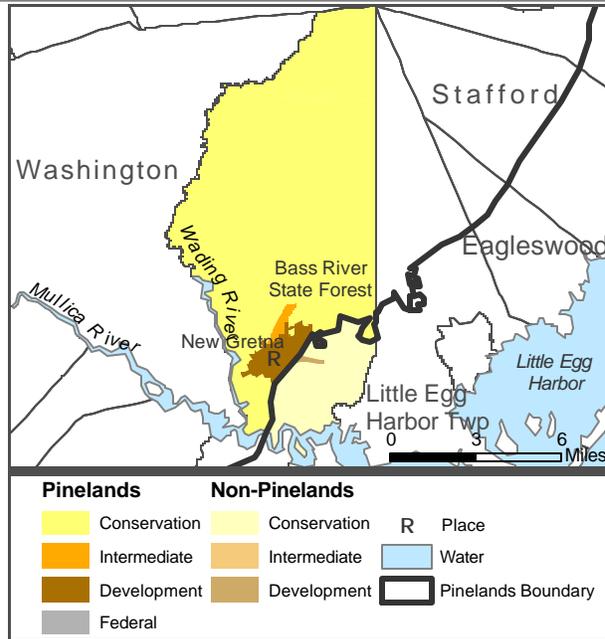
Preserv	Forest	Ag Prod	Special Ag Prod	Rural Dev	Regional Growth	Pine Town	Pine Village	Military & Federal	
	70%						30%		
				Municipal Value	South Jersey Municipal Avg	South Jersey Municipal Rank			
Population Estimate 2003				2,324	11,637	156 th			
Population Density 2003				190.5	2,016.5	168 th			
Population Change 1993 – 2003				9.9%	8.5%	73 rd			
Land Area (sq miles) 2000				12.2	18.0	82 nd			
% Land State Owned/Non-Profit 2005				12.3%	8.4%	42 nd			
Assessed Acres of Farmland 2002				44	2,577	112 th			
Building Permits 2004				8	69	137 th			
Residential Housing Transactions 2004				6	211	190 th			
Median Sale Price of Homes 2004				\$95,375	\$163,000	182 nd			
Equalized Value of Property 2004 (Million \$)				\$119.2	\$1,145.1	175 th			
Effective Tax Rate 2004				1.54	2.36	170 th			
Average Residential Property Tax Bill 2004				\$2,325	\$3,964	184 th			
Per Capita Income 2000				\$18,987	\$23,813	152 nd			
Unemployment Rate 2004				6.1%	5.1%	77 th			
Establishments 2002	Agric	Mining	Constru	Manufac	Wholsal & Retail	Utils & Trans	Services	Public	UnClass
34			32%	6%	9%	3%	41%	9%	
Assessment Class Proportions in Municipal Valuations 2004		Vacant	Residential	Agricultural	Commercial	Industrial	Apartment		
		7%	82%		9%		2%		

Bass River Township, Burlington County

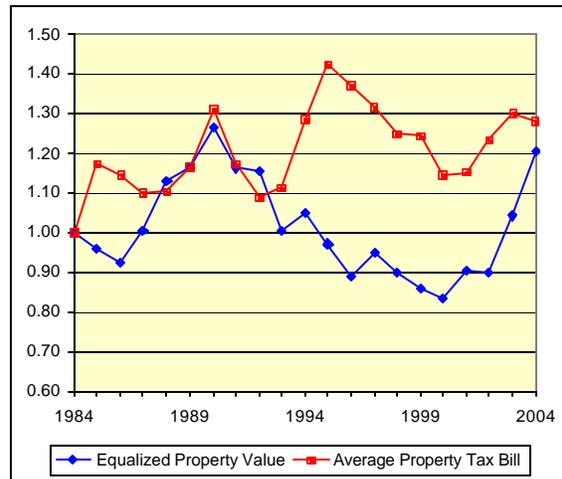
% of Population in Pinelands: 82% (1,234 residents / 1,510 total)

% of Housing Units in Pinelands: 84% (506 units / 602 total)

% of Area in Pinelands: 87% (43,615 acres / 50,197 total)



Property Value and Tax Indices (1984 = 1.00)



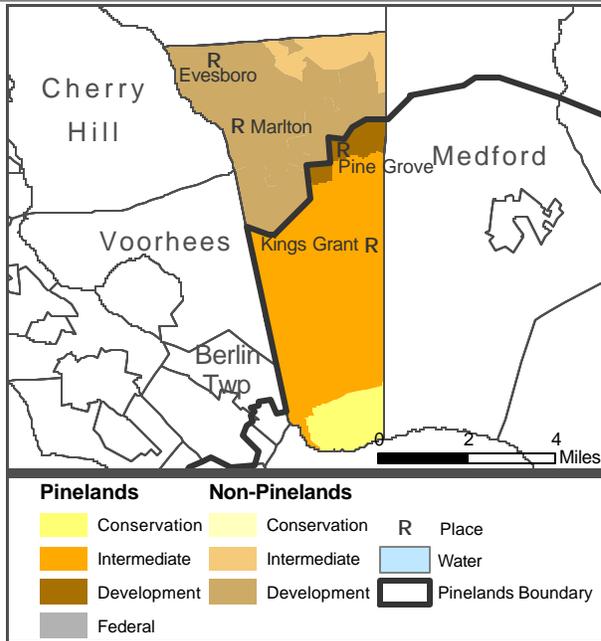
Preserv	Forest	Ag Prod	Special Ag Prod	Rural Dev	Regional Growth	Pine Town	Pine Village	Military & Federal	
87%			8%	1%			4%		
				Municipal Value	South Jersey Municipal Avg	South Jersey Municipal Rank			
Population Estimate 2003				1,562	11,637	173 rd			
Population Density 2003				20.6	2,016.5	200 th			
Population Change 1993 – 2003				-1.9%	8.5%	137 th			
Land Area (sq miles) 2000				75.9	18.0	9 th			
% Land State Owned/Non-Profit 2005				38.7%	8.4%	16 th			
Assessed Acres of Farmland 2002				6,746	2,577	34 th			
Building Permits 2004				3	69	168 th			
Residential Housing Transactions 2004				13	211	182 nd			
Median Sale Price of Homes 2004				\$222,500	\$163,000	57 th			
Equalized Value of Property 2004 (Million \$)				\$108.4	\$1,145.1	178 th			
Effective Tax Rate 2004				2.08	2.36	134 th			
Average Residential Property Tax Bill 2004				\$3,041	\$3,964	139 th			
Per Capita Income 2000				\$20,382	\$23,813	131 st			
Unemployment Rate 2004				5.2%	5.1%	106 th			
Establishments 2002	Agric	Mining	Constru	Manufac	Wholsal & Retail	Utils & Trans	Services	Public	UnClass
32	3%		9%	13%	22%		34%	13%	6%
Assessment Class Proportions in Municipal Valuations 2004			Vacant	Residential	Agricultural	Commercial	Industrial	Apartment	
			7%	76%	2%	14%			

Evesham Township, Burlington County

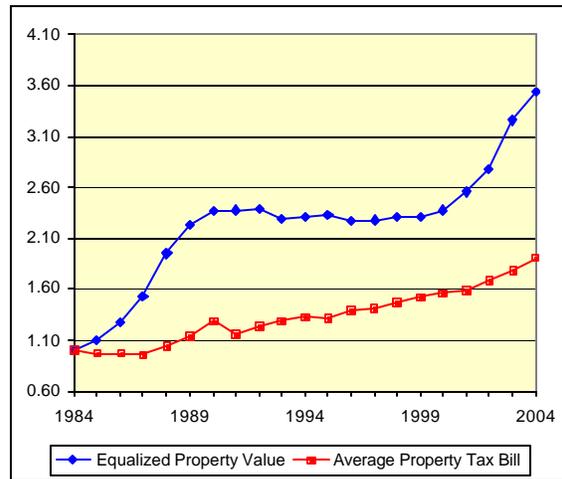
% of Population in Pinelands: 27% (11,553 residents / 42,275 total)

% of Housing Units in Pinelands: 28% (4,596 units / 16,324 total)

% of Area in Pinelands: 55% (10,377 acres / 18,871 total)



**Property Value and Tax Indices
(1984 = 1.00)**



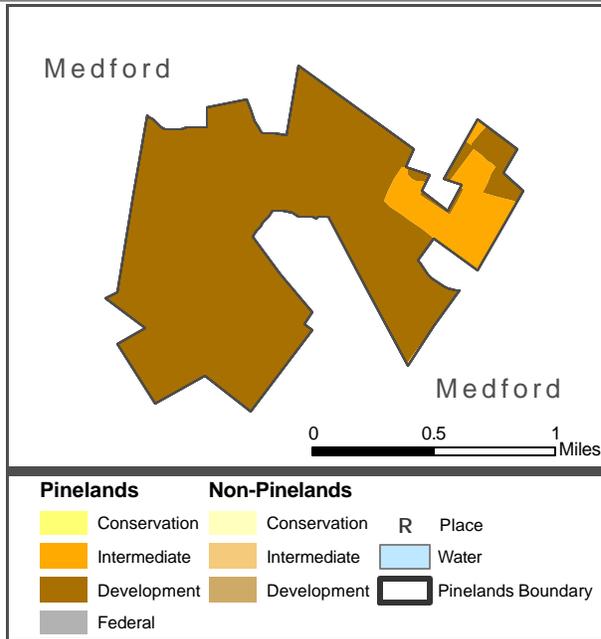
Preserv	Forest	Ag Prod	Special Ag Prod	Rural Dev	Regional Growth	Pine Town	Pine Village	Military & Federal	
	12%			81%	7%				
				Municipal Value	South Jersey Municipal Avg	South Jersey Municipal Rank			
Population Estimate 2003				46,111	11,637	10 th			
Population Density 2003				1,561.5	2,016.5	97 th			
Population Change 1993 – 2003				25.5%	8.5%	26 th			
Land Area (sq miles) 2000				29.5	18.0	48 th			
% Land State Owned/Non-Profit 2005				3.0%	8.4%	66 th			
Assessed Acres of Farmland 2002				2,021	2,577	64 th			
Building Permits 2004				135	69	30 th			
Residential Housing Transactions 2004				1,083	211	9 th			
Median Sale Price of Homes 2004				\$191,900	\$163,000	73 rd			
Equalized Value of Property 2004 (Million \$)				\$4,178.4	\$1,145.1	12 th			
Effective Tax Rate 2004				2.43	2.36	96 th			
Average Residential Property Tax Bill 2004				\$5,377	\$3,964	23 rd			
Per Capita Income 2000				\$29,494	\$23,813	27 th			
Unemployment Rate 2004				2.6%	5.1%	187 th			
Establishments 2002	Agric	Mining	Constru	Manufac	Wholsal & Retail	Utils & Trans	Services	Public	UnClass
1,213	<1%		6%	1%	22%	1%	64%	2%	4%
Assessment Class Proportions in Municipal Valuations 2004			Vacant	Residential	Agricultural	Commercial	Industrial	Apartment	
			1%	79%		15%	1%	4%	

Medford Lakes Borough, Burlington County

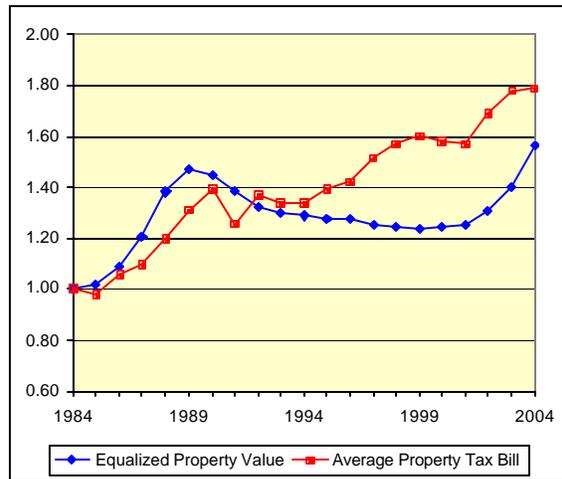
% of Population in Pinelands: 100% (4,173 residents / 4,173 total)

% of Housing Units in Pinelands: 100% (1,555 units / 1,555 total)

% of Area in Pinelands: 100% (812 acres / 812 total)



Property Value and Tax Indices (1984 = 1.00)



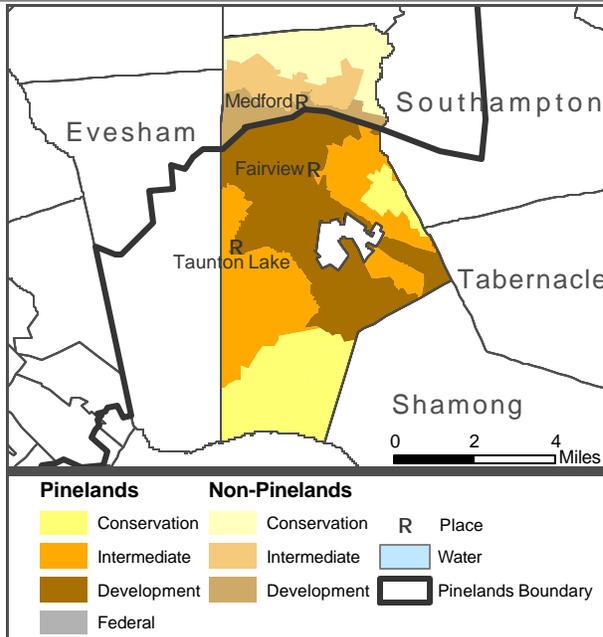
Preserv	Forest	Ag Prod	Special Ag Prod	Rural Dev	Regional Growth	Pine Town	Pine Village	Military & Federal	
				10%	90%				
				Municipal Value	South Jersey Municipal Avg	South Jersey Municipal Rank			
Population Estimate 2003				4,205	11,637	122 nd			
Population Density 2003				3,475.2	2,016.5	46 th			
Population Change 1993 – 2003				-4.1%	8.5%	157 th			
Land Area (sq miles) 2000				1.2	18.0	159 th			
% Land State Owned/Non-Profit 2005				0.0%	8.4%	100 th			
Assessed Acres of Farmland 2002				0	2,577	127 th			
Building Permits 2004				4	69	160 th			
Residential Housing Transactions 2004				66	211	117 th			
Median Sale Price of Homes 2004				\$231,250	\$163,000	47 th			
Equalized Value of Property 2004 (Million \$)				\$365.2	\$1,145.1	122 nd			
Effective Tax Rate 2004				2.77	2.36	60 th			
Average Residential Property Tax Bill 2004				\$6,446	\$3,964	10 th			
Per Capita Income 2000				\$31,382	\$23,813	20 th			
Unemployment Rate 2004				3.8%	5.1%	159 th			
Establishments 2002	Agric	Mining	Constru	Manufac	Wholsal & Retail	Utils & Trans	Services	Public	UnClass
49			8%	2%	22%	2%	59%	4%	
Assessment Class Proportions in Municipal Valuations 2004			Vacant	Residential	Agricultural	Commercial	Industrial	Apartment	
				98%		2%			

Medford Township, Burlington County

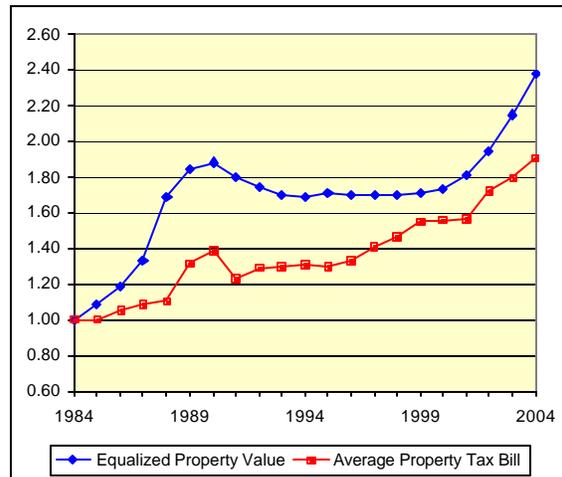
% of Population in Pinelands: 82% (18,239 residents / 22,253 total)

% of Housing Units in Pinelands: 78% (6,324 units / 8,147 total)

% of Area in Pinelands: 77% (19,864 acres / 25,624 total)



Property Value and Tax Indices (1984 = 1.00)

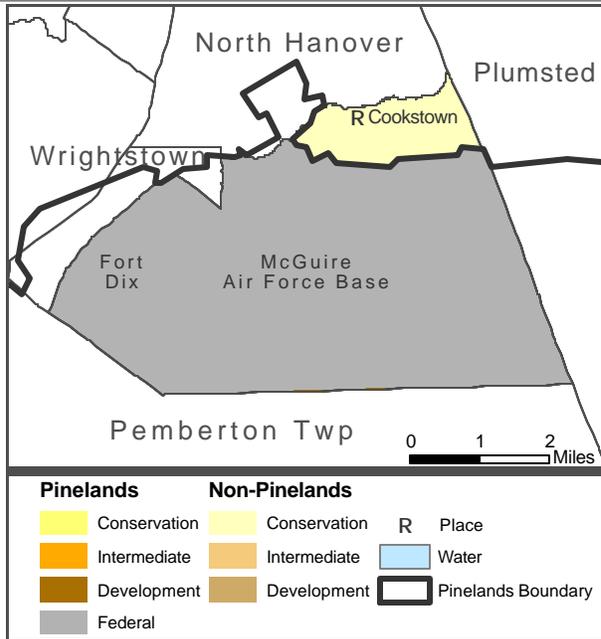


Preserv	Forest	Ag Prod	Special Ag Prod	Rural Dev	Regional Growth	Pine Town	Pine Village	Military & Federal	
11%	5%	4%	5%	32%	43%				
				Municipal Value	South Jersey Municipal Avg	South Jersey Municipal Rank			
Population Estimate 2003				23,359	11,637	27 th			
Population Density 2003				594.0	2,016.5	130 th			
Population Change 1993 – 2003				10.8%	8.5%	66 th			
Land Area (sq miles) 2000				39.3	18.0	37 th			
% Land State Owned/Non-Profit 2005				12.4%	8.4%	41 st			
Assessed Acres of Farmland 2002				7,264	2,577	27 th			
Building Permits 2004				29	69	78 th			
Residential Housing Transactions 2004				423	211	28 th			
Median Sale Price of Homes 2004				\$292,000	\$163,000	29 th			
Equalized Value of Property 2004 (Million \$)				\$2,555.9	\$1,145.1	28 th			
Effective Tax Rate 2004				2.58	2.36	77 th			
Average Residential Property Tax Bill 2004				\$7,343	\$3,964	6 th			
Per Capita Income 2000				\$38,641	\$23,813	9 th			
Unemployment Rate 2004				4.7%	5.1%	130 th			
Establishments 2002	Agric	Mining	Constru	Manufac	Wholsal & Retail	Utils & Trans	Services	Public	UnClass
707	1%		10%	3%	22%	2%	57%	2%	3%
Assessment Class Proportions in Municipal Valuations 2004		Vacant	Residential	Agricultural	Commercial	Industrial	Apartment		
		1%	87%	1%	8%	1%	2%		

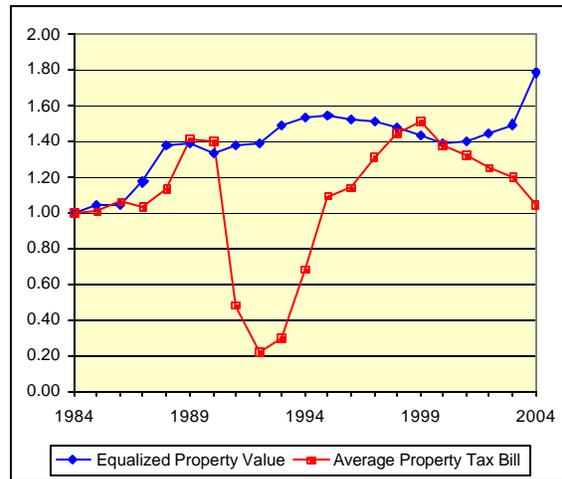
New Hanover Township, Burlington County

* According to 2000 census data on group quarters 4,846 residents are inmates in correctional facilities, while 1,278 residents are in non-institutional quarters (probably in military base housing).

% of Population in Pinelands: 93% (9,109 residents / 9,744 total)
 % of Housing Units in Pinelands: 84% (1,159 units / 1,381 total)
 % of Area in Pinelands: 91% (13,042 acres / 14,369 total)



Property Value and Tax Indices (1984 = 1.00)



Preserv	Forest	Ag Prod	Special Ag Prod	Rural Dev	Regional Growth	Pine Town	Pine Village	Military & Federal	
								100%	
				Municipal Value	South Jersey Municipal Avg	South Jersey Municipal Rank			
Population Estimate 2003				9,520	11,637	69 th			
Population Density 2003				427.3	2,016.5	146 th			
Population Change 1993 – 2003				-6.7%	8.5%	171 st			
Land Area (sq miles) 2000				22.3	18.0	57 th			
% Land State Owned/Non-Profit 2005				0.0%	8.4%	100 th			
Assessed Acres of Farmland 2002				730	2,577	80 th			
Building Permits 2004				4	69	160 th			
Residential Housing Transactions 2004				8	211	187 th			
Median Sale Price of Homes 2004				\$202,500	\$163,000	69 th			
Equalized Value of Property 2004 (Million \$)				\$58.7	\$1,145.1	191 st			
Effective Tax Rate 2004				1.56	2.36	168 th			
Average Residential Property Tax Bill 2004				\$2,300	\$3,964	186 th			
Per Capita Income 2000				\$12,140	\$23,813	200 th			
Unemployment Rate 2004				3.0%	5.1%	182 nd			
Establishments 2002	Agric	Mining	Constru	Manufac	Wholsal & Retail	Utils & Trans	Services	Public	UnClass
114			9%	2%	10%	4%	41%	32%	2%
Assessment Class Proportions in Municipal Valuations 2004		Vacant	Residential	Agricultural	Commercial	Industrial	Apartment		
		6%	65%	6%	23%				

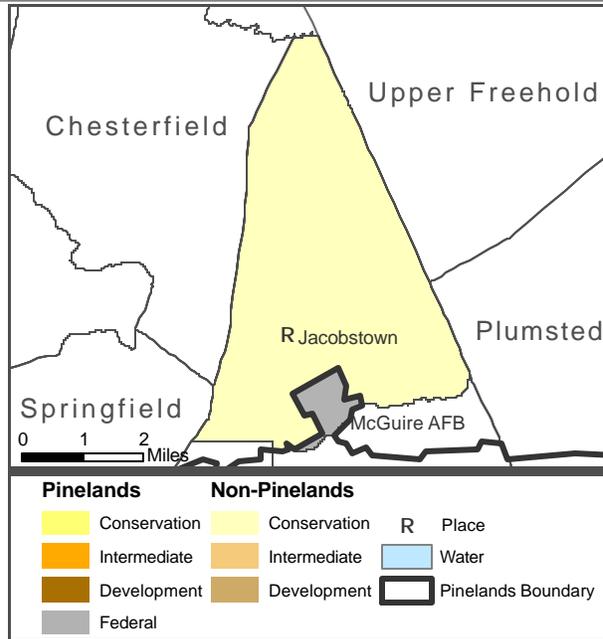
* The institutional population increased by 4,225, while the non-institutional population in group quarters (probably military base housing) decreased by 5,035. The number of non-group quarters residents increased by 1,008.

North Hanover Township, Burlington County

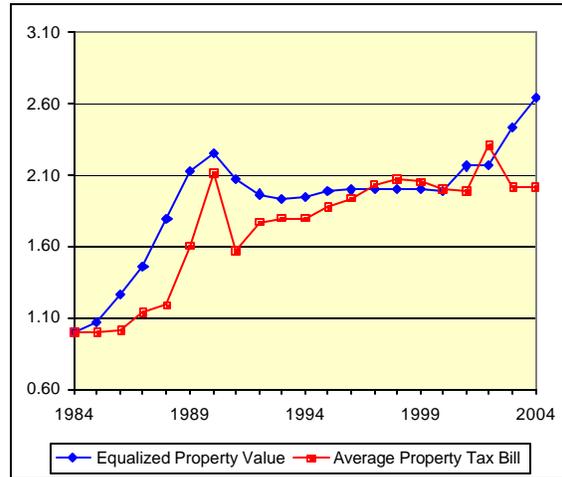
% of Population in Pinelands: 42% (3,090 residents / 7,347 total)

% of Housing Units in Pinelands: 35% (949 units / 2,670 total)

% of Area in Pinelands: 4% (472 acres / 10,948 total)



**Property Value and Tax Indices
(1984 = 1.00)**



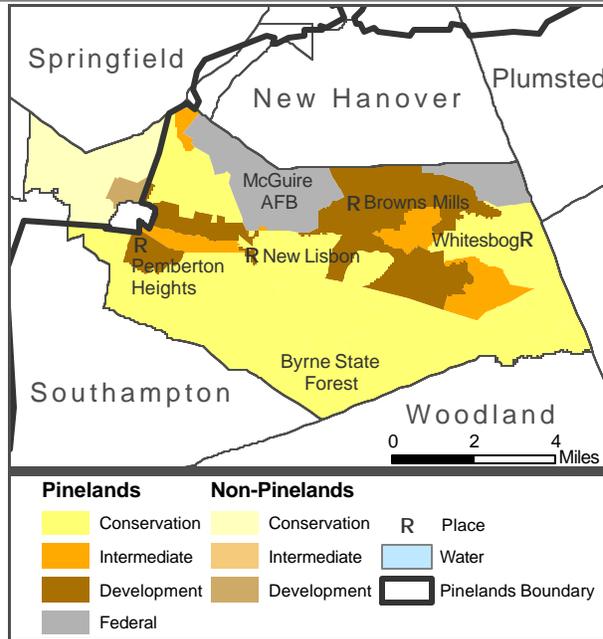
Preserv	Forest	Ag Prod	Special Ag Prod	Rural Dev	Regional Growth	Pine Town	Pine Village	Military & Federal	
								100%	
				Municipal Value	South Jersey Municipal Avg	South Jersey Municipal Rank			
Population Estimate 2003				7,556	11,637	85 th			
Population Density 2003				440.8	2,016.5	143 rd			
Population Change 1993 – 2003				-25.6%	8.5%	199 th			
Land Area (sq miles) 2000				17.3	18.0	71 st			
% Land State Owned/Non-Profit 2005				0.0%	8.4%	100 th			
Assessed Acres of Farmland 2002				6,888	2,577	31 st			
Building Permits 2004				23	69	84 th			
Residential Housing Transactions 2004				16	211	176 th			
Median Sale Price of Homes 2004				\$281,200	\$163,000	32 nd			
Equalized Value of Property 2004 (Million \$)				\$299.4	\$1,145.1	131 st			
Effective Tax Rate 2004				1.77	2.36	153 rd			
Average Residential Property Tax Bill 2004				\$3,514	\$3,964	107 th			
Per Capita Income 2000				\$17,580	\$23,813	176 th			
Unemployment Rate 2004				6.5%	5.1%	63 rd			
Establishments 2002	Agric	Mining	Constru	Manufac	Wholsal & Retail	Utils & Trans	Services	Public	UnClass
50	6%		12%	8%	18%	6%	40%	6%	4%
Assessment Class Proportions in Municipal Valuations 2004			Vacant	Residential	Agricultural	Commercial	Industrial	Apartment	
			2%	74%	8%	13%		3%	

Pemberton Township, Burlington County

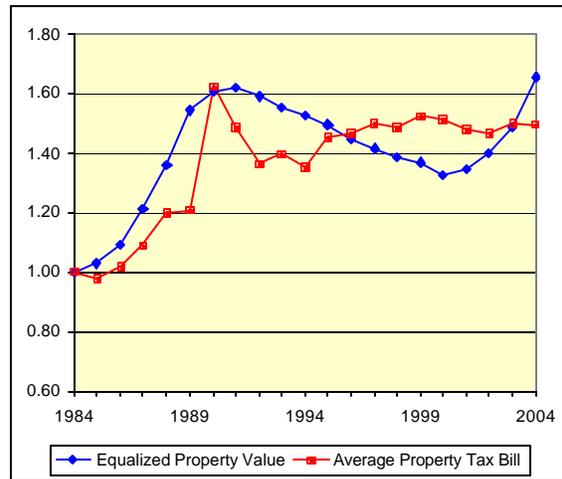
% of Population in Pinelands: 98% (28,127 residents / 28,691 total)

% of Housing Units in Pinelands: 98% (10,538 units / 10,778 total)

% of Area in Pinelands: 90% (36,595 acres / 40,220 total)



Property Value and Tax Indices (1984 = 1.00)



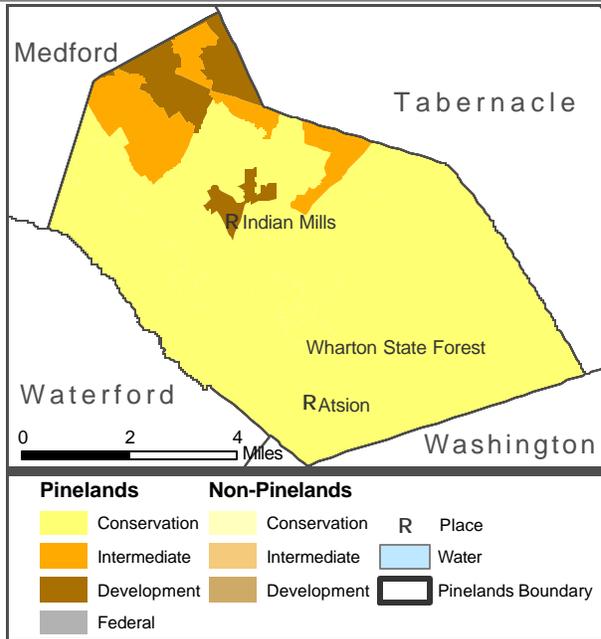
Preserv	Forest	Ag Prod	Special Ag Prod	Rural Dev	Regional Growth	Pine Town	Pine Village	Military & Federal	
20%	15%	25%	3%	7%	18%			12%	
				Municipal Value	South Jersey Municipal Avg	South Jersey Municipal Rank			
Population Estimate 2003				28,938	11,637	21 st			
Population Density 2003				468.7	2,016.5	142 nd			
Population Change 1993 – 2003				-7.6%	8.5%	178 th			
Land Area (sq miles) 2000				61.7	18.0	14 th			
% Land State Owned/Non-Profit 2005				19.8%	8.4%	32 nd			
Assessed Acres of Farmland 2002				11,075	2,577	12 th			
Building Permits 2004				35	69	74 th			
Residential Housing Transactions 2004				411	211	31 st			
Median Sale Price of Homes 2004				\$137,000	\$163,000	133 rd			
Equalized Value of Property 2004 (Million \$)				\$1,099.7	\$1,145.1	58 th			
Effective Tax Rate 2004				2.30	2.36	109 th			
Average Residential Property Tax Bill 2004				\$2,674	\$3,964	161 st			
Per Capita Income 2000				\$19,238	\$23,813	148 th			
Unemployment Rate 2004				6.4%	5.1%	65 th			
Establishments 2002	Agric	Mining	Constru	Manufac	Wholsal & Retail	Utils & Trans	Services	Public	UnClass
200	3%		11%	2%	20%	1%	49%	11%	5%
Assessment Class Proportions in Municipal Valuations 2004			Vacant	Residential	Agricultural	Commercial	Industrial	Apartment	
			2%	87%	2%	6%	1%	2%	

Shamong Township, Burlington County

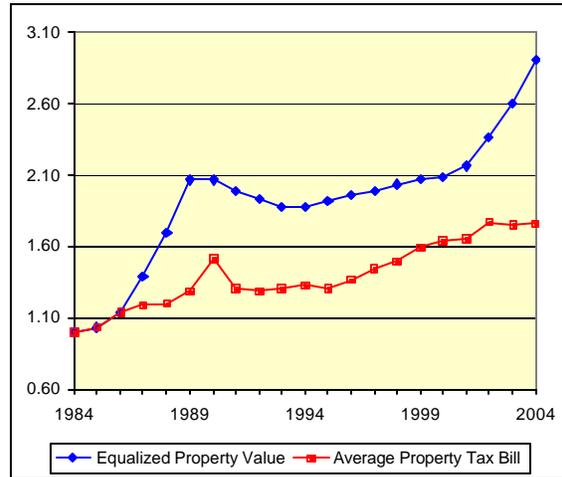
% of Population in Pinelands: 100% (6,462 residents / 6,462 total)

% of Housing Units in Pinelands: 100% (2,175 units / 2,175 total)

% of Area in Pinelands: 100% (28,796 acres / 28,796 total)



Property Value and Tax Indices (1984 = 1.00)



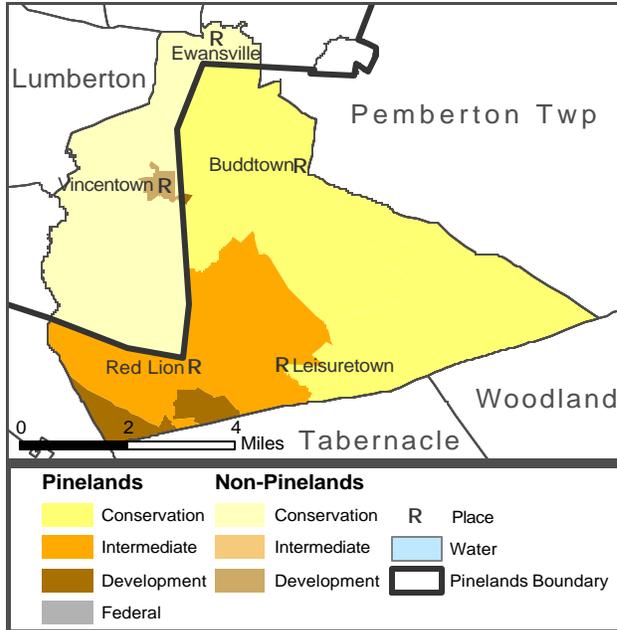
Preserv	Forest	Ag Prod	Special Ag Prod	Rural Dev	Regional Growth	Pine Town	Pine Village	Military & Federal	
67%	1%	15%	2%	9%	5%		1%		
				Municipal Value	South Jersey Municipal Avg	South Jersey Municipal Rank			
Population Estimate 2003				6,749	11,637	96 th			
Population Density 2003				150.6	2,016.5	176 th			
Population Change 1993 – 2003				13.9%	8.5%	56 th			
Land Area (sq miles) 2000				44.8	18.0	27 th			
% Land State Owned/Non-Profit 2005				58.2%	8.4%	5 th			
Assessed Acres of Farmland 2002				4,359	2,577	47 th			
Building Permits 2004				26	69	81 st			
Residential Housing Transactions 2004				88	211	101 st			
Median Sale Price of Homes 2004				\$307,150	\$163,000	27 th			
Equalized Value of Property 2004 (Million \$)				\$591.1	\$1,145.1	93 rd			
Effective Tax Rate 2004				2.14	2.36	129 th			
Average Residential Property Tax Bill 2004				\$5,589	\$3,964	20 th			
Per Capita Income 2000				\$30,934	\$23,813	21 st			
Unemployment Rate 2004				3.4%	5.1%	172 nd			
Establishments 2002	Agric	Mining	Constru	Manufac	Wholsal & Retail	Utils & Trans	Services	Public	UnClass
85	5%		25%	9%	13%	4%	40%	5%	
Assessment Class Proportions in Municipal Valuations 2004			Vacant	Residential	Agricultural	Commercial	Industrial	Apartment	
			1%	92%	4%	2%			

Southampton Township, Burlington County

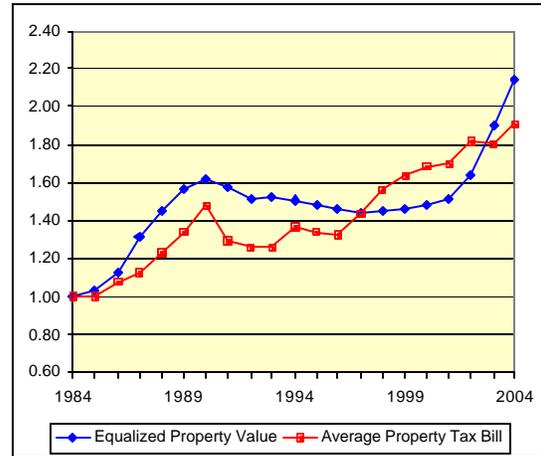
% of Population in Pinelands: 69% (7,193 residents / 10,388 total)

% of Housing Units in Pinelands: 73% (3,471 units / 4,751 total)

% of Area in Pinelands: 73% (20,735 acres / 28,401 total)



Property Value and Tax Indices (1984 = 1.00)



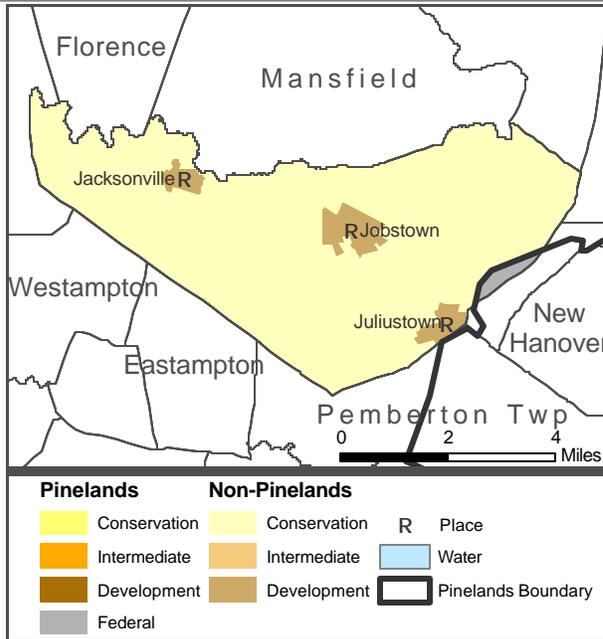
Preserv	Forest	Ag Prod	Special Ag Prod	Rural Dev	Regional Growth	Pine Town	Pine Village	Military & Federal	
	27%	40%		28%	5%				
				Municipal Value	South Jersey Municipal Avg	South Jersey Municipal Rank			
Population Estimate 2003				10,918	11,637	61 st			
Population Density 2003				247.6	2,016.5	161 st			
Population Change 1993 – 2003				5.6%	8.5%	99 th			
Land Area (sq miles) 2000				44.0	18.0	28 th			
% Land State Owned/Non-Profit 2005				5.7%	8.4%	56 th			
Assessed Acres of Farmland 2002				13,940	2,577	7 th			
Building Permits 2004				18	69	97 th			
Residential Housing Transactions 2004				231	211	49 th			
Median Sale Price of Homes 2004				\$155,000	\$163,000	106 th			
Equalized Value of Property 2004 (Million \$)				\$932.1	\$1,145.1	67 th			
Effective Tax Rate 2004				2.12	2.36	133 rd			
Average Residential Property Tax Bill 2004				\$3,600	\$3,964	100 th			
Per Capita Income 2000				\$26,977	\$23,813	40 th			
Unemployment Rate 2004				5.0%	5.1%	115 th			
Establishments 2002	Agric	Mining	Constru	Manufac	Wholsal & Retail	Utis & Trans	Services	Public	UnClass
228	2%		22%	6%	20%	6%	41%	2%	2%
Assessment Class Proportions in Municipal Valuations 2004			Vacant	Residential	Agricultural	Commercial	Industrial	Apartment	
			2%	86%	5%	6%	1%		

Springfield Township, Burlington County

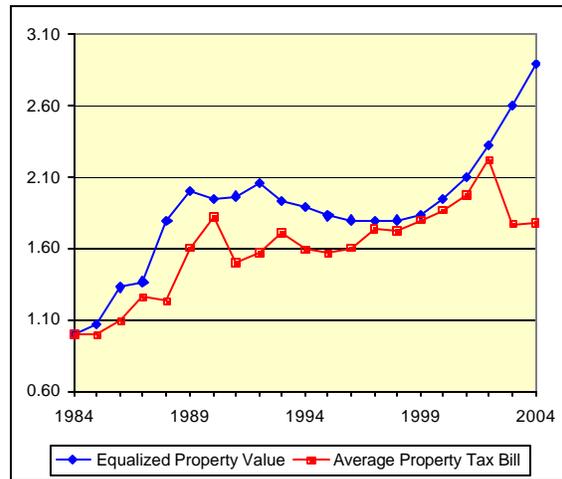
% of Population in Pinelands: 0% (0 residents / 3,227 total)

% of Housing Units in Pinelands: 0% (0 units / 1,138 total)

% of Area in Pinelands: 1% (280 acres / 18,842 total)



**Property Value and Tax Indices
(1984 = 1.00)**



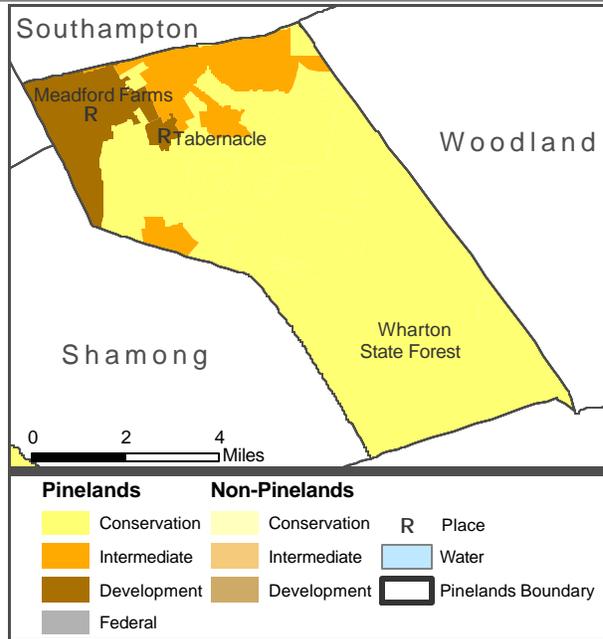
Preserv	Forest	Ag Prod	Special Ag Prod	Rural Dev	Regional Growth	Pine Town	Pine Village	Military & Federal	
								100%	
				Municipal Value	South Jersey Municipal Avg	South Jersey Municipal Rank			
Population Estimate 2003				3,504	11,637	134 th			
Population Density 2003				116.6	2,016.5	179 th			
Population Change 1993 – 2003				8.7%	8.5%	75 th			
Land Area (sq miles) 2000				30.0	18.0	46 th			
% Land State Owned/Non-Profit 2005				0.0%	8.4%	100 th			
Assessed Acres of Farmland 2002				13,173	2,577	10 th			
Building Permits 2004				13	69	120 th			
Residential Housing Transactions 2004				26	211	155 th			
Median Sale Price of Homes 2004				\$338,000	\$163,000	21 st			
Equalized Value of Property 2004 (Million \$)				\$368.8	\$1,145.1	120 th			
Effective Tax Rate 2004				2.15	2.36	126 th			
Average Residential Property Tax Bill 2004				\$4,401	\$3,964	57 th			
Per Capita Income 2000				\$29,322	\$23,813	28 th			
Unemployment Rate 2004				3.9%	5.1%	155 th			
Establishments 2002	Agric	Mining	Constru	Manufac	Wholsal & Retail	Utils & Trans	Services	Public	UnClass
169	2%		10%	4%	17%	2%	48%	2%	14%
Assessment Class Proportions in Municipal Valuations 2004			Vacant	Residential	Agricultural	Commercial	Industrial	Apartment	
			2%	75%	13%	10%			

Tabernacle Township, Burlington County

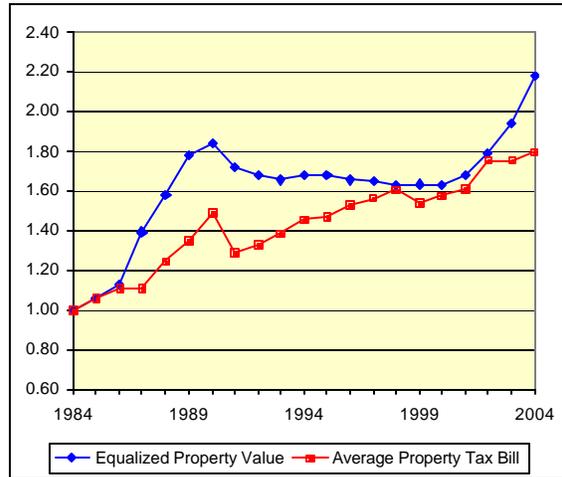
% of Population in Pinelands: 100% (7,170 residents / 7,170 total)

% of Housing Units in Pinelands: 100% (2,385 units / 2,385 total)

% of Area in Pinelands: 100% (31,818 acres / 31,818 total)



**Property Value and Tax Indices
(1984 = 1.00)**

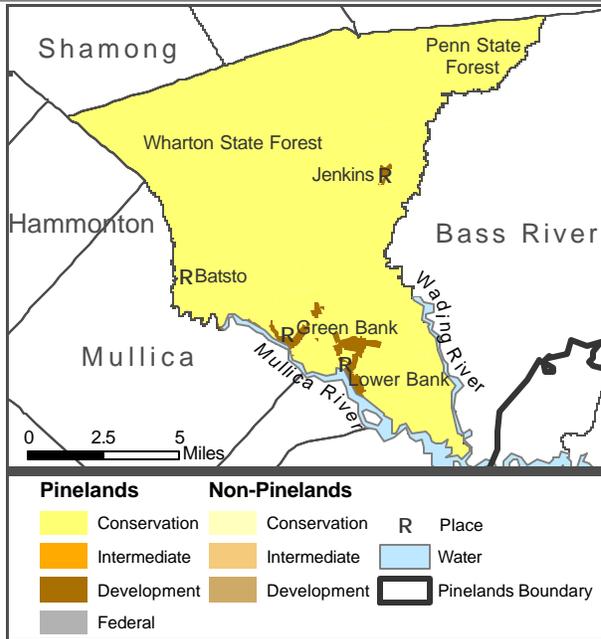


Preserv	Forest	Ag Prod	Special Ag Prod	Rural Dev	Regional Growth	Pine Town	Pine Village	Military & Federal	
51%	3%	11%	15%	11%	9%		1%		
				Municipal Value	South Jersey Municipal Avg	South Jersey Municipal Rank			
Population Estimate 2003				7,312	11,637	90 th			
Population Density 2003				147.9	2,016.5	177 th			
Population Change 1993 – 2003				-2.6%	8.5%	141 st			
Land Area (sq miles) 2000				49.5	18.0	21 st			
% Land State Owned/Non-Profit 2005				40.4%	8.4%	14 th			
Assessed Acres of Farmland 2002				9,714	2,577	17 th			
Building Permits 2004				15	69	114 th			
Residential Housing Transactions 2004				85	211	104 th			
Median Sale Price of Homes 2004				\$280,000	\$163,000	33 rd			
Equalized Value of Property 2004 (Million \$)				\$595.2	\$1,145.1	92 nd			
Effective Tax Rate 2004				2.19	2.36	122 nd			
Average Residential Property Tax Bill 2004				\$4,988	\$3,964	30 th			
Per Capita Income 2000				\$27,874	\$23,813	34 th			
Unemployment Rate 2004				3.1%	5.1%	180 th			
Establishments 2002	Agric	Mining	Constru	Manufac	Wholsal & Retail	Utils & Trans	Services	Public	UnClass
118	7%		26%	3%	15%	3%	40%	3%	3%
Assessment Class Proportions in Municipal Valuations 2004			Vacant	Residential	Agricultural	Commercial	Industrial	Apartment	
			1%	93%	3%	2%			

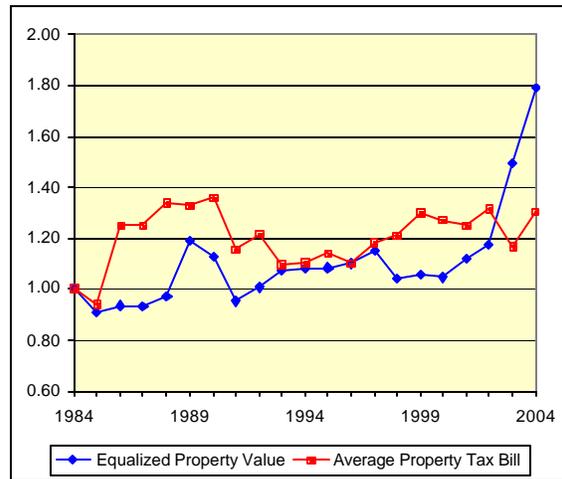
Washington Township, Burlington County

% of Population in Pinelands: 100% (621 residents / 621 total)
 % of Housing Units in Pinelands: 100% (171 units / 171 total)
 % of Area in Pinelands: 100% (66,007 acres / 66,007 total)

* According to 2000 census data on group quarters, 109 residents are inmates in correctional facilities and an additional 70 residents live in non-institutionalized group quarters.



Property Value and Tax Indices (1984 = 1.00)



Preserv	Forest	Ag Prod	Special Ag Prod	Rural Dev	Regional Growth	Pine Town	Pine Village	Military & Federal	
86%			12%				2%		
				Municipal Value	South Jersey Municipal Avg	South Jersey Municipal Rank			
Population Estimate 2003				637	11,637	193 rd			
Population Density 2003				6.4	2,016.5	202 nd			
Population Change 1993 – 2003				-23.0%	8.5%	198 th			
Land Area (sq miles) 2000				100.1	18.0	2 nd			
% Land State Owned/Non-Profit 2005				86.6%	8.4%	2 nd			
Assessed Acres of Farmland 2002				8,503	2,577	21 st			
Building Permits 2004				3	69	168 th			
Residential Housing Transactions 2004				2	211	196 th			
Median Sale Price of Homes 2004				\$132,400	\$163,000	141 st			
Equalized Value of Property 2004 (Million \$)				\$88.4	\$1,145.1	185 th			
Effective Tax Rate 2004				1.40	2.36	174 th			
Average Residential Property Tax Bill 2004				\$2,670	\$3,964	162 nd			
Per Capita Income 2000				\$13,977	\$23,813	195 th			
Unemployment Rate 2004				6.3%	5.1%	71 st			
Establishments 2002	Agric	Mining	Constru	Manufac	Wholsal & Retail	Utis & Trans	Services	Public	UnClass
42	7%		14%	12%	17%	5%	43%	2%	
Assessment Class Proportions in Municipal Valuations 2004			Vacant	Residential	Agricultural	Commercial	Industrial	Apartment	
			5%	80%	4%	9%	2%		

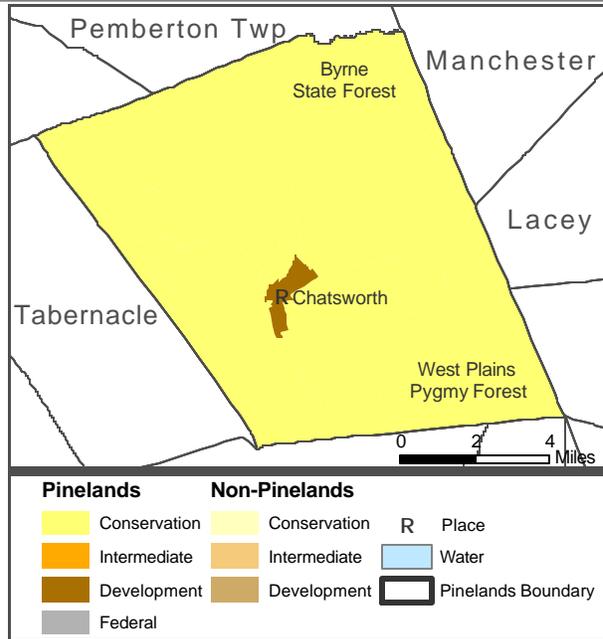
*The institutionalized population increased by 86 between 1990 and 2000, while the non-institutionalized population increased by 70. The non-group quarters population actually declined by 340 residents.

Woodland Township, Burlington County

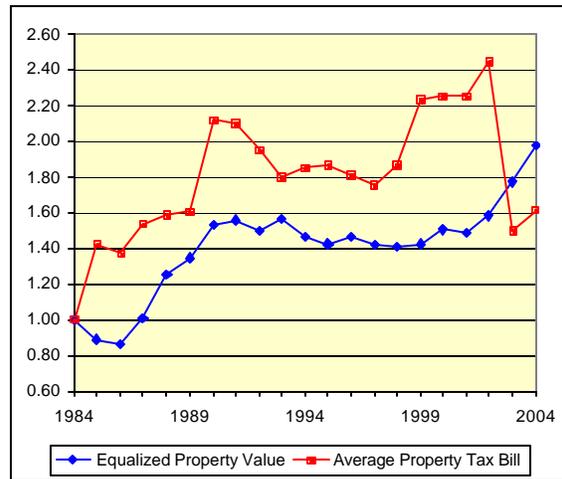
% of Population in Pinelands: 100% (1,170 residents / 1,170 total)

% of Housing Units in Pinelands: 100% (448 units / 448 total)

% of Area in Pinelands: 100% (60,917 acres / 60,917 total)



**Property Value and Tax Indices
(1984 = 1.00)**



Preserv	Forest	Ag Prod	Special Ag Prod	Rural Dev	Regional Growth	Pine Town	Pine Village	Military & Federal	
69%			30%				1%		
				Municipal Value	South Jersey Municipal Avg	South Jersey Municipal Rank			
Population Estimate 2003				1,354	11,637	179 th			
Population Density 2003				14.1	2,016.5	201 st			
Population Change 1993 – 2003				-32.8%	8.5%	201 st			
Land Area (sq miles) 2000				95.9	18.0	4 th			
% Land State Owned/Non-Profit 2005				58.1%	8.4%	6 th			
Assessed Acres of Farmland 2002				23,054	2,577	1 st			
Building Permits 2004				5	69	156 th			
Residential Housing Transactions 2004				16	211	176 th			
Median Sale Price of Homes 2004				\$213,500	\$163,000	63 rd			
Equalized Value of Property 2004 (Million \$)				\$125.8	\$1,145.1	172 nd			
Effective Tax Rate 2004				2.02	2.36	138 th			
Average Residential Property Tax Bill 2004				\$2,313	\$3,964	185 th			
Per Capita Income 2000				\$26,126	\$23,813	48 th			
Unemployment Rate 2004				5.5%	5.1%	97 th			
Establishments 2002	Agric	Mining	Constru	Manufac	Wholsal & Retail	Utils & Trans	Services	Public	UnClass
47	9%		2%	6%	11%	2%	40%	6%	23%
Assessment Class Proportions in Municipal Valuations 2004			Vacant	Residential	Agricultural	Commercial	Industrial	Apartment	
			7%	68%	14%	5%	6%		

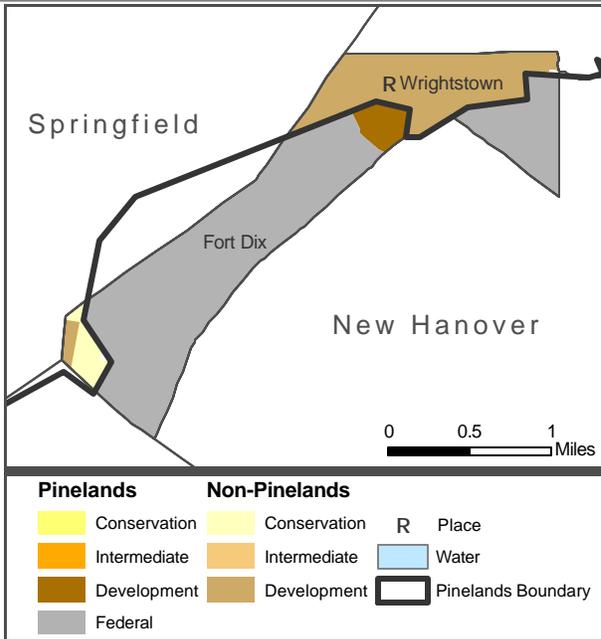
* Population decrease between 1990 and 2000 is primarily due to a change in the institutional group quarters population. The institutional population decreased from 826 in 1990 to 0 in 2000. The non-group quarters change was -67.

Wrightstown Borough, Burlington County

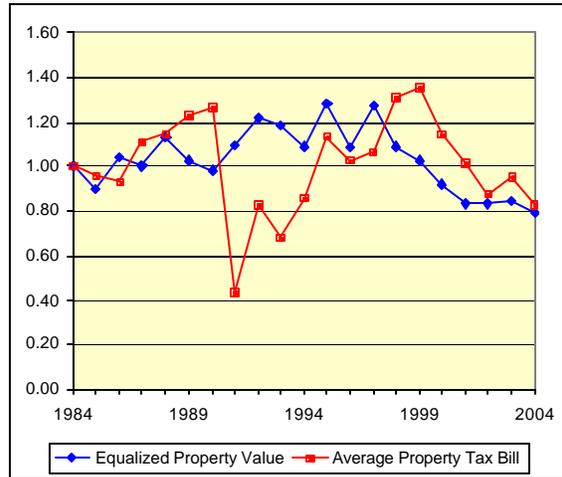
% of Population in Pinelands: 16% (123 residents / 748 total)

% of Housing Units in Pinelands: 19% (63 units / 339 total)

% of Area in Pinelands: 73% (920 acres / 1,256 total)



Property Value and Tax Indices (1984 = 1.00)



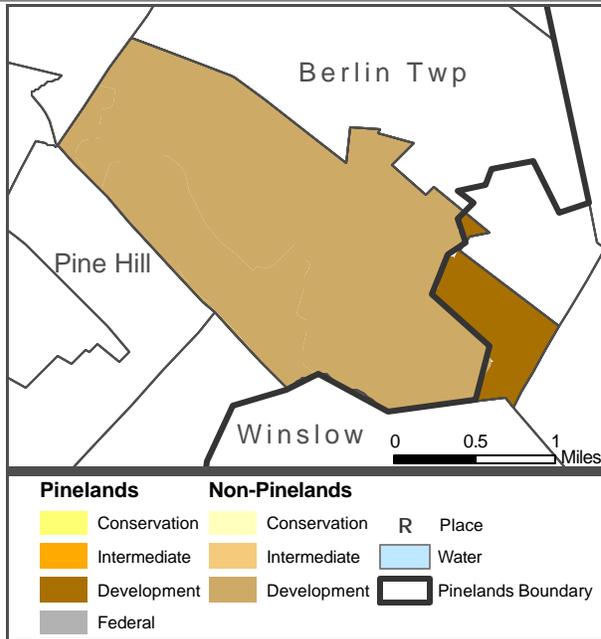
Preserv	Forest	Ag Prod	Special Ag Prod	Rural Dev	Regional Growth	Pine Town	Pine Village	Military & Federal	
						5%		95%	
				Municipal Value	South Jersey Municipal Avg	South Jersey Municipal Rank			
Population Estimate 2003				749	11,637	192 nd			
Population Density 2003				428.0	2,016.5	145 th			
Population Change 1993 – 2003				-79.9%	8.5%	202 nd			
Land Area (sq miles) 2000				1.8	18.0	143 rd			
% Land State Owned/Non-Profit 2005				0.0%	8.4%	100 th			
Assessed Acres of Farmland 2002				24	2,577	118 th			
Building Permits 2004				1	69	184 th			
Residential Housing Transactions 2004				0	211	198 th			
Median Sale Price of Homes 2004				N/A	\$163,000	N/A			
Equalized Value of Property 2004 (Million \$)				\$25.7	\$1,145.1	199 th			
Effective Tax Rate 2004				2.12	2.36	132 nd			
Average Residential Property Tax Bill 2004				\$1,691	\$3,964	195 th			
Per Capita Income 2000				\$14,489	\$23,813	194 th			
Unemployment Rate 2004				11.0%	5.1%	15 th			
Establishments 2002	Agric	Mining	Constru	Manufac	Wholsal & Retail	Utis & Trans	Services	Public	UnClass
62	2%		16%	3%	21%	6%	44%	8%	
Assessment Class Proportions in Municipal Valuations 2004			Vacant	Residential	Agricultural	Commercial	Industrial	Apartment	
			2%	41%		41%	1%	14%	

Berlin Borough, Camden County

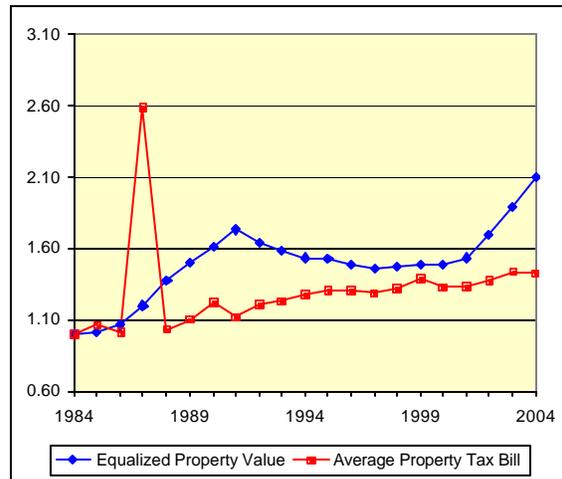
% of Population in Pinelands: 2% (141 residents / 6,149 total)

% of Housing Units in Pinelands: 3% (64 units / 2,275 total)

% of Area in Pinelands: 10% (225 acres / 2,321 total)



**Property Value and Tax Indices
(1984 = 1.00)**



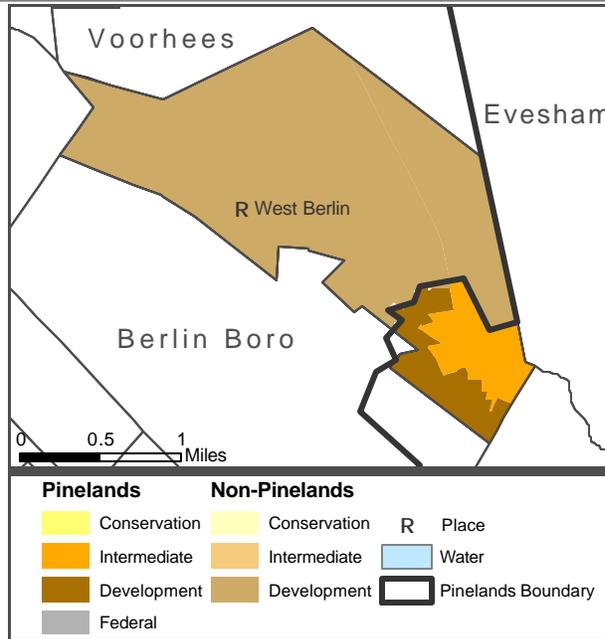
Preserv	Forest	Ag Prod	Special Ag Prod	Rural Dev	Regional Growth	Pine Town	Pine Village	Military & Federal	
					100%				
				Municipal Value	South Jersey Municipal Avg	South Jersey Municipal Rank			
Population Estimate 2003				6,819	11,637	95 th			
Population Density 2003				1,904.7	2,016.5	89 th			
Population Change 1993 – 2003				13.3%	8.5%	58 th			
Land Area (sq miles) 2000				3.6	18.0	117 th			
% Land State Owned/Non-Profit 2005				0.0%	8.4%	100 th			
Assessed Acres of Farmland 2002				147	2,577	105 th			
Building Permits 2004				104	69	42 nd			
Residential Housing Transactions 2004				103	211	92 nd			
Median Sale Price of Homes 2004				\$182,900	\$163,000	81 st			
Equalized Value of Property 2004 (Million \$)				\$527.4	\$1,145.1	100 th			
Effective Tax Rate 2004				2.64	2.36	70 th			
Average Residential Property Tax Bill 2004				\$4,627	\$3,964	47 th			
Per Capita Income 2000				\$24,675	\$23,813	67 th			
Unemployment Rate 2004				5.0%	5.1%	115 th			
Establishments 2002	Agric	Mining	Constru	Manufac	Wholsal & Retail	Utils & Trans	Services	Public	UnClass
323			12%	6%	29%	2%	43%	1%	7%
Assessment Class Proportions in Municipal Valuations 2004			Vacant	Residential	Agricultural	Commercial	Industrial	Apartment	
			4%	78%		15%	2%	1%	

Berlin Township, Camden County

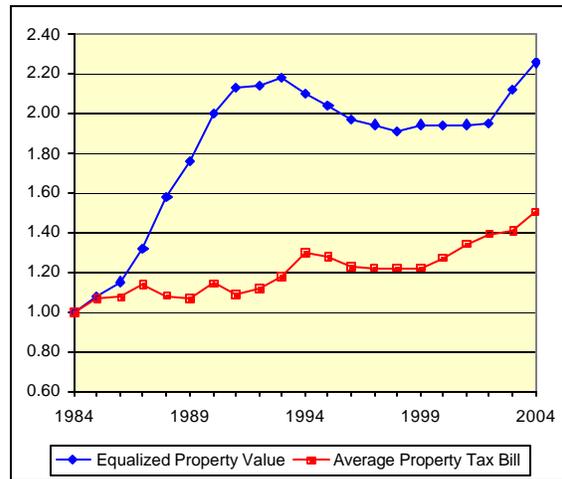
% of Population in Pinelands: 8% (403 residents / 5,290 total)

% of Housing Units in Pinelands: 7% (142 units / 2,009 total)

% of Area in Pinelands: 16% (337 acres / 2,105 total)



**Property Value and Tax Indices
(1984 = 1.00)**

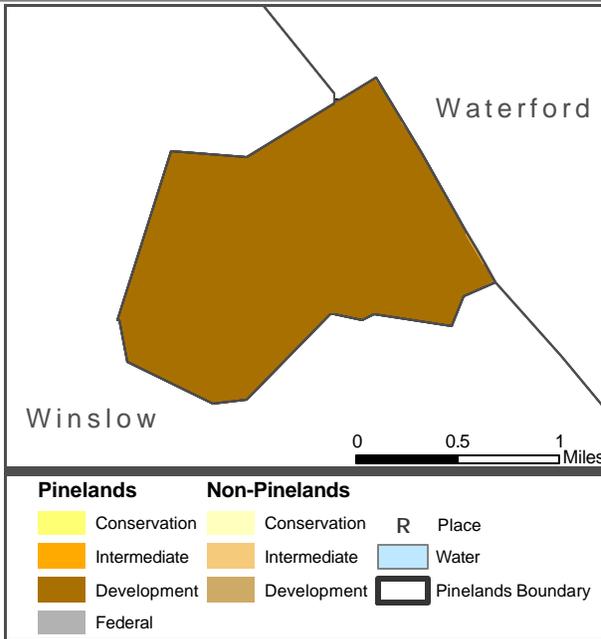


Preserv	Forest	Ag Prod	Special Ag Prod	Rural Dev	Regional Growth	Pine Town	Pine Village	Military & Federal	
				51%	49%				
				Municipal Value	South Jersey Municipal Avg	South Jersey Municipal Rank			
Population Estimate 2003				5,360	11,637	110 th			
Population Density 2003				1,649.2	2,016.5	92 nd			
Population Change 1993 – 2003				-0.6%	8.5%	132 nd			
Land Area (sq miles) 2000				3.3	18.0	120 th			
% Land State Owned/Non-Profit 2005				0.0%	8.4%	100 th			
Assessed Acres of Farmland 2002				304	2,577	92 nd			
Building Permits 2004				17	69	102 nd			
Residential Housing Transactions 2004				62	211	124 th			
Median Sale Price of Homes 2004				\$139,450	\$163,000	128 th			
Equalized Value of Property 2004 (Million \$)				\$396.3	\$1,145.1	113 th			
Effective Tax Rate 2004				3.27	2.36	25 th			
Average Residential Property Tax Bill 2004				\$4,001	\$3,964	76 th			
Per Capita Income 2000				\$22,177	\$23,813	104 th			
Unemployment Rate 2004				4.5%	5.1%	136 th			
Establishments 2002	Agric	Mining	Constru	Manufac	Wholsal & Retail	Utils & Trans	Services	Public	UnClass
330			20%	12%	30%	2%	32%	2%	3%
Assessment Class Proportions in Municipal Valuations 2004		Vacant	Residential	Agricultural	Commercial	Industrial	Apartment		
		3%	52%		35%	10%	1%		

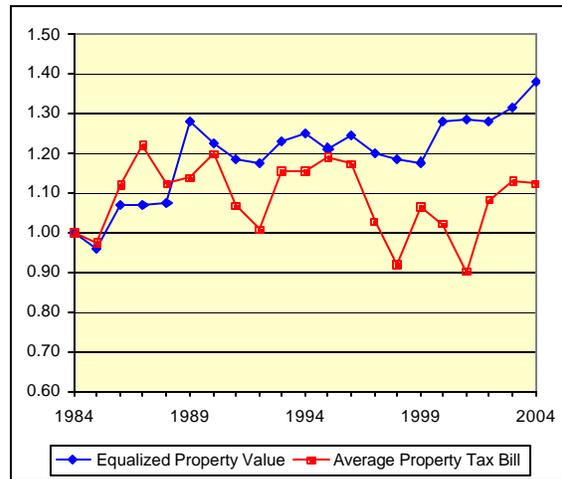
Chesilhurst Borough, Camden County

% of Population in Pinelands: 100% (1,520 residents / 1,520 total)
 % of Housing Units in Pinelands: 100% (535 units / 535 total)
 % of Area in Pinelands: 100% (1,111 acres / 1,111 total)

* According to 2000 census, 138 residents live in group quarters, of which 88 are institutionalized.



Property Value and Tax Indices (1984 = 1.00)



Preserv	Forest	Ag Prod	Special Ag Prod	Rural Dev	Regional Growth	Pine Town	Pine Village	Military & Federal	
					100%				
				Municipal Value	South Jersey Municipal Avg	South Jersey Municipal Rank			
Population Estimate 2003				1,756	11,637	168 th			
Population Density 2003				1,020.9	2,016.5	110 th			
Population Change 1993 – 2003				14.3%	8.5%	51 st			
Land Area (sq miles) 2000				1.7	18.0	144 th			
% Land State Owned/Non-Profit 2005				0.0%	8.4%	100 th			
Assessed Acres of Farmland 2002				0	2,577	127 th			
Building Permits 2004				23	69	84 th			
Residential Housing Transactions 2004				16	211	176 th			
Median Sale Price of Homes 2004				\$121,900	\$163,000	160 th			
Equalized Value of Property 2004 (Million \$)				\$52.7	\$1,145.1	193 rd			
Effective Tax Rate 2004				2.72	2.36	65 th			
Average Residential Property Tax Bill 2004				\$2,791	\$3,964	153 rd			
Per Capita Income 2000				\$15,252	\$23,813	189 th			
Unemployment Rate 2004				8.2%	5.1%	37 th			
Establishments 2002	Agric	Mining	Constru	Manufac	Wholsal & Retail	Utils & Trans	Services	Public	UnClass
9			22%		33%		22%	22%	
Assessment Class Proportions in Municipal Valuations 2004			Vacant	Residential	Agricultural	Commercial	Industrial	Apartment	
			9%	84%		5%	1%	1%	

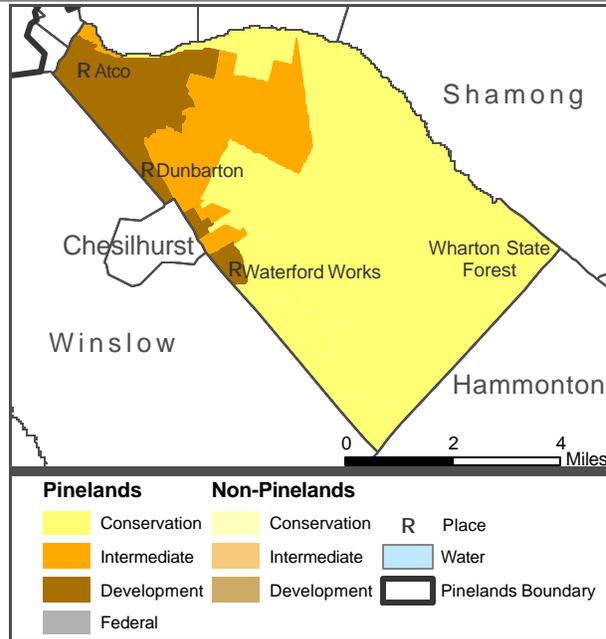
* The institutionalized population increased from zero to 88 between 1990 and 2000, while the non-institutionalized population decreased by 22. The non-group quarters change was -72.

Waterford Township, Camden County

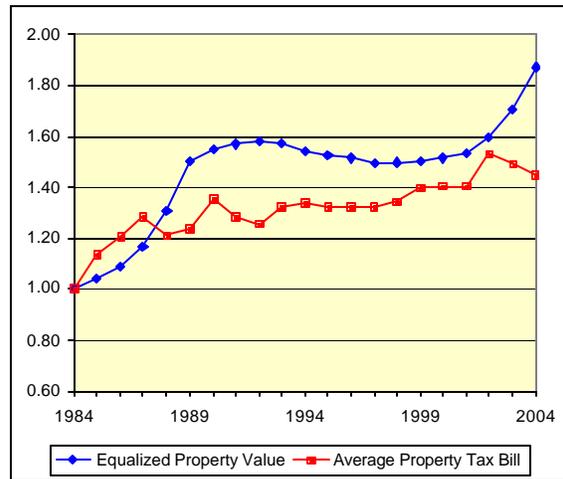
% of Population in Pinelands: 100% (10,494 residents / 10,494 total)

% of Housing Units in Pinelands: 100% (3,671 units / 3,671 total)

% of Area in Pinelands: 100% (23,058 acres / 23,058 total)



Property Value and Tax Indices (1984 = 1.00)

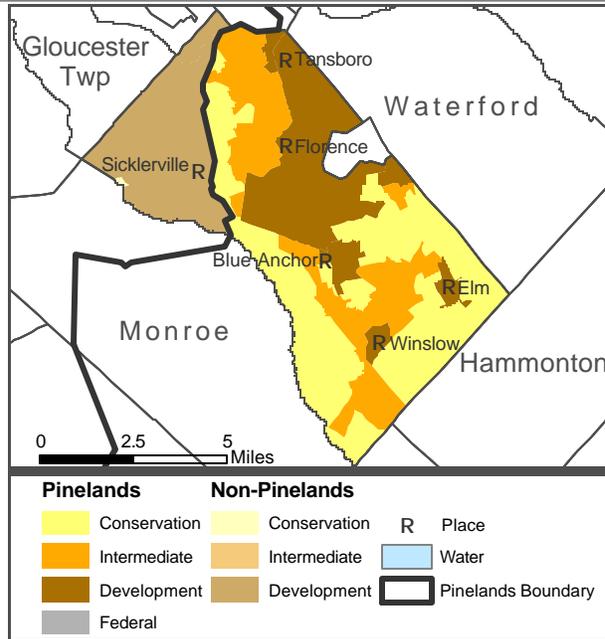


Preserv	Forest	Ag Prod	Special Ag Prod	Rural Dev	Regional Growth	Pine Town	Pine Village	Military & Federal	
61%	1%	10%		15%	12%		1%		
				Municipal Value	South Jersey Municipal Avg	South Jersey Municipal Rank			
Population Estimate 2003				10,645	11,637	64 th			
Population Density 2003				294.2	2,016.5	156 th			
Population Change 1993 – 2003				-0.3%	8.5%	128 th			
Land Area (sq miles) 2000				36.2	18.0	39 th			
% Land State Owned/Non-Profit 2005				61.1%	8.4%	4 th			
Assessed Acres of Farmland 2002				2,541	2,577	58 th			
Building Permits 2004				23	69	84 th			
Residential Housing Transactions 2004				184	211	64 th			
Median Sale Price of Homes 2004				\$149,200	\$163,000	112 th			
Equalized Value of Property 2004 (Million \$)				\$600.9	\$1,145.1	91 st			
Effective Tax Rate 2004				3.04	2.36	40 th			
Average Residential Property Tax Bill 2004				\$4,287	\$3,964	62 nd			
Per Capita Income 2000				\$21,676	\$23,813	110 th			
Unemployment Rate 2004				3.5%	5.1%	169 th			
Establishments 2002	Agric	Mining	Constru	Manufac	Wholsal & Retail	Utils & Trans	Services	Public	UnClass
302	<1%		28%	3%	13%	5%	35%	3%	14%
Assessment Class Proportions in Municipal Valuations 2004			Vacant	Residential	Agricultural	Commercial	Industrial	Apartment	
			2%	87%	2%	8%		<1%	

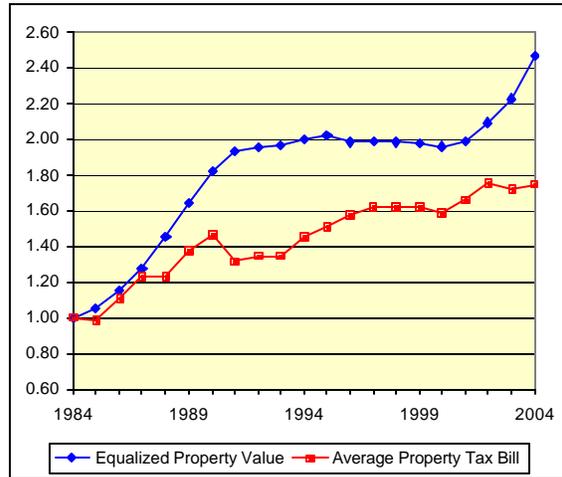
Winslow Township, Camden County

% of Population in Pinelands: 45% (15,599 residents / 34,611 total)
 % of Housing Units in Pinelands: 45% (5,546 units / 12,413 total)
 % of Area in Pinelands: 81% (30,116 acres / 37,302 total)

* According to 2000 census, 1,061 residents live in institutional group quarters.



Property Value and Tax Indices (1984 = 1.00)



Preserv	Forest	Ag Prod	Special Ag Prod	Rural Dev	Regional Growth	Pine Town	Pine Village	Military & Federal	
2%	21%	23%		26%	22%		6%		
				Municipal Value	South Jersey Municipal Avg	South Jersey Municipal Rank			
Population Estimate 2003				35,150	11,637	16 th			
Population Density 2003				609.4	2,016.5	129 th			
Population Change 1993 – 2003				7.1%	8.5%	88 th			
Land Area (sq miles) 2000				57.7	18.0	16 th			
% Land State Owned/Non-Profit 2005				14.3%	8.4%	38 th			
Assessed Acres of Farmland 2002				7,479	2,577	25 th			
Building Permits 2004				580	69	3 rd			
Residential Housing Transactions 2004				796	211	13 th			
Median Sale Price of Homes 2004				\$142,700	\$163,000	122 nd			
Equalized Value of Property 2004 (Million \$)				\$1,727.4	\$1,145.1	39 th			
Effective Tax Rate 2004				2.88	2.36	54 th			
Average Residential Property Tax Bill 2004				\$3,604	\$3,964	99 th			
Per Capita Income 2000				\$21,254	\$23,813	119 th			
Unemployment Rate 2004				5.6%	5.1%	95 th			
Establishments 2002	Agric	Mining	Constru	Manufac	Wholsal & Retail	Utils & Trans	Services	Public	UnClass
457	2%	<1%	19%	4%	18%	3%	41%	5%	7%
Assessment Class Proportions in Municipal Valuations 2004			Vacant	Residential	Agricultural	Commercial	Industrial	Apartment	
			4%	84%	2%	7%	2%	3%	

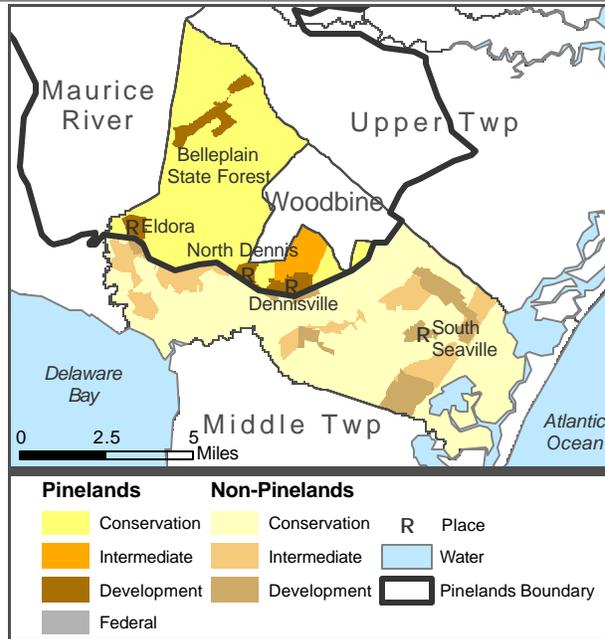
* The institutionalized population decreased by 66 between 1990 and 2000. The non-group quarters population increased by 4,604.

Dennis Township, Cape May County

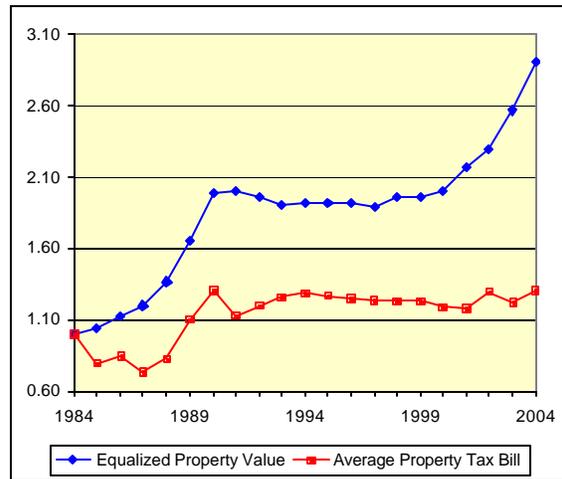
% of Population in Pinelands: 25% (1,623 residents / 6,492 total)

% of Housing Units in Pinelands: 24% (552 units / 2,327 total)

% of Area in Pinelands: 38% (15,545 acres / 40,978 total)



Property Value and Tax Indices (1984 = 1.00)



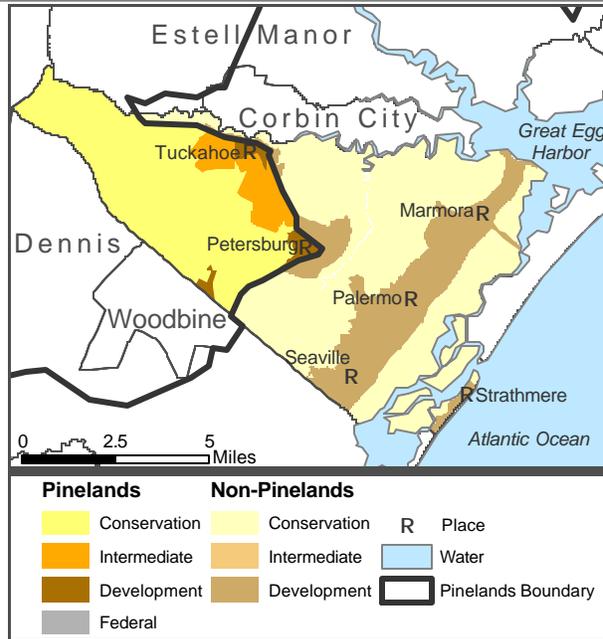
Preserv	Forest	Ag Prod	Special Ag Prod	Rural Dev	Regional Growth	Pine Town	Pine Village	Military & Federal	
	84%			6%			10%		
				Municipal Value	South Jersey Municipal Avg	South Jersey Municipal Rank			
Population Estimate 2003				6,338	11,637	99 th			
Population Density 2003				103.3	2,016.5	184 th			
Population Change 1993 – 2003				3.8%	8.5%	107 th			
Land Area (sq miles) 2000				61.4	18.0	15 th			
% Land State Owned/Non-Profit 2005				48.5%	8.4%	10 th			
Assessed Acres of Farmland 2002				3,759	2,577	50 th			
Building Permits 2004				23	69	84 th			
Residential Housing Transactions 2004				67	211	115 th			
Median Sale Price of Homes 2004				\$200,000	\$163,000	70 th			
Equalized Value of Property 2004 (Million \$)				\$626.5	\$1,145.1	88 th			
Effective Tax Rate 2004				1.38	2.36	175 th			
Average Residential Property Tax Bill 2004				\$2,395	\$3,964	181 st			
Per Capita Income 2000				\$21,455	\$23,813	114 th			
Unemployment Rate 2004				6.9%	5.1%	60 th			
Establishments 2002	Agric	Mining	Constru	Manufac	Wholsal & Retail	Utils & Trans	Services	Public	UnClass
160	4%		31%	1%	16%	2%	39%	3%	4%
Assessment Class Proportions in Municipal Valuations 2004			Vacant	Residential	Agricultural	Commercial	Industrial	Apartment	
			9%	75%	2%	15%			

Upper Township, Cape May County

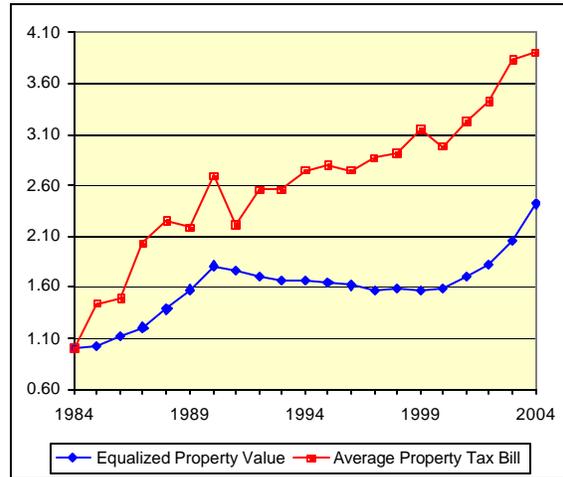
% of Population in Pinelands: 10% (1,175 residents / 12,115 total)

% of Housing Units in Pinelands: 8% (414 units / 5,472 total)

% of Area in Pinelands: 33% (14,231 acres / 43,784 total)



**Property Value and Tax Indices
(1984 = 1.00)**

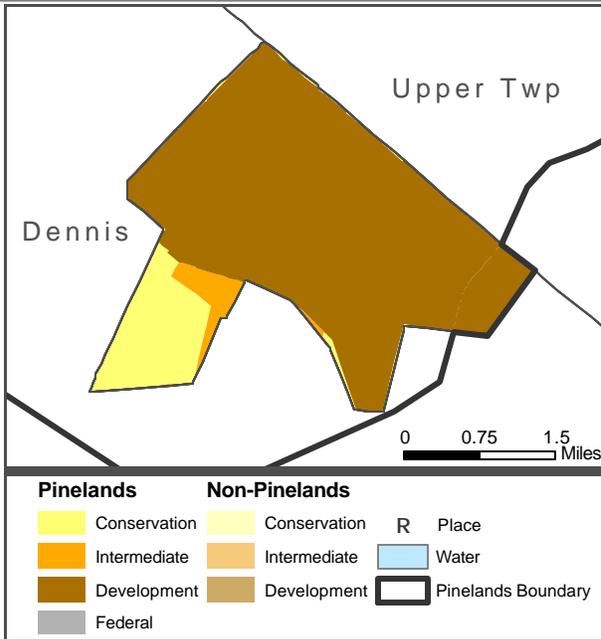


Preserv	Forest	Ag Prod	Special Ag Prod	Rural Dev	Regional Growth	Pine Town	Pine Village	Military & Federal	
	82%			13%		1%	4%		
				Municipal Value	South Jersey Municipal Avg	South Jersey Municipal Rank			
Population Estimate 2003				11,965	11,637	54 th			
Population Density 2003				189.4	2,016.5	169 th			
Population Change 1993 – 2003				10.0%	8.5%	72 nd			
Land Area (sq miles) 2000				63.2	18.0	13 th			
% Land State Owned/Non-Profit 2005				40.6%	8.4%	13 th			
Assessed Acres of Farmland 2002				2,310	2,577	61 st			
Building Permits 2004				55	69	60 th			
Residential Housing Transactions 2004				203	211	59 th			
Median Sale Price of Homes 2004				\$250,000	\$163,000	40 th			
Equalized Value of Property 2004 (Million \$)				\$1,426.2	\$1,145.1	49 th			
Effective Tax Rate 2004				1.35	2.36	177 th			
Average Residential Property Tax Bill 2004				\$3,393	\$3,964	115 th			
Per Capita Income 2000				\$27,498	\$23,813	38 th			
Unemployment Rate 2004				6.4%	5.1%	65 th			
Establishments 2002	Agric	Mining	Constru	Manufac	Wholsal & Retail	Utils & Trans	Services	Public	UnClass
318	1%	1%	19%	4%	13%	1%	50%	1%	10%
Assessment Class Proportions in Municipal Valuations 2004		Vacant	Residential	Agricultural	Commercial	Industrial	Apartment		
		6%	81%	<1%	11%	1%			

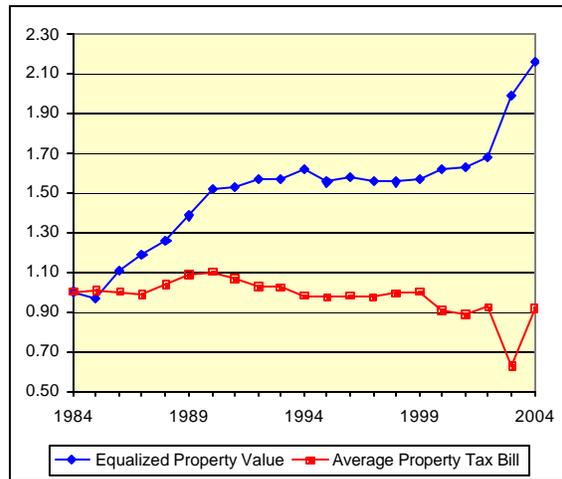
Woodbine Borough, Cape May County

% of Population in Pinelands: 100% (2,716 residents / 2,716 total)
 % of Housing Units in Pinelands: 100% (1,080 units / 1,080 total)
 % of Area in Pinelands: 95% (4,881 acres / 5,123 total)

* According to 2000 census data on group quarters, 568 residents are institutionalized.



Property Value and Tax Indices (1984 = 1.00)



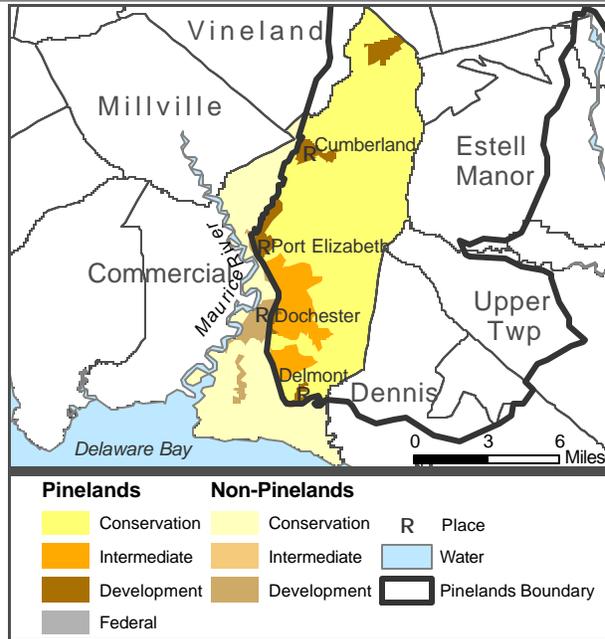
Preserv	Forest	Ag Prod	Special Ag Prod	Rural Dev	Regional Growth	Pine Town	Pine Village	Military & Federal	
	14%			3%		83%			
				Municipal Value	South Jersey Municipal Avg	South Jersey Municipal Rank			
Population Estimate 2003				2,677	11,637	152 nd			
Population Density 2003				334.6	2,016.5	153 rd			
Population Change 1993 – 2003				5.3%	8.5%	100 th			
Land Area (sq miles) 2000				8.0	18.0	94 th			
% Land State Owned/Non-Profit 2005				5.5%	8.4%	57 th			
Assessed Acres of Farmland 2002				357	2,577	89 th			
Building Permits 2004				11	69	125 th			
Residential Housing Transactions 2004				4	211	194 th			
Median Sale Price of Homes 2004				\$124,900	\$163,000	155 th			
Equalized Value of Property 2004 (Million \$)				\$93.9	\$1,145.1	183 rd			
Effective Tax Rate 2004				1.42	2.36	172 nd			
Average Residential Property Tax Bill 2004				\$1,409	\$3,964	197 th			
Per Capita Income 2000				\$13,335	\$23,813	198 th			
Unemployment Rate 2004				10.7%	5.1%	18 th			
Establishments 2002	Agric	Mining	Constru	Manufac	Wholsal & Retail	Utils & Trans	Services	Public	UnClass
59			20%	7%	14%	3%	42%	12%	2%
Assessment Class Proportions in Municipal Valuations 2004		Vacant	Residential	Agricultural	Commercial	Industrial	Apartment		
		10%	57%	4%	21%	3%	3%		

* The institutionalized population decreased by 134 between 1990 and 2000. The non-group quarters population increased by 172 residents.

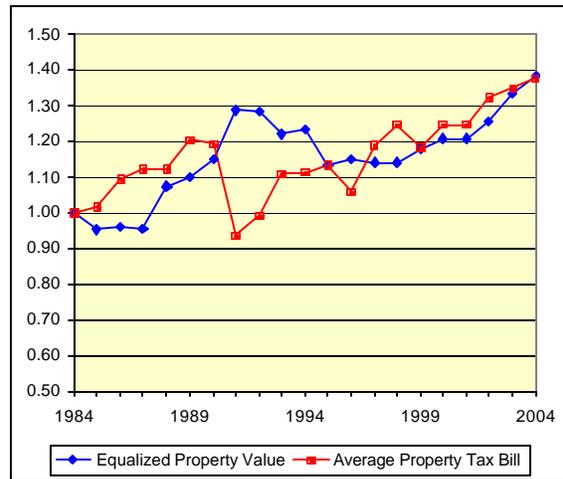
Maurice River Township, Cumberland County

% of Population in Pinelands: 70% (4,819 residents / 6,928 total)
 % of Housing Units in Pinelands: 39% (572 units / 1,461 total)
 % of Area in Pinelands: 69% (42,242 acres / 61,147 total)

* According to 2000 census data on group quarters. 3,360 residents are inmates in state correctional facilities. The non-group quarters population is 3,568. 41% of these residents (1,459 people) live in the Pinelands.



Property Value and Tax Indices (1984 = 1.00)



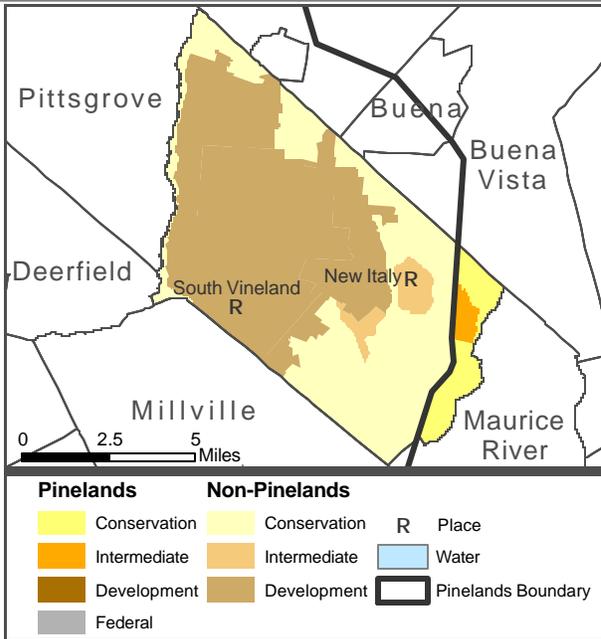
Preserv	Forest	Ag Prod	Special Ag Prod	Rural Dev	Regional Growth	Pine Town	Pine Village	Military & Federal	
	83%			11%			6%		
				Municipal Value	South Jersey Municipal Avg	South Jersey Municipal Rank			
Population Estimate 2003				7,600	11,637	84 th			
Population Density 2003				81.4	2,016.5	190 th			
Population Change 1993 – 2003				14.5%	8.5%	50 th			
Land Area (sq miles) 2000				93.4	18.0	5 th			
% Land State Owned/Non-Profit 2005				50.8%	8.4%	9 th			
Assessed Acres of Farmland 2002				10,522	2,577	13 th			
Building Permits 2004				9	69	132 nd			
Residential Housing Transactions 2004				26	211	155 th			
Median Sale Price of Homes 2004				\$92,100	\$163,000	184 th			
Equalized Value of Property 2004 (Million \$)				\$187.9	\$1,145.1	156 th			
Effective Tax Rate 2004				2.27	2.36	114 th			
Average Residential Property Tax Bill 2004				\$2,284	\$3,964	187 th			
Per Capita Income 2000				\$17,141	\$23,813	180 th			
Unemployment Rate 2004				5.8%	5.1%	89 th			
Establishments 2002	Agric	Mining	Constru	Manufac	Wholsal & Retail	Utils & Trans	Services	Public	UnClass
38	3%	8%	16%	5%	13%	8%	26%	21%	
Assessment Class Proportions in Municipal Valuations 2004			Vacant	Residential	Agricultural	Commercial	Industrial	Apartment	
			8%	79%	3%	4%	6%		

* The institutional population increased by 358 between 1990 and 2000. The non-group quarters population decreased by 78.

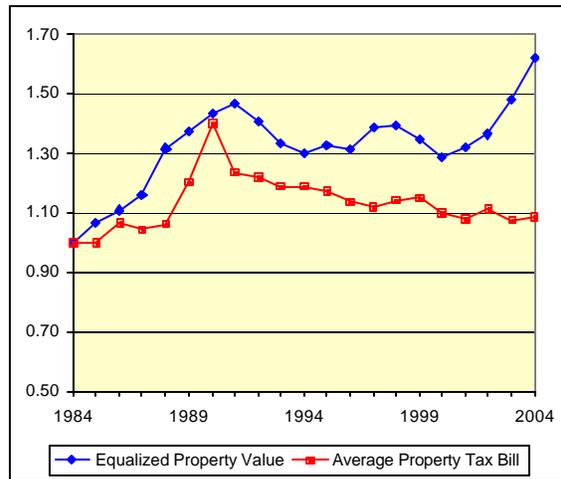
Vineland City, Cumberland County

% of Population in Pinelands: < 1% (186 residents / 56,271 total)
 % of Housing Units in Pinelands: < 1% (62 units / 20,958 total)
 % of Area in Pinelands: 7% (3,210 acres / 44,125 total)

* According to 2000 census data, 2,393 residents live in group quarters, of which 1,031 are institutionalized.



**Property Value and Tax Indices
(1984 = 1.00)**



Preserv	Forest	Ag Prod	Special Ag Prod	Rural Dev	Regional Growth	Pine Town	Pine Village	Military & Federal	
	72%	9%		19%					
				Municipal Value	South Jersey Municipal Avg	South Jersey Municipal Rank			
Population Estimate 2003				57,057	11,637	7 th			
Population Density 2003				830.9	2,016.5	120 th			
Population Change 1993 – 2003				2.5%	8.5%	116 th			
Land Area (sq miles) 2000				68.7	18.0	11 th			
% Land State Owned/Non-Profit 2005				9.2%	8.4%	49 th			
Assessed Acres of Farmland 2002				10,098	2,577	15 th			
Building Permits 2004				114	69	36 th			
Residential Housing Transactions 2004				596	211	19 th			
Median Sale Price of Homes 2004				\$124,000	\$163,000	156 th			
Equalized Value of Property 2004 (Million \$)				\$2,580.8	\$1,145.1	26 th			
Effective Tax Rate 2004				2.22	2.36	120 th			
Average Residential Property Tax Bill 2004				\$2,683	\$3,964	158 th			
Per Capita Income 2000				\$18,797	\$23,813	157 th			
Unemployment Rate 2004				8.4%	5.1%	30 th			
Establishments 2002	Agric	Mining	Constru	Manufac	Wholsal & Retail	Utils & Trans	Services	Public	UnClass
1,493	4%		11%	6%	23%	4%	48%	2%	2%
Assessment Class Proportions in Municipal Valuations 2004			Vacant	Residential	Agricultural	Commercial	Industrial	Apartment	
			2%	71%	2%	19%	4%	3%	

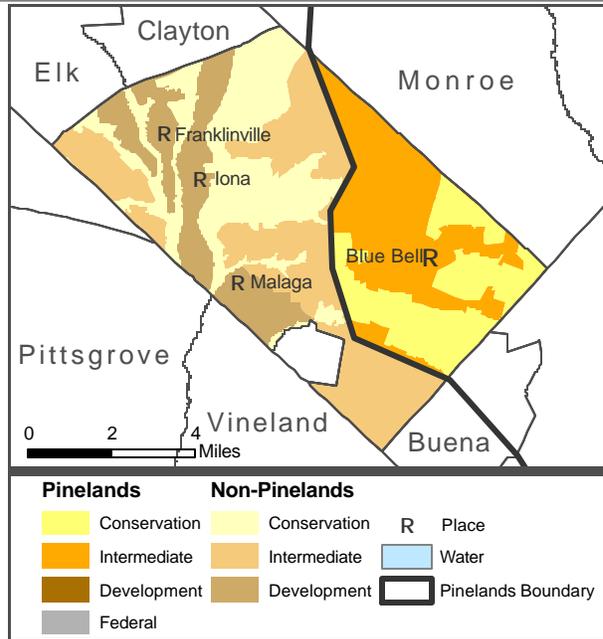
* The institutional population decreased by 939 between 1990 and 2000, while the non-institutional population increased by 1,050. The non-group quarters population increased by 1,380.

Franklin Township, Gloucester County

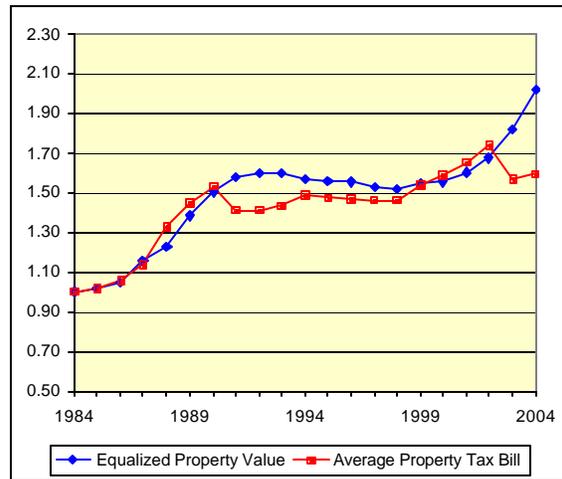
% of Population in Pinelands: 17% (2,664 residents / 15,466 total)

% of Housing Units in Pinelands: 16% (898 units / 5,461 total)

% of Area in Pinelands: 36% (12,878 acres / 36,150 total)



**Property Value and Tax Indices
(1984 = 1.00)**



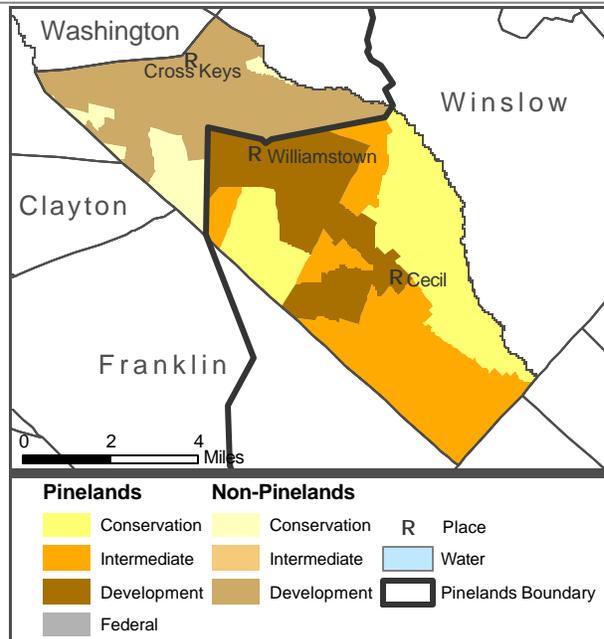
Preserv	Forest	Ag Prod	Special Ag Prod	Rural Dev	Regional Growth	Pine Town	Pine Village	Military & Federal	
		41%		59%					
				Municipal Value	South Jersey Municipal Avg	South Jersey Municipal Rank			
Population Estimate 2003				16,013	11,637	43 rd			
Population Density 2003				286.0	2,016.5	157 th			
Population Change 1993 – 2003				8.6%	8.5%	76 th			
Land Area (sq miles) 2000				56.0	18.0	18 th			
% Land State Owned/Non-Profit 2005				4.4%	8.4%	60 th			
Assessed Acres of Farmland 2002				14,974	2,577	5 th			
Building Permits 2004				126	69	33 rd			
Residential Housing Transactions 2004				154	211	72 nd			
Median Sale Price of Homes 2004				\$148,200	\$163,000	113 th			
Equalized Value of Property 2004 (Million \$)				\$902.1	\$1,145.1	69 th			
Effective Tax Rate 2004				2.43	2.36	97 th			
Average Residential Property Tax Bill 2004				\$3,101	\$3,964	136 th			
Per Capita Income 2000				\$20,277	\$23,813	132 nd			
Unemployment Rate 2004				6.2%	5.1%	73 rd			
Establishments 2002	Agric	Mining	Constru	Manufac	Wholsal & Retail	Utils & Trans	Services	Public	UnClass
203	9%		27%	3%	20%	3%	30%	5%	2%
Assessment Class Proportions in Municipal Valuations 2004		Vacant	Residential	Agricultural	Commercial	Industrial	Apartment		
		4%	82%	5%	9%				

Monroe Township, Gloucester County

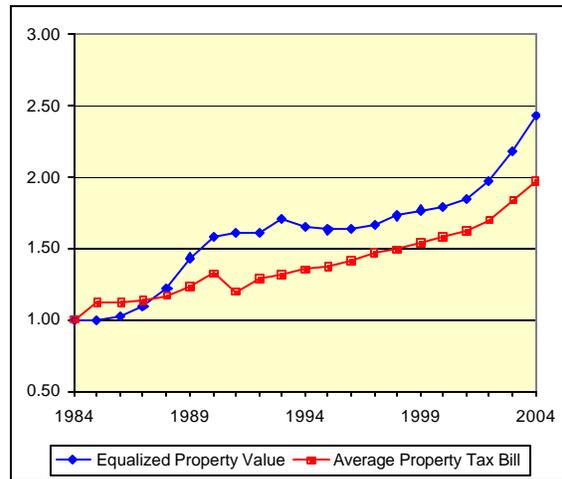
% of Population in Pinelands: 50% (14,406 residents / 28,967 total)

% of Housing Units in Pinelands: 50% (5,493 units / 11,069 total)

% of Area in Pinelands: 69% (20,704 acres / 29,986 total)



**Property Value and Tax Indices
(1984 = 1.00)**



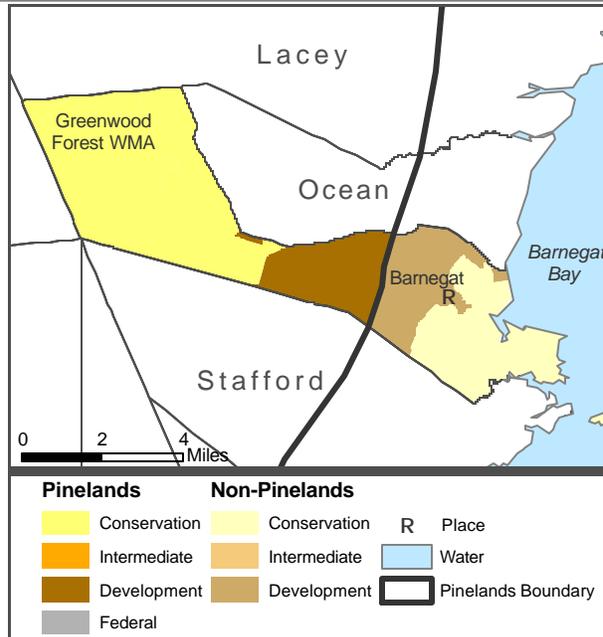
Preserv	Forest	Ag Prod	Special Ag Prod	Rural Dev	Regional Growth	Pine Town	Pine Village	Military & Federal	
	22%	12%		37%	28%				
				Municipal Value	South Jersey Municipal Avg	South Jersey Municipal Rank			
Population Estimate 2003				30,427	11,637	20 th			
Population Density 2003				653.8	2,016.5	125 th			
Population Change 1993 – 2003				10.7%	8.5%	68 th			
Land Area (sq miles) 2000				46.6	18.0	24 th			
% Land State Owned/Non-Profit 2005				13.4%	8.4%	40 th			
Assessed Acres of Farmland 2002				6,158	2,577	38 th			
Building Permits 2004				242	69	13 th			
Residential Housing Transactions 2004				418	211	29 th			
Median Sale Price of Homes 2004				\$157,000	\$163,000	104 th			
Equalized Value of Property 2004 (Million \$)				\$1,769.3	\$1,145.1	35 th			
Effective Tax Rate 2004				2.82	2.36	57 th			
Average Residential Property Tax Bill 2004				\$4,173	\$3,964	70 th			
Per Capita Income 2000				\$20,488	\$23,813	130 th			
Unemployment Rate 2004				4.7%	5.1%	130 th			
Establishments 2002	Agric	Mining	Constru	Manufac	Wholsal & Retail	Utils & Trans	Services	Public	UnClass
484	1%	<1%	19%	7%	21%	3%	42%	3%	3%
Assessment Class Proportions in Municipal Valuations 2004		Vacant	Residential	Agricultural	Commercial	Industrial	Apartment		
		3%	83%	1%	11%		1%		

Barnegat Township, Ocean County

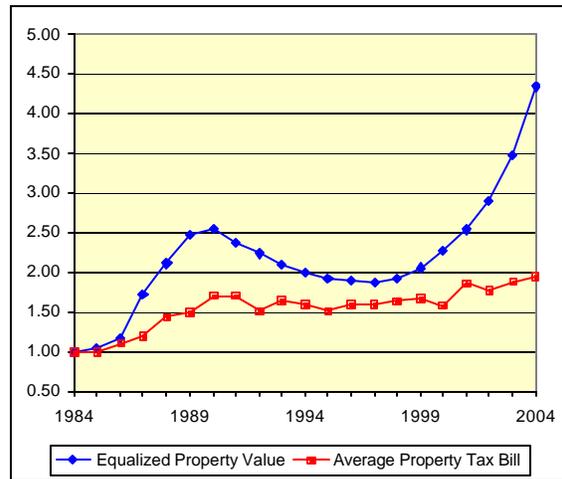
% of Population in Pinelands: 21% (3,226 residents / 15,270 total)

% of Housing Units in Pinelands: 27% (1,661 units / 6,066 total)

% of Area in Pinelands: 56% (14,412 acres / 25,783 total)



**Property Value and Tax Indices
(1984 = 1.00)**



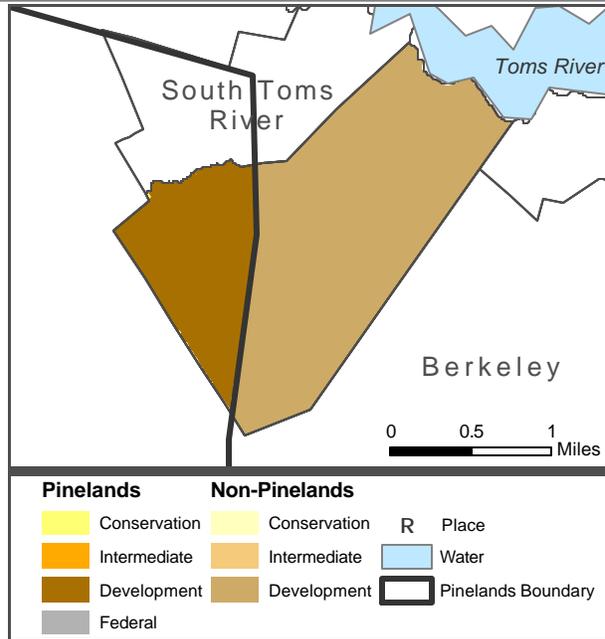
Preserv	Forest	Ag Prod	Special Ag Prod	Rural Dev	Regional Growth	Pine Town	Pine Village	Military & Federal	
41%	37%				22%				
				Municipal Value	South Jersey Municipal Avg	South Jersey Municipal Rank			
Population Estimate 2003				17,632	11,637	39 th			
Population Density 2003				524.4	2,016.5	134 th			
Population Change 1993 – 2003				33.0%	8.5%	15 th			
Land Area (sq miles) 2000				34.7	18.0	42 nd			
% Land State Owned/Non-Profit 2005				35.8%	8.4%	18 th			
Assessed Acres of Farmland 2002				498	2,577	87 th			
Building Permits 2004				507	69	5 th			
Residential Housing Transactions 2004				414	211	30 th			
Median Sale Price of Homes 2004				\$190,000	\$163,000	74 th			
Equalized Value of Property 2004 (Million \$)				\$1,426.3	\$1,145.1	48 th			
Effective Tax Rate 2004				2.05	2.36	136 th			
Average Residential Property Tax Bill 2004				\$4,047	\$3,964	75 th			
Per Capita Income 2000				\$19,307	\$23,813	145 th			
Unemployment Rate 2004				5.3%	5.1%	104 th			
Establishments 2002	Agric	Mining	Constru	Manufac	Wholsal & Retail	Utils & Trans	Services	Public	UnClass
166	2%	1%	19%	2%	21%	3%	46%	6%	1%
Assessment Class Proportions in Municipal Valuations 2004			Vacant	Residential	Agricultural	Commercial	Industrial	Apartment	
			6%	86%		6%		2%	

Beachwood Borough, Ocean County

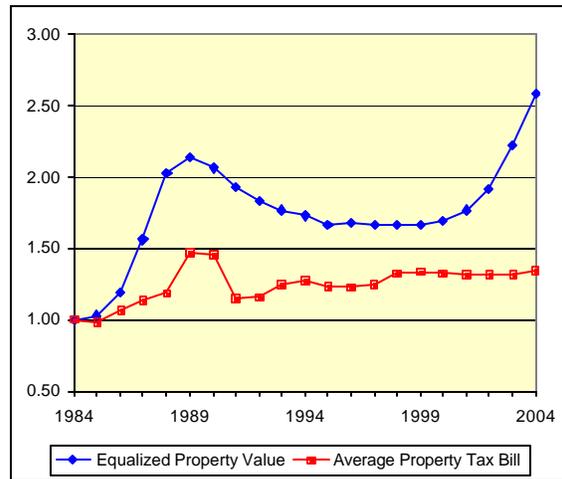
% of Population in Pinelands: < 1% (4 residents / 10,375 total)

% of Housing Units in Pinelands: < 1% (2 units / 3,623 total)

% of Area in Pinelands: 28% (497 acres / 1,785 total)



Property Value and Tax Indices (1984 = 1.00)



Preserv	Forest	Ag Prod	Special Ag Prod	Rural Dev	Regional Growth	Pine Town	Pine Village	Military & Federal	
					100%*				
					Municipal Value	South Jersey Municipal Avg	South Jersey Municipal Rank		
Population Estimate 2003					10,712	11,637	63 rd		
Population Density 2003					3,881.2	2,016.5	37 th		
Population Change 1993 – 2003					11.7%	8.5%	61 st		
Land Area (sq miles) 2000					2.8	18.0	126 th		
% Land State Owned/Non-Profit 2005					0.0%	8.4%	100 th		
Assessed Acres of Farmland 2002					0	2,577	127 th		
Building Permits 2004					18	69	97 th		
Residential Housing Transactions 2004					216	211	54 th		
Median Sale Price of Homes 2004					\$205,000	\$163,000	66 th		
Equalized Value of Property 2004 (Million \$)					\$704.6	\$1,145.1	84 th		
Effective Tax Rate 2004					1.69	2.36	156 th		
Average Residential Property Tax Bill 2004					\$3,097	\$3,964	137 th		
Per Capita Income 2000					\$21,247	\$23,813	120 th		
Unemployment Rate 2004					6.4%	5.1%	65 th		
Establishments 2002	Agric	Mining	Constru	Manufac	Wholsal & Retail	Utis & Trans	Services	Public	UnClass
106			42%	6%	15%	1%	33%	4%	
Assessment Class Proportions in Municipal Valuations 2004			Vacant	Residential	Agricultural	Commercial	Industrial	Apartment	
			1%	95%		4%			

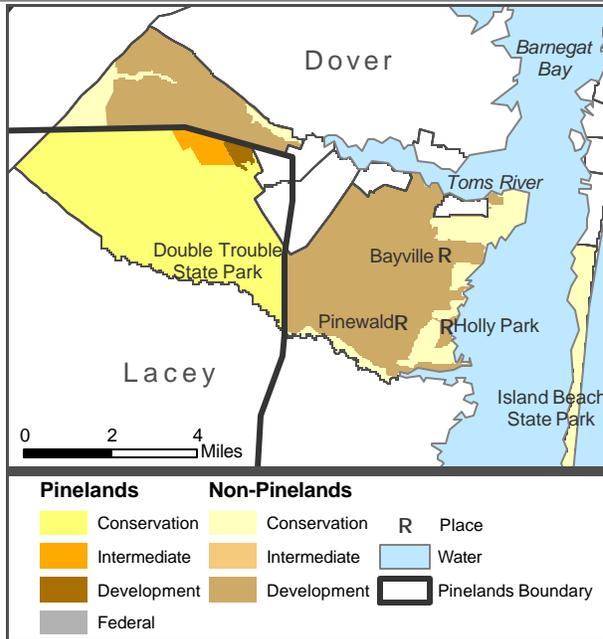
* Even though all of the Pinelands area in Beachwood is designated as RGA, most of this land is county-owned public open space. This is not reflected in the State Owned/Non-Profit data, which does not include land owned by counties.

Berkeley Township, Ocean County

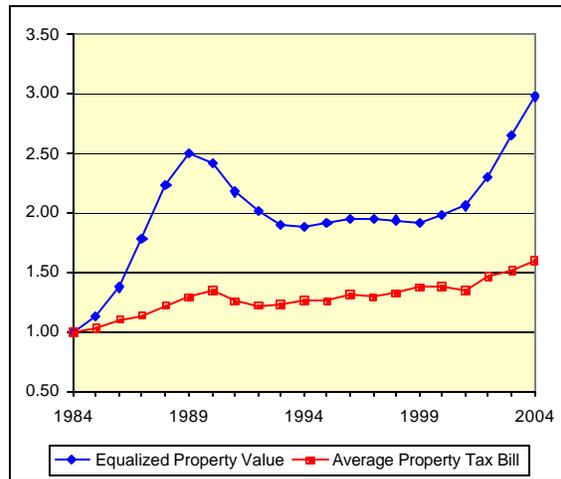
% of Population in Pinelands: 6% (2,467 residents / 39,991 total)

% of Housing Units in Pinelands: 6% (1,422 units / 22,288 total)

% of Area in Pinelands: 30% (10,466 acres / 34,665 total)



Property Value and Tax Indices (1984 = 1.00)



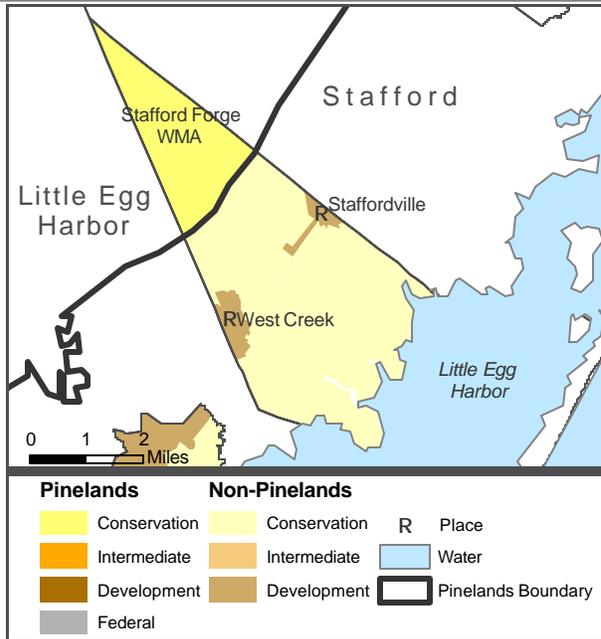
Preserv	Forest	Ag Prod	Special Ag Prod	Rural Dev	Regional Growth	Pine Town	Pine Village	Military & Federal	
18%	69%	7%		4%	2%				
				Municipal Value	South Jersey Municipal Avg	South Jersey Municipal Rank			
Population Estimate 2003				42,247	11,637	11 th			
Population Density 2003				985.0	2,016.5	113 th			
Population Change 1993 – 2003				8.4%	8.5%	79 th			
Land Area (sq miles) 2000				42.9	18.0	29 th			
% Land State Owned/Non-Profit 2005				34.6%	8.4%	19 th			
Assessed Acres of Farmland 2002				638	2,577	83 rd			
Building Permits 2004				128	69	32 nd			
Residential Housing Transactions 2004				1,225	211	4 th			
Median Sale Price of Homes 2004				\$163,000	\$163,000	99 th			
Equalized Value of Property 2004 (Million \$)				\$4,381.9	\$1,145.1	11 th			
Effective Tax Rate 2004				1.58	2.36	166 th			
Average Residential Property Tax Bill 2004				\$2,842	\$3,964	151 st			
Per Capita Income 2000				\$22,198	\$23,813	103 rd			
Unemployment Rate 2004				7.1%	5.1%	54 th			
Establishments 2002	Agric	Mining	Constru	Manufac	Wholsal & Retail	Utils & Trans	Services	Public	UnClass
316	1%	1%	18%	1%	20%	2%	49%	4%	3%
Assessment Class Proportions in Municipal Valuations 2004			Vacant	Residential	Agricultural	Commercial	Industrial	Apartment	
			2%	92%		4%			1%

Eagleswood Township, Ocean County

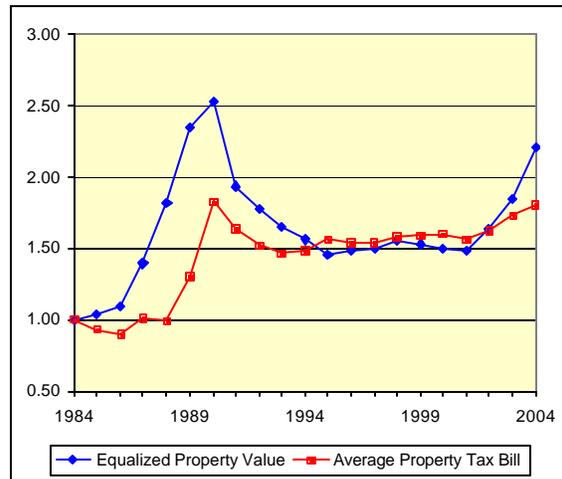
% of Population in Pinelands: 0% (0 residents / 1,441 total)

% of Housing Units in Pinelands: 0% (0 units / 693 total)

% of Area in Pinelands: 20% (2,470 acres / 12,079 total)



Property Value and Tax Indices (1984 = 1.00)



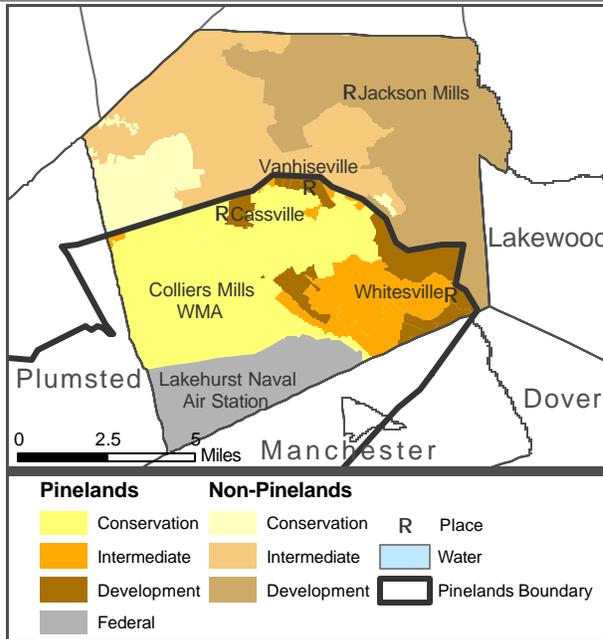
Preserv	Forest	Ag Prod	Special Ag Prod	Rural Dev	Regional Growth	Pine Town	Pine Village	Military & Federal	
43%	57%								
				Municipal Value	South Jersey Municipal Avg	South Jersey Municipal Rank			
Population Estimate 2003				1,534	11,637	174 th			
Population Density 2003				93.7	2,016.5	185 th			
Population Change 1993 – 2003				3.6%	8.5%	110 th			
Land Area (sq miles) 2000				16.4	18.0	73 rd			
% Land State Owned/Non-Profit 2005				17.8%	8.4%	35 th			
Assessed Acres of Farmland 2002				259	2,577	96 th			
Building Permits 2004				20	69	90 th			
Residential Housing Transactions 2004				31	211	147 th			
Median Sale Price of Homes 2004				\$220,000	\$163,000	59 th			
Equalized Value of Property 2004 (Million \$)				\$154.9	\$1,145.1	165 th			
Effective Tax Rate 2004				1.98	2.36	143 rd			
Average Residential Property Tax Bill 2004				\$3,276	\$3,964	124 th			
Per Capita Income 2000				\$20,617	\$23,813	128 th			
Unemployment Rate 2004				5.4%	5.1%	101 st			
Establishments 2002	Agric	Mining	Constru	Manufac	Wholsal & Retail	Utils & Trans	Services	Public	UnClass
59	3%	2%	34%	2%	12%	7%	34%	7%	
Assessment Class Proportions in Municipal Valuations 2004			Vacant	Residential	Agricultural	Commercial	Industrial	Apartment	
			14%	70%		14%	3%		

Jackson Township, Ocean County

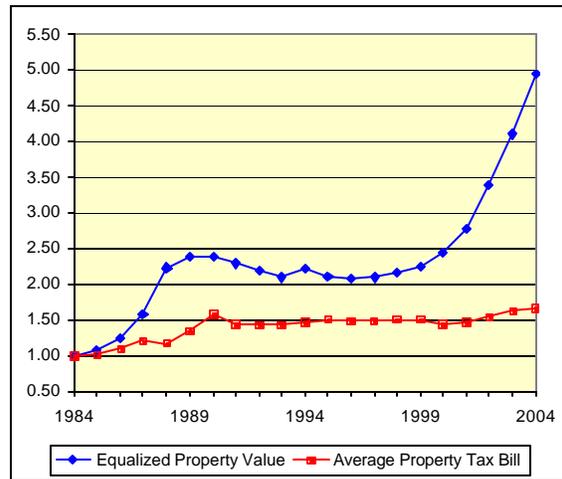
% of Population in Pinelands: 10% (4,106 residents / 42,816 total)

% of Housing Units in Pinelands: 11% (1,670 units / 14,640 total)

% of Area in Pinelands: 47% (30,380 acres / 64,505 total)



**Property Value and Tax Indices
(1984 = 1.00)**



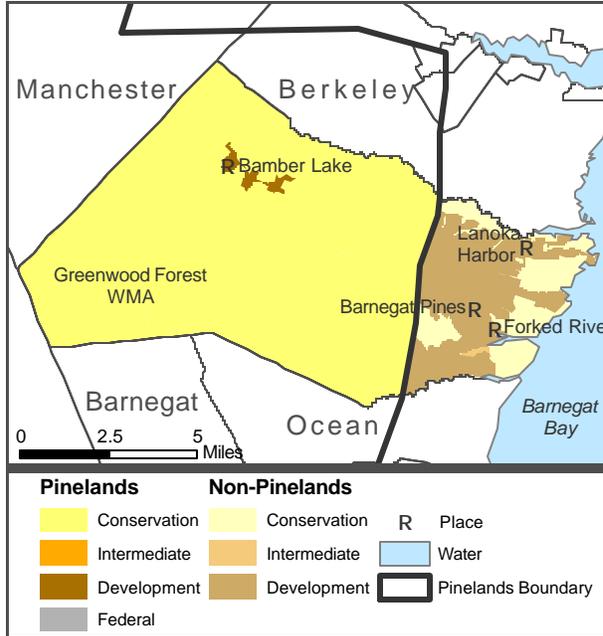
Preserv	Forest	Ag Prod	Special Ag Prod	Rural Dev	Regional Growth	Pine Town	Pine Village	Military & Federal	
31%	20%			16%	8%		5%	21%	
				Municipal Value	South Jersey Municipal Avg	South Jersey Municipal Rank			
Population Estimate 2003				49,644	11,637	9 th			
Population Density 2003				496.3	2,016.5	141 st			
Population Change 1993 – 2003				37.4%	8.5%	12 th			
Land Area (sq miles) 2000				100.1	18.0	3 rd			
% Land State Owned/Non-Profit 2005				20.8%	8.4%	30 th			
Assessed Acres of Farmland 2002				4,747	2,577	44 th			
Building Permits 2004				201	69	19 th			
Residential Housing Transactions 2004				901	211	11 th			
Median Sale Price of Homes 2004				\$249,000	\$163,000	44 th			
Equalized Value of Property 2004 (Million \$)				\$4,918.1	\$1,145.1	9 th			
Effective Tax Rate 2004				1.71	2.36	155 th			
Average Residential Property Tax Bill 2004				\$4,740	\$3,964	43 rd			
Per Capita Income 2000				\$23,981	\$23,813	79 th			
Unemployment Rate 2004				5.5%	5.1%	97 th			
Establishments 2002	Agric	Mining	Constru	Manufac	Wholsal & Retail	Utils & Trans	Services	Public	UnClass
552	1%	<1%	19%	3%	22%	3%	47%	4%	
Assessment Class Proportions in Municipal Valuations 2004			Vacant	Residential	Agricultural	Commercial	Industrial	Apartment	
			4%	84%		10%	1%	1%	

Lacey Township, Ocean County

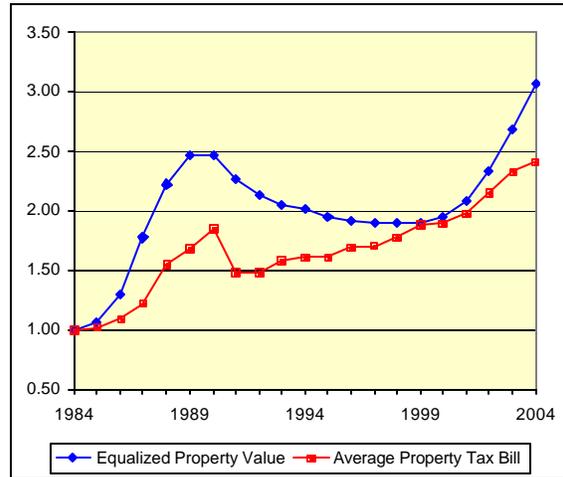
% of Population in Pinelands: 2% (521 residents / 25,346 total)

% of Housing Units in Pinelands: 2% (188 units / 10,580 total)

% of Area in Pinelands: 67% (42,629 acres / 63,658 total)



Property Value and Tax Indices (1984 = 1.00)



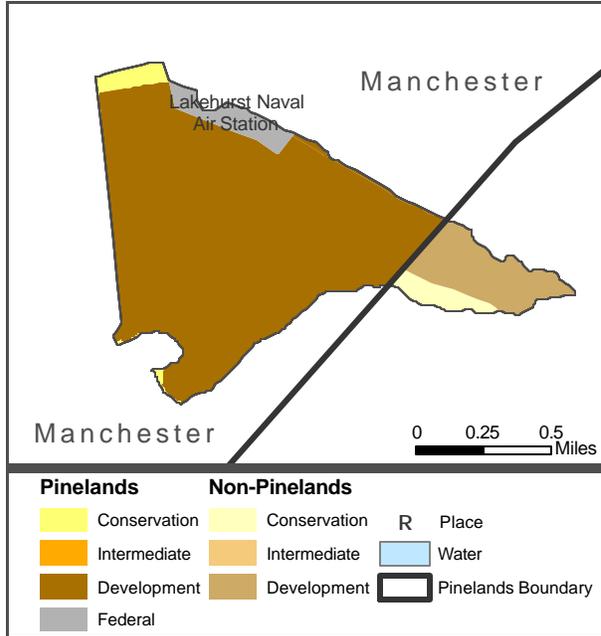
Preserv	Forest	Ag Prod	Special Ag Prod	Rural Dev	Regional Growth	Pine Town	Pine Village	Military & Federal	
71%	28%						1%		
				Municipal Value	South Jersey Municipal Avg	South Jersey Municipal Rank			
Population Estimate 2003				26,240	11,637	25 th			
Population Density 2003				312.4	2,016.5	155 th			
Population Change 1993 – 2003				14.0%	8.5%	54 th			
Land Area (sq miles) 2000				84.0	18.0	7 th			
% Land State Owned/Non-Profit 2005				52.9%	8.4%	7 th			
Assessed Acres of Farmland 2002				6,338	2,577	37 th			
Building Permits 2004				71	69	52 nd			
Residential Housing Transactions 2004				685	211	16 th			
Median Sale Price of Homes 2004				\$224,000	\$163,000	55 th			
Equalized Value of Property 2004 (Million \$)				\$2,982.4	\$1,145.1	19 th			
Effective Tax Rate 2004				1.60	2.36	162 nd			
Average Residential Property Tax Bill 2004				\$3,698	\$3,964	92 nd			
Per Capita Income 2000				\$23,136	\$23,813	89 th			
Unemployment Rate 2004				5.9%	5.1%	84 th			
Establishments 2002	Agric	Mining	Constru	Manufac	Wholsal & Retail	Utils & Trans	Services	Public	UnClass
445		<1%	16%	2%	20%	3%	55%	1%	4%
Assessment Class Proportions in Municipal Valuations 2004		Vacant	Residential	Agricultural	Commercial	Industrial	Apartment		
		3%	86%		7%	4%			

Lakehurst Borough, Ocean County

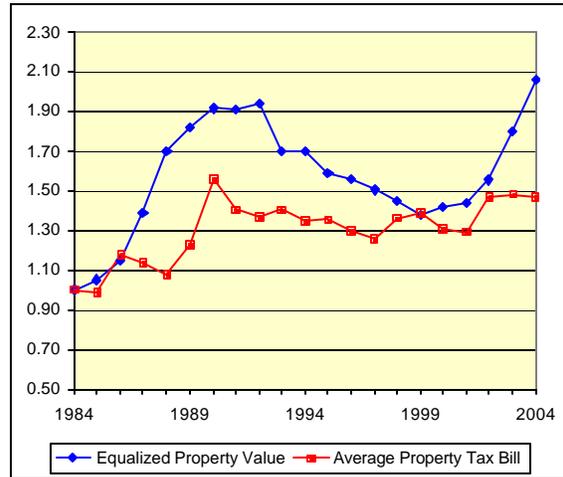
% of Population in Pinelands: 95% (2,393 residents / 2,522 total)

% of Housing Units in Pinelands: 92% (889 units / 961 total)

% of Area in Pinelands: 87% (552 acres / 634 total)



Property Value and Tax Indices (1984 = 1.00)



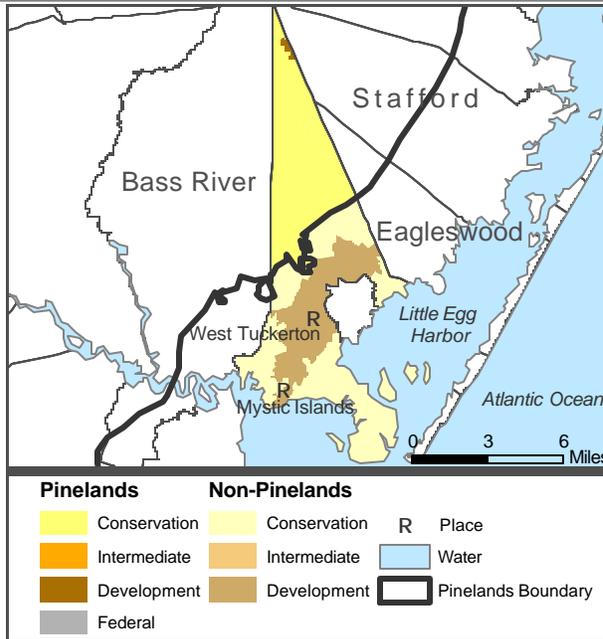
Preserv	Forest	Ag Prod	Special Ag Prod	Rural Dev	Regional Growth	Pine Town	Pine Village	Military & Federal	
	3%				1%	92%		4%	
				Municipal Value	South Jersey Municipal Avg	South Jersey Municipal Rank			
Population Estimate 2003				2,582	11,637	153 rd			
Population Density 2003				2,806.5	2,016.5	63 rd			
Population Change 1993 – 2003				-16.9%	8.5%	196 th			
Land Area (sq miles) 2000				0.9	18.0	171 st			
% Land State Owned/Non-Profit 2005				0.0%	8.4%	100 th			
Assessed Acres of Farmland 2002				0	2,577	127 th			
Building Permits 2004				3	69	168 th			
Residential Housing Transactions 2004				60	211	126 th			
Median Sale Price of Homes 2004				\$146,500	\$163,000	116 th			
Equalized Value of Property 2004 (Million \$)				\$123.2	\$1,145.1	174 th			
Effective Tax Rate 2004				2.29	2.36	113 th			
Average Residential Property Tax Bill 2004				\$3,062	\$3,964	138 th			
Per Capita Income 2000				\$18,390	\$23,813	167 th			
Unemployment Rate 2004				4.5%	5.1%	136 th			
Establishments 2002	Agric	Mining	Constru	Manufac	Wholsal & Retail	Utils & Trans	Services	Public	UnClass
142	1%		9%		17%	5%	61%	4%	4%
Assessment Class Proportions in Municipal Valuations 2004			Vacant	Residential	Agricultural	Commercial	Industrial	Apartment	
			1%	76%		23%		1%	

Little Egg Harbor Township, Ocean County

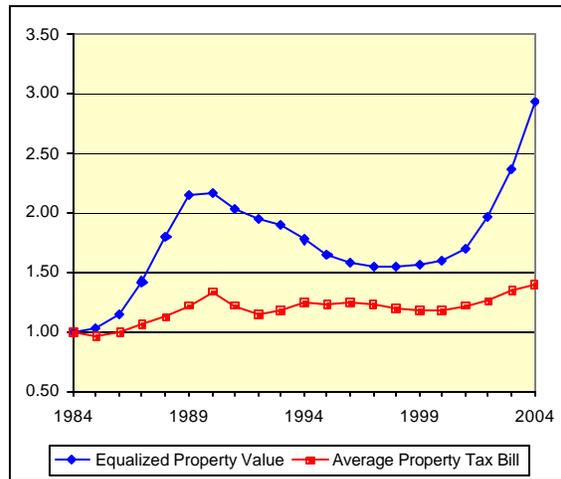
% of Population in Pinelands: 1% (107 residents / 15,945 total)

% of Housing Units in Pinelands: 1% (39 units / 7,931 total)

% of Area in Pinelands: 23% (11,459 acres / 46,969 total)



**Property Value and Tax Indices
(1984 = 1.00)**



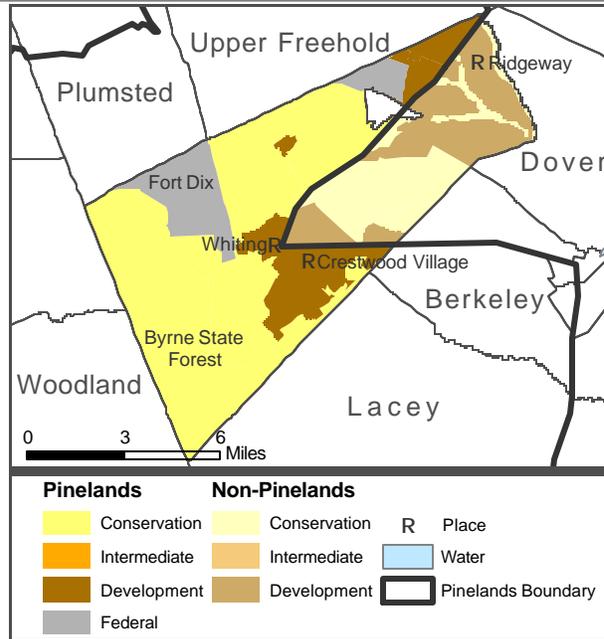
Preserv	Forest	Ag Prod	Special Ag Prod	Rural Dev	Regional Growth	Pine Town	Pine Village	Military & Federal	
86%	13%						1%		
				Municipal Value	South Jersey Municipal Avg	South Jersey Municipal Rank			
Population Estimate 2003				18,616	11,637	38 th			
Population Density 2003				379.1	2,016.5	149 th			
Population Change 1993 – 2003				36.3%	8.5%	13 th			
Land Area (sq miles) 2000				49.1	18.0	22 nd			
% Land State Owned/Non-Profit 2005				52.3%	8.4%	8 th			
Assessed Acres of Farmland 2002				582	2,577	84 th			
Building Permits 2004				315	69	12 th			
Residential Housing Transactions 2004				588	211	20 th			
Median Sale Price of Homes 2004				\$175,000	\$163,000	87 th			
Equalized Value of Property 2004 (Million \$)				\$1,762.9	\$1,145.1	36 th			
Effective Tax Rate 2004				1.99	2.36	140 th			
Average Residential Property Tax Bill 2004				\$3,364	\$3,964	116 th			
Per Capita Income 2000				\$20,619	\$23,813	127 th			
Unemployment Rate 2004				7.6%	5.1%	45 th			
Establishments 2002	Agric	Mining	Constru	Manufac	Wholsal & Retail	Utils & Trans	Services	Public	UnClass
150			18%	3%	16%	1%	48%	3%	11%
Assessment Class Proportions in Municipal Valuations 2004			Vacant	Residential	Agricultural	Commercial	Industrial	Apartment	
			6%	86%		8%			

Manchester Township, Ocean County

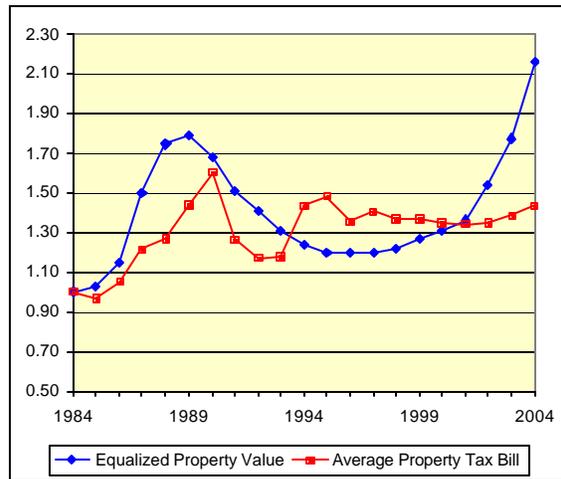
% of Population in Pinelands: 31% (12,185 residents / 38,928 total)

% of Housing Units in Pinelands: 33% (7,494 units / 22,681 total)

% of Area in Pinelands: 72% (38,749 acres / 53,701 total)



**Property Value and Tax Indices
(1984 = 1.00)**



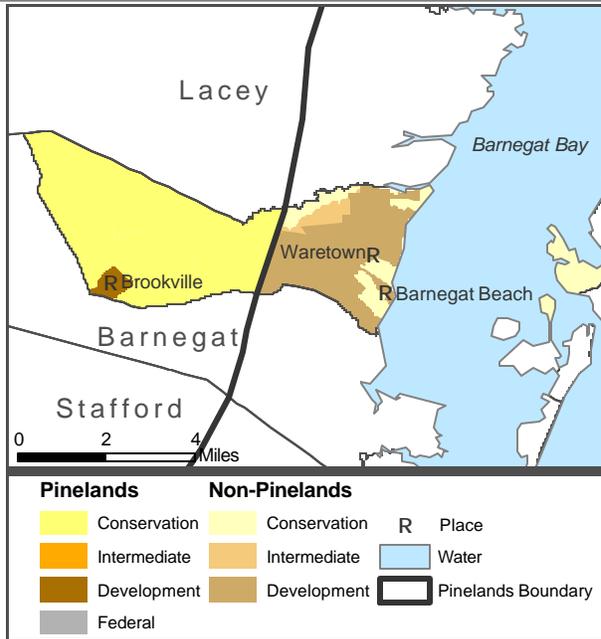
Preserv	Forest	Ag Prod	Special Ag Prod	Rural Dev	Regional Growth	Pine Town	Pine Village	Military & Federal	
46%	25%				5%	11%		13%	
				Municipal Value	South Jersey Municipal Avg	South Jersey Municipal Rank			
Population Estimate 2003				42,228	11,637	12 th			
Population Density 2003				511.3	2,016.5	136 th			
Population Change 1993 – 2003				15.5%	8.5%	47 th			
Land Area (sq miles) 2000				82.6	18.0	8 th			
% Land State Owned/Non-Profit 2005				39.0%	8.4%	15 th			
Assessed Acres of Farmland 2002				3,707	2,577	51 st			
Building Permits 2004				17	69	102 nd			
Residential Housing Transactions 2004				579	211	21 st			
Median Sale Price of Homes 2004				\$175,000	\$163,000	87 th			
Equalized Value of Property 2004 (Million \$)				\$3,166.8	\$1,145.1	18 th			
Effective Tax Rate 2004				1.61	2.36	161 st			
Average Residential Property Tax Bill 2004				\$2,632	\$3,964	166 th			
Per Capita Income 2000				\$22,409	\$23,813	99 th			
Unemployment Rate 2004				6.9%	5.1%	60 th			
Establishments 2002	Agric	Mining	Constru	Manufac	Wholsal & Retail	Utils & Trans	Services	Public	UnClass
186			11%	1%	14%	2%	63%	5%	4%
Assessment Class Proportions in Municipal Valuations 2004		Vacant	Residential	Agricultural	Commercial	Industrial	Apartment		
		3%	75%		7%	1%	14%		

Ocean Township, Ocean County

% of Population in Pinelands: 2% (145 residents / 6,450 total)

% of Housing Units in Pinelands: 2% (47 units / 2,981 total)

% of Area in Pinelands: 41% (8,240 acres / 20,259 total)



Property Value and Tax Indices (1984 = 1.00)



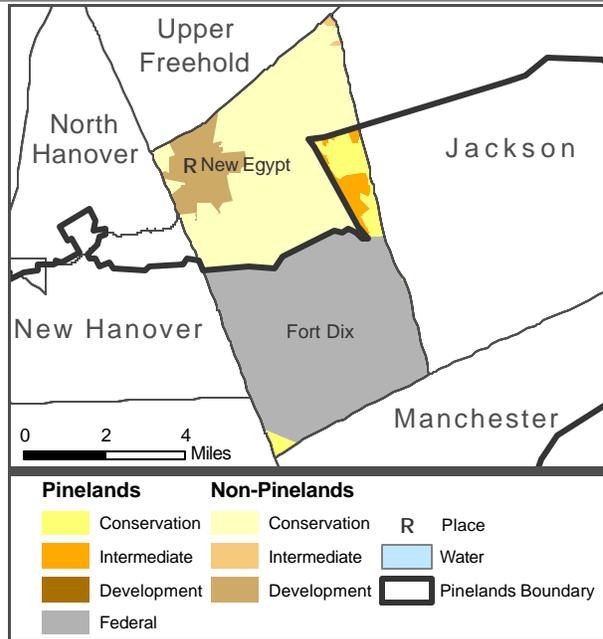
Preserv	Forest	Ag Prod	Special Ag Prod	Rural Dev	Regional Growth	Pine Town	Pine Village	Military & Federal	
	97%						3%		
				Municipal Value	South Jersey Municipal Avg	South Jersey Municipal Rank			
Population Estimate 2003				7,214	11,637	92 nd			
Population Density 2003				346.8	2,016.5	151 st			
Population Change 1993 – 2003				29.9%	8.5%	19 th			
Land Area (sq miles) 2000				20.8	18.0	63 rd			
% Land State Owned/Non-Profit 2005				10.0%	8.4%	46 th			
Assessed Acres of Farmland 2002				2,997	2,577	57 th			
Building Permits 2004				178	69	21 st			
Residential Housing Transactions 2004				174	211	69 th			
Median Sale Price of Homes 2004				\$189,000	\$163,000	76 th			
Equalized Value of Property 2004 (Million \$)				\$766.1	\$1,145.1	80 th			
Effective Tax Rate 2004				1.84	2.36	150 th			
Average Residential Property Tax Bill 2004				\$3,569	\$3,964	105 th			
Per Capita Income 2000				\$22,830	\$23,813	92 nd			
Unemployment Rate 2004				5.7%	5.1%	92 nd			
Establishments 2002	Agric	Mining	Constru	Manufac	Wholsal & Retail	Utis & Trans	Services	Public	UnClass
86			15%	2%	22%	2%	50%	7%	1%
Assessment Class Proportions in Municipal Valuations 2004		Vacant	Residential	Agricultural	Commercial	Industrial	Apartment		
		8%	85%		7%				

Plumsted Township, Ocean County

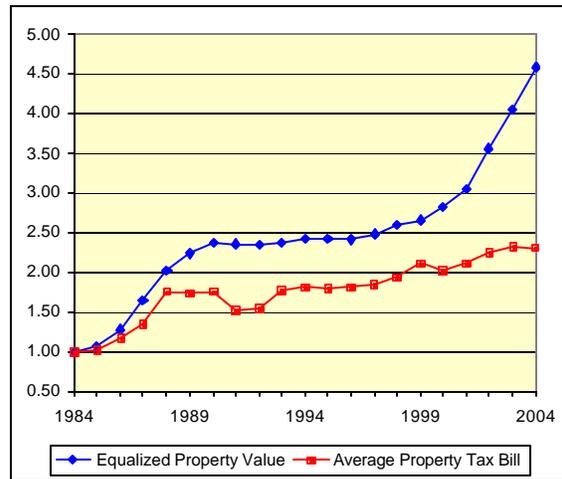
% of Population in Pinelands: 6% (412 residents / 7,275 total)

% of Housing Units in Pinelands: 6% (154 units / 2,628 total)

% of Area in Pinelands: 53% (13,467 acres / 25,363 total)



**Property Value and Tax Indices
(1984 = 1.00)**



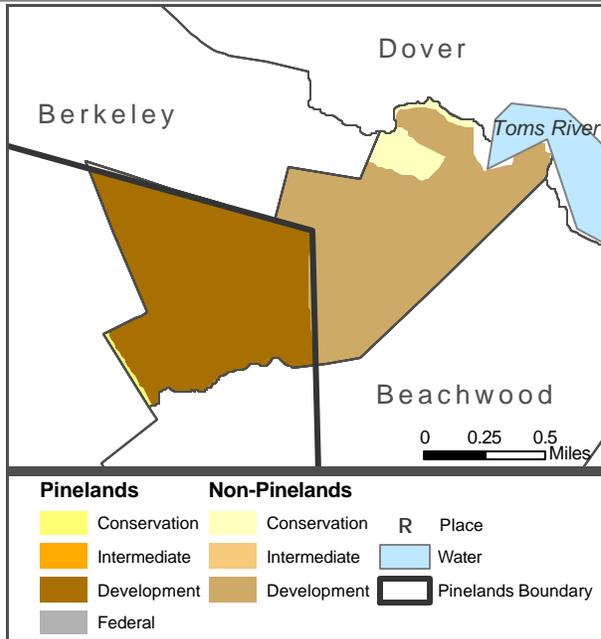
Preserv	Forest	Ag Prod	Special Ag Prod	Rural Dev	Regional Growth	Pine Town	Pine Village	Military & Federal	
2%	5%			5%				88%	
				Municipal Value	South Jersey Municipal Avg	South Jersey Municipal Rank			
Population Estimate 2003				8,034	11,637	76 th			
Population Density 2003				200.7	2,016.5	167 th			
Population Change 1993 – 2003				22.9%	8.5%	29 th			
Land Area (sq miles) 2000				40.0	18.0	36 th			
% Land State Owned/Non-Profit 2005				4.0%	8.4%	62 nd			
Assessed Acres of Farmland 2002				5,943	2,577	39 th			
Building Permits 2004				20	69	90 th			
Residential Housing Transactions 2004				102	211	94 th			
Median Sale Price of Homes 2004				\$271,000	\$163,000	35 th			
Equalized Value of Property 2004 (Million \$)				\$686.2	\$1,145.1	86 th			
Effective Tax Rate 2004				1.66	2.36	158 th			
Average Residential Property Tax Bill 2004				\$3,960	\$3,964	79 th			
Per Capita Income 2000				\$22,433	\$23,813	98 th			
Unemployment Rate 2004				4.1%	5.1%	151 st			
Establishments 2002	Agric	Mining	Constru	Manufac	Wholsal & Retail	Utils & Trans	Services	Public	UnClass
106	7%		19%	6%	15%	4%	43%	4%	3%
Assessment Class Proportions in Municipal Valuations 2004			Vacant	Residential	Agricultural	Commercial	Industrial	Apartment	
			2%	86%	5%	5%	1%		

South Toms River Borough, Ocean County

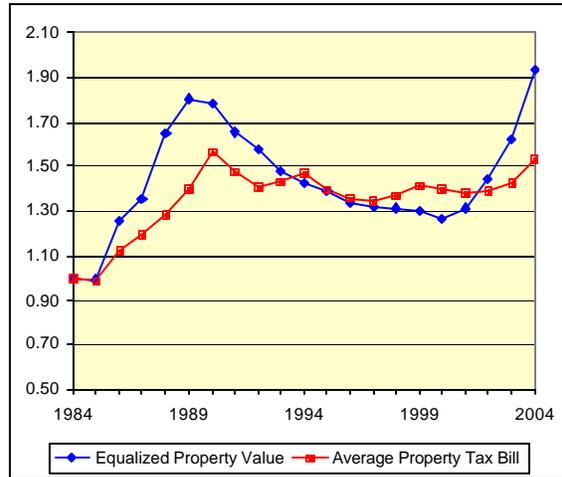
% of Population in Pinelands: 69% (2,495 residents / 3,634 total)

% of Housing Units in Pinelands: 70% (783 units / 1,123 total)

% of Area in Pinelands: 48% (378 acres / 796 total)



Property Value and Tax Indices (1984 = 1.00)



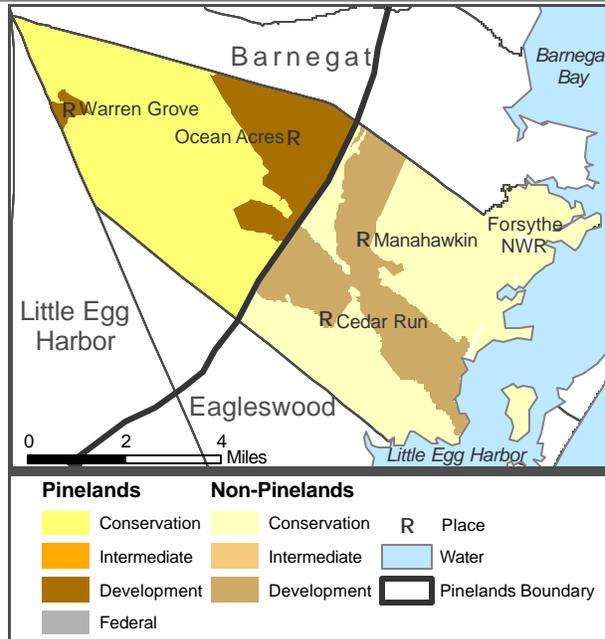
Preserv	Forest	Ag Prod	Special Ag Prod	Rural Dev	Regional Growth	Pine Town	Pine Village	Military & Federal	
					100%				
					Municipal Value	South Jersey Municipal Avg	South Jersey Municipal Rank		
Population Estimate 2003					3,703	11,637	130 th		
Population Density 2003					3,220.0	2,016.5	53 rd		
Population Change 1993 – 2003					-5.3%	8.5%	165 th		
Land Area (sq miles) 2000					1.2	18.0	162 nd		
% Land State Owned/Non-Profit 2005					0.0%	8.4%	100 th		
Assessed Acres of Farmland 2002					0	2,577	127 th		
Building Permits 2004					6	69	148 th		
Residential Housing Transactions 2004					66	211	117 th		
Median Sale Price of Homes 2004					\$151,500	\$163,000	109 th		
Equalized Value of Property 2004 (Million \$)					\$172.1	\$1,145.1	161 st		
Effective Tax Rate 2004					1.98	2.36	142 nd		
Average Residential Property Tax Bill 2004					\$2,626	\$3,964	167 th		
Per Capita Income 2000					\$16,292	\$23,813	187 th		
Unemployment Rate 2004					7.6%	5.1%	45 th		
Establishments 2002	Agric	Mining	Constru	Manufac	Wholsal & Retail	Utils & Trans	Services	Public	UnClass
42			14%	12%	21%	5%	36%	10%	2%
Assessment Class Proportions in Municipal Valuations 2004			Vacant	Residential	Agricultural	Commercial	Industrial	Apartment	
			2%	83%		14%			

Stafford Township, Ocean County

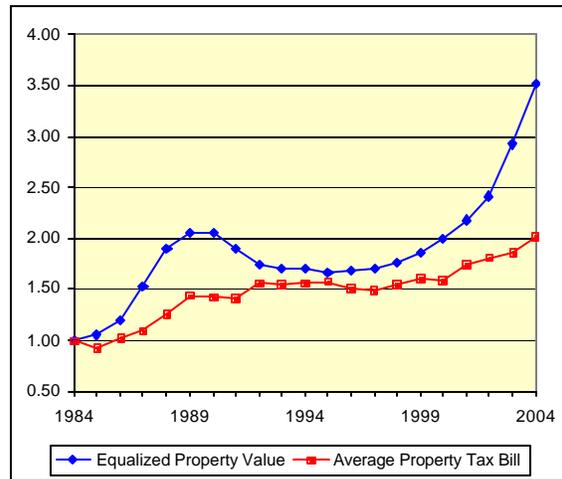
% of Population in Pinelands: 59% (13,390 residents / 22,532 total)

% of Housing Units in Pinelands: 43% (4,936 units / 11,522 total)

% of Area in Pinelands: 39% (13,719 acres / 34,966 total)



Property Value and Tax Indices (1984 = 1.00)



Preserv	Forest	Ag Prod	Special Ag Prod	Rural Dev	Regional Growth	Pine Town	Pine Village	Military & Federal	
5%	70%				23%		2%		
				Municipal Value	South Jersey Municipal Avg	South Jersey Municipal Rank			
Population Estimate 2003				24,318	11,637	26 th			
Population Density 2003				511.2	2,016.5	137 th			
Population Change 1993 – 2003				71.9%	8.5%	4 th			
Land Area (sq miles) 2000				46.5	18.0	25 th			
% Land State Owned/Non-Profit 2005				29.7%	8.4%	25 th			
Assessed Acres of Farmland 2002				962	2,577	78 th			
Building Permits 2004				318	69	11 th			
Residential Housing Transactions 2004				690	211	15 th			
Median Sale Price of Homes 2004				\$259,900	\$163,000	37 th			
Equalized Value of Property 2004 (Million \$)				\$3,429.9	\$1,145.1	14 th			
Effective Tax Rate 2004				1.61	2.36	160 th			
Average Residential Property Tax Bill 2004				\$3,987	\$3,964	77 th			
Per Capita Income 2000				\$25,397	\$23,813	59 th			
Unemployment Rate 2004				6.0%	5.1%	80 th			
Establishments 2002	Agric	Mining	Constru	Manufac	Wholsal & Retail	Utils & Trans	Services	Public	UnClass
511	<1%		20%	1%	22%	1%	50%	3%	2%
Assessment Class Proportions in Municipal Valuations 2004			Vacant	Residential	Agricultural	Commercial	Industrial	Apartment	
			3%	86%		11%			

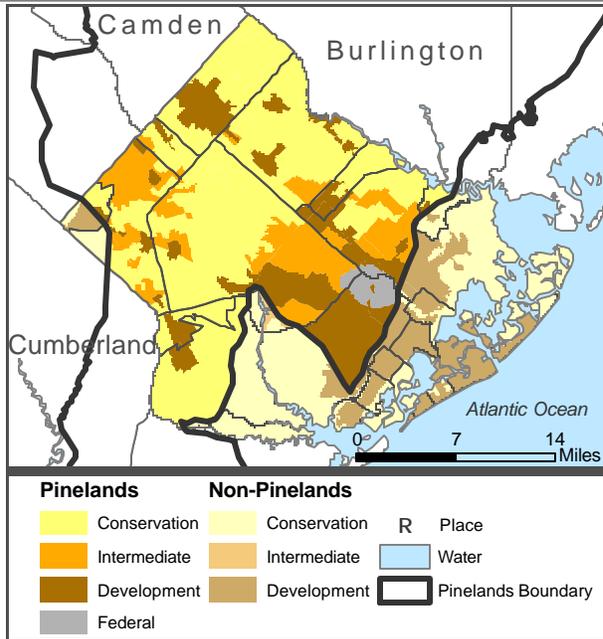
Atlantic County

% of Municipalities in Pinelands: 57% (13 / 23 total)

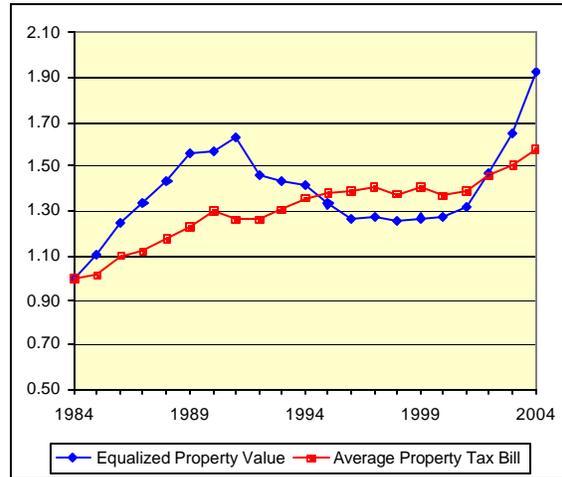
% of Population in Pinelands: 32% (81,428 residents / 252,552 total)

% of Housing Units in Pinelands: 26% (29,682 units / 114,090 total)

% of Area in Pinelands: 63% (247,994 acres / 391,134 total)



**Property Value and Tax Indices
(1984 = 1.00)**



Preserv	Forest	Ag Prod	Special Ag Prod	Rural Dev	Regional Growth	Pine Town	Pine Village	Military & Federal	
9%	41%	10%		17%	11%	5%	5%	2%	
				County Value		SJ County Average		SJ County Rank	
Population Estimate 2003				263,410		293,844		5 th	
Population Density 2003				469.5		738.8		5 th	
Population Change 1993 – 2003				14.2%		8.7%		2 nd	
Land Area (sq miles) 2000				561.1		453.9		3 rd	
% Land State Owned/Non-Profit 2005				19.0%		20.5%		5 th	
Assessed Acres of Farmland 2002				40,529		65,064		5 th	
Building Permits 2004				2,075		1,740		3 rd	
Residential Housing Transactions 2004				5,697		5,324		4 th	
Median Sale Price of Homes 2004				\$164,900		\$159,825		4 th	
Equalized Value of Property 2004 (Million \$)				\$32,439.3		\$28,913.0		4 th	
Effective Tax Rate 2004				2.16		2.30		6 th	
Average Residential Property Tax Bill 2004				\$3,677		\$3,661		5 th	
Per Capita Income 2000				\$21,034		\$22,239		6 th	
Unemployment Rate 2004				6.1%		5.6%		3 rd	
Establishments 2002	Agric	Mining	Constru	Manufac	Wholsal & Retail	Utils & Trans	Services	Public	UnClass
5,489	1%	< 1%	12%	3%	21%	2%	57%	4%	< 1%
Assessment Class Proportions in Municipal Valuations 2004			Vacant	Residential	Agricultural	Commercial	Industrial	Apartment	
			5%	55%	< 1%	38%	1%	1%	

Burlington County

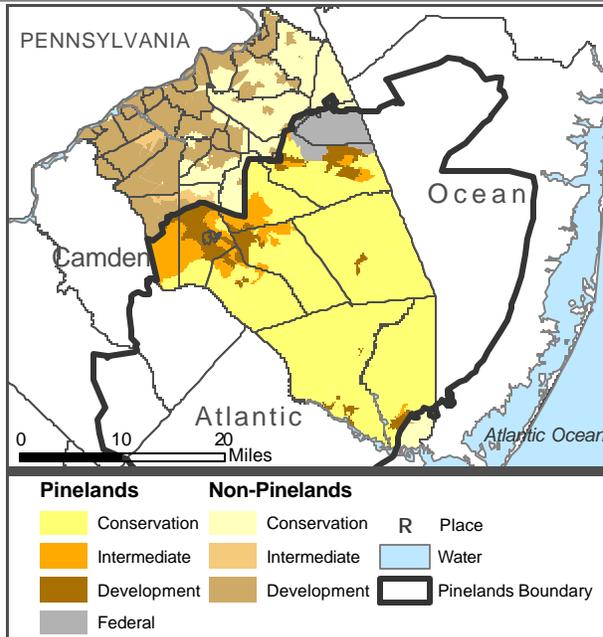
% of Municipalities in Pinelands: 35% (14 / 40 total)

% of Population in Pinelands: 23% (98,264 residents / 423,394 total)

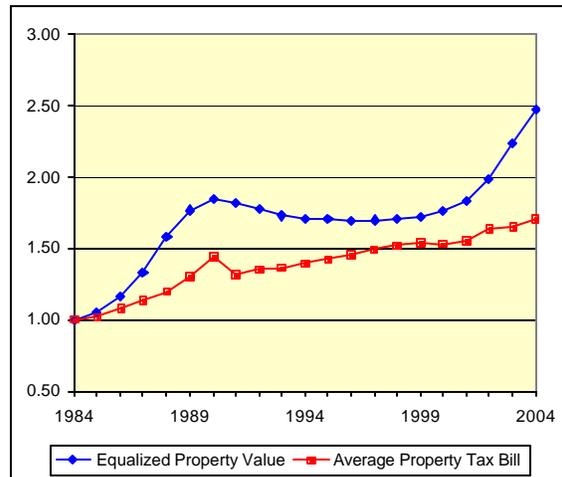
% of Housing Units in Pinelands: 21% (34,340 units / 161,311 total)

% of Area in Pinelands: 64% (334,250 acres / 524,166 total)

* Pinelands population influenced by group quarters.



Property Value and Tax Indices (1984 = 1.00)



Preserv	Forest	Ag Prod	Special Ag Prod	Rural Dev	Regional Growth	Pine Town	Pine Village	Military & Federal	
54%	4%	8%	11%	9%	7%		1%	6%	
				County Value	SJ County Average	SJ County Rank			
Population Estimate 2003				444,381	293,844	3 rd			
Population Density 2003				552.3	738.8	4 th			
Population Change 1993 – 2003				9.9%	8.7%	4 th			
Land Area (sq miles) 2000				804.6	453.9	1 st			
% Land State Owned/Non-Profit 2005				30.0%	20.5%	2 nd			
Assessed Acres of Farmland 2002				143,250	65,064	1 st			
Building Permits 2004				1,516	1,740	5 th			
Residential Housing Transactions 2004				7,392	5,324	3 rd			
Median Sale Price of Homes 2004				\$178,000	\$159,825	3 rd			
Equalized Value of Property 2004 (Million \$)				\$35,393.2	\$28,913.0	2 nd			
Effective Tax Rate 2004				2.33	2.30	5 th			
Average Residential Property Tax Bill 2004				\$4,135	\$3,661	3 rd			
Per Capita Income 2000				\$26,339	\$22,239	1 st			
Unemployment Rate 2004				4.2%	5.6%	8 th			
Establishments 2002	Agric	Mining	Constru	Manufac	Wholsal & Retail	Utils & Trans	Services	Public	UnClass
9,318	1%	0%	9%	5%	23%	3%	53%	3%	3%
Assessment Class Proportions in Municipal Valuations 2004			Vacant	Residential	Agricultural	Commercial	Industrial	Apartment	
			2%	77%	1%	14%	3%	3%	

Camden County

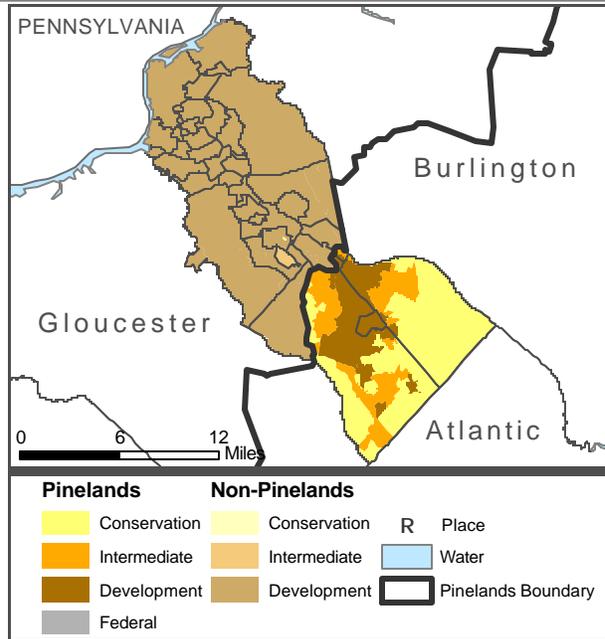
% of Municipalities in Pinelands: 14% (5 / 37 total)

% of Population in Pinelands: 6% (28,157 residents / 508,932 total)

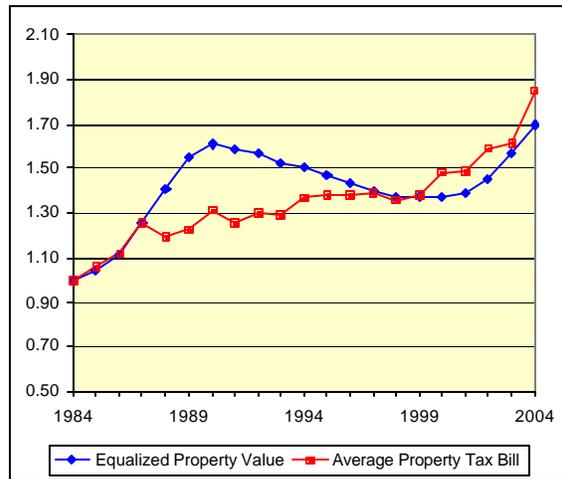
% of Housing Units in Pinelands: 5% (9,958 units / 199,679 total)

% of Area in Pinelands: 38% (54,847 acres / 145,593 total)

* Pinelands population influenced by group quarters.



Property Value and Tax Indices (1984 = 1.00)



Preserv	Forest	Ag Prod	Special Ag Prod	Rural Dev	Regional Growth	Pine Town	Pine Village	Military & Federal	
27%	12%	17%		21%	19%		4%		
				County Value	SJ County Average	SJ County Rank			
Population Estimate 2003				513,909	293,844	2 nd			
Population Density 2003				2,311.8	738.8	1 st			
Population Change 1993 – 2003				1.6%	8.7%	7 th			
Land Area (sq miles) 2000				222.3	453.9	8 th			
% Land State Owned/Non-Profit 2005				13.6%	20.5%	6 th			
Assessed Acres of Farmland 2002				12,239	65,064	7 th			
Building Permits 2004				1,413	1,740	6 th			
Residential Housing Transactions 2004				7,751	5,324	2 nd			
Median Sale Price of Homes 2004				\$142,200	\$159,825	6 th			
Equalized Value of Property 2004 (Million \$)				\$28,211.8	\$28,913.0	5 th			
Effective Tax Rate 2004				3.42	2.30	1 st			
Average Residential Property Tax Bill 2004				\$5,046	\$3,661	1 st			
Per Capita Income 2000				\$22,354	\$22,239	5 th			
Unemployment Rate 2004				5.4%	5.6%	5 th			
Establishments 2002	Agric	Mining	Constru	Manufac	Wholsal & Retail	Utils & Trans	Services	Public	UnClass
11,027	< 1%	< 1%	10%	5%	22%	2%	52%	3%	5%
Assessment Class Proportions in Municipal Valuations 2004			Vacant	Residential	Agricultural	Commercial	Industrial	Apartment	
			2%	76%	< 1%	17%	3%	3%	

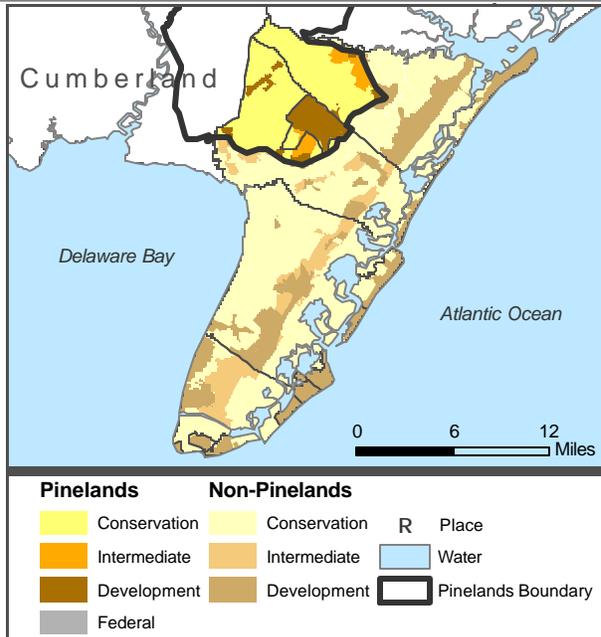
Cape May County

% of Municipalities in Pinelands: 19% (3 / 16 total)

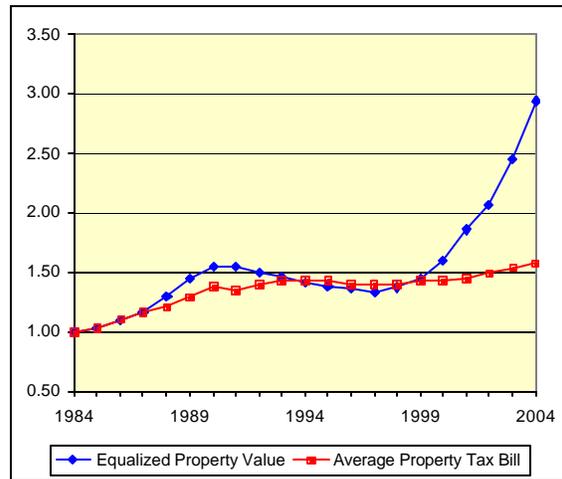
% of Population in Pinelands: 5% (5,514 residents / 102,326 total)

% of Housing Units in Pinelands: 2% (2,046 units / 91,047 total)

% of Area in Pinelands: 19% (34,657 acres / 182,633 total)



**Property Value and Tax Indices
(1984 = 1.00)**



Preserv	Forest	Ag Prod	Special Ag Prod	Rural Dev	Regional Growth	Pine Town	Pine Village	Military & Federal	
	73%			8%		13%	6%		
				County Value	SJ County Average	SJ County Rank			
Population Estimate 2003				101,845	293,844	7 th			
Population Density 2003				399.1	738.8	6 th			
Population Change 1993 – 2003				5.0%	8.7%	6 th			
Land Area (sq miles) 2000				255.2	453.9	7 th			
% Land State Owned/Non-Profit 2005				32.1%	20.5%	1 st			
Assessed Acres of Farmland 2002				11,247	65,064	8 th			
Building Permits 2004				2,149	1,740	2 nd			
Residential Housing Transactions 2004				3,777	5,324	5 th			
Median Sale Price of Homes 2004				\$301,000	\$159,825	1 st			
Equalized Value of Property 2004 (Million \$)				\$34,441.1	\$28,913.0	3 rd			
Effective Tax Rate 2004				1.05	2.30	8 th			
Average Residential Property Tax Bill 2004				\$3,108	\$3,661	6 th			
Per Capita Income 2000				\$24,172	\$22,239	2 nd			
Unemployment Rate 2004				6.8%	5.6%	1 st			
Establishments 2002	Agric	Mining	Constru	Manufac	Wholsal & Retail	Utils & Trans	Services	Public	UnClass
3,624	1%	< 1%	12%	3%	20%	2%	56%	3%	3%
Assessment Class Proportions in Municipal Valuations 2004			Vacant	Residential	Agricultural	Commercial	Industrial	Apartment	
			3%	87%	< 1%	8%	< 1%	1%	

Cumberland County

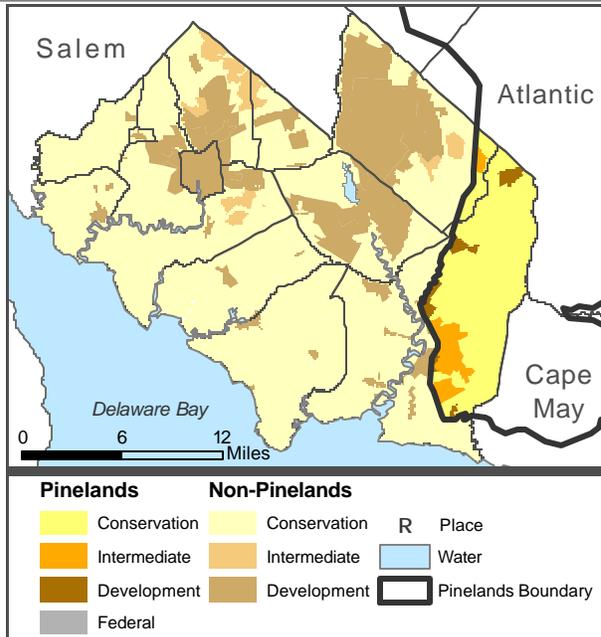
% of Municipalities in Pinelands: 14% (2 / 14 total)

% of Population in Pinelands: 3% (5,005 residents / 146,438 total)

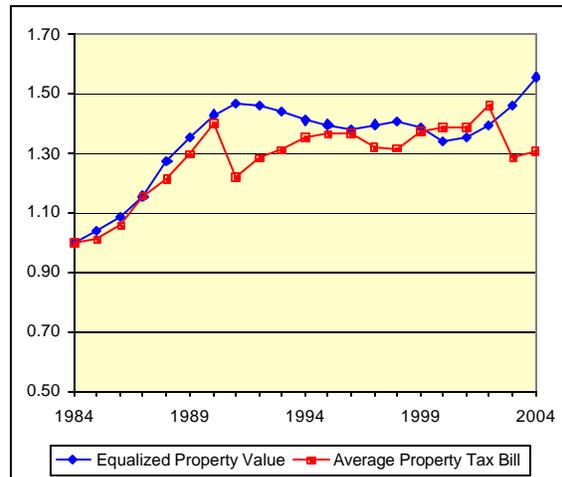
% of Housing Units in Pinelands: 1% (634 units / 52,863 total)

% of Area in Pinelands: 14% (45,452 acres / 321,645 total)

* Pinelands population influenced by group quarters.



Property Value and Tax Indices (1984 = 1.00)



Preserv	Forest	Ag Prod	Special Ag Prod	Rural Dev	Regional Growth	Pine Town	Pine Village	Military & Federal	
	82%	1%		12%			6%		
				County Value	SJ County Average	SJ County Rank			
Population Estimate 2003				149,306	293,844	6 th			
Population Density 2003				305.1	738.8	7 th			
Population Change 1993 – 2003				5.8%	8.7%	5 th			
Land Area (sq miles) 2000				489.3	453.9	4 th			
% Land State Owned/Non-Profit 2005				28.9%	20.5%	3 rd			
Assessed Acres of Farmland 2002				91,384	65,064	3 rd			
Building Permits 2004				566	1,740	7 th			
Residential Housing Transactions 2004				1,340	5,324	7 th			
Median Sale Price of Homes 2004				\$109,000	\$159,825	8 th			
Equalized Value of Property 2004 (Million \$)				\$5,763.5	\$28,913.0	7 th			
Effective Tax Rate 2004				2.60	2.30	3 rd			
Average Residential Property Tax Bill 2004				\$2,231	\$3,661	8 th			
Per Capita Income 2000				\$17,376	\$22,239	8 th			
Unemployment Rate 2004				6.7%	5.6%	2 nd			
Establishments 2002	Agric	Mining	Constru	Manufac	Wholsal & Retail	Utils & Trans	Services	Public	UnClass
2,852	5%	< 1%	10%	6%	22%	3%	46%	4%	3%
Assessment Class Proportions in Municipal Valuations 2004			Vacant	Residential	Agricultural	Commercial	Industrial	Apartment	
			3%	71%	4%	14%	5%	2%	

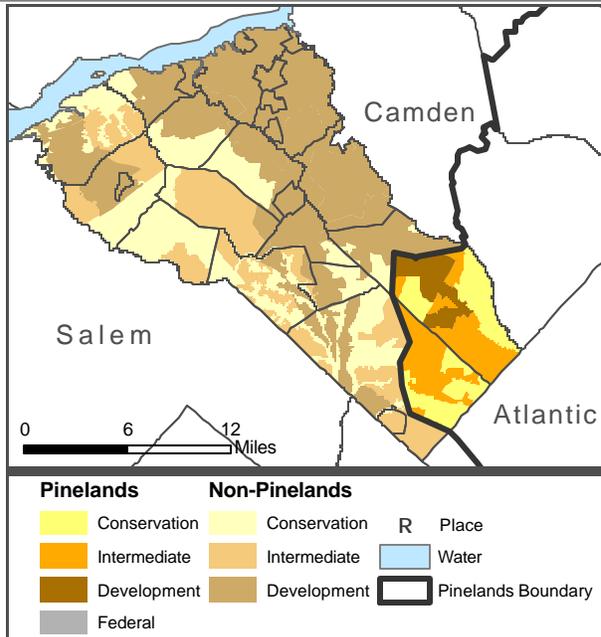
Gloucester County

% of Municipalities in Pinelands: 8% (2 / 24 total)

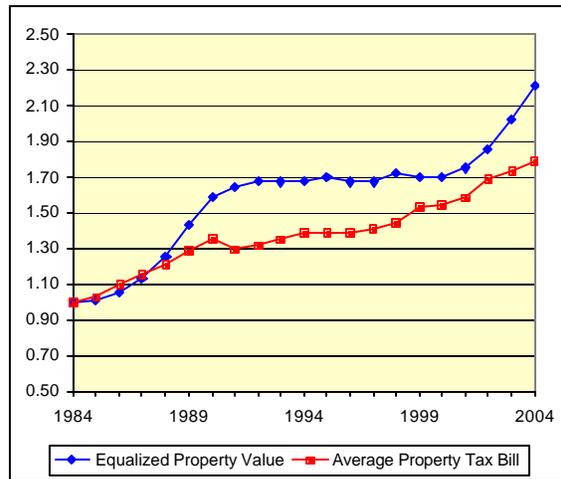
% of Population in Pinelands: 7% (17,070 residents / 254,673 total)

% of Housing Units in Pinelands: 7% (6,391 units / 95,054 total)

% of Area in Pinelands: 16% (33,582 acres / 215,616 total)



**Property Value and Tax Indices
(1984 = 1.00)**



Preserv	Forest	Ag Prod	Special Ag Prod	Rural Dev	Regional Growth	Pine Town	Pine Village	Military & Federal	
	14%	23%		46%	18%				
				County Value	SJ County Average	SJ County Rank			
Population Estimate 2003				266,962	293,844	4 th			
Population Density 2003				822.2	738.8	3 rd			
Population Change 1993 – 2003				12.2%	8.7%	3 rd			
Land Area (sq miles) 2000				324.7	453.9	6 th			
% Land State Owned/Non-Profit 2005				4.0%	20.5%	8 th			
Assessed Acres of Farmland 2002				71,803	65,064	4 th			
Building Permits 2004				2,050	1,740	4 th			
Residential Housing Transactions 2004				3,543	5,324	6 th			
Median Sale Price of Homes 2004				\$154,750	\$159,825	5 th			
Equalized Value of Property 2004 (Million \$)				\$18,296.8	\$28,913.0	6 th			
Effective Tax Rate 2004				2.79	2.30	2 nd			
Average Residential Property Tax Bill 2004				\$3,985	\$3,661	4 th			
Per Capita Income 2000				\$22,708	\$22,239	4 th			
Unemployment Rate 2004				4.9%	5.6%	7 th			
Establishments 2002	Agric	Mining	Constru	Manufac	Wholsal & Retail	Utils & Trans	Services	Public	UnClass
4,929	2%	< 1%	13%	5%	24%	3%	47%	3%	2%
Assessment Class Proportions in Municipal Valuations 2004			Vacant	Residential	Agricultural	Commercial	Industrial	Apartment	
			3%	72%	1%	17%	6%	2%	

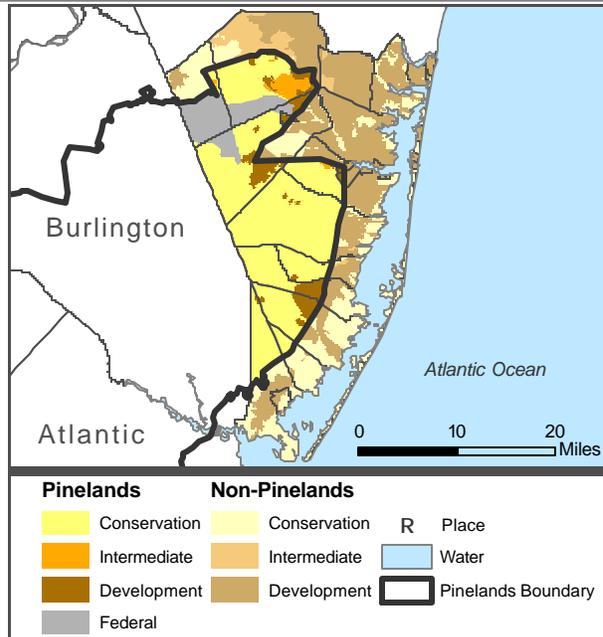
Ocean County

% of Municipalities in Pinelands: 39% (13 / 33 total)

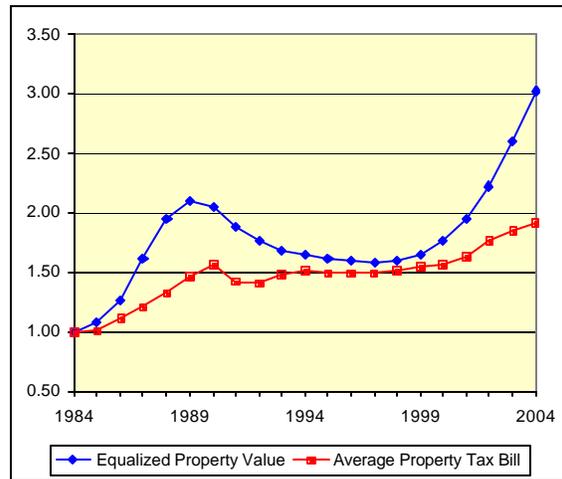
% of Population in Pinelands: 8% (41,451 residents / 510,916 total)

% of Housing Units in Pinelands: 8% (19,285 units / 485,569 total)

% of Area in Pinelands: 39% (187,432 acres / 43,784 total)



**Property Value and Tax Indices
(1984 = 1.00)**



Preserv	Forest	Ag Prod	Special Ag Prod	Rural Dev	Regional Growth	Pine Town	Pine Village	Military & Federal	
41%	33%			3%	6%	3%	1%	12%	
				County Value	SJ County Average	SJ County Rank			
Population Estimate 2003				546,081	293,844	1 st			
Population Density 2003				858.2	738.8	2 nd			
Population Change 1993 – 2003				21.3%	8.7%	1 st			
Land Area (sq miles) 2000				636.3	453.9	2 nd			
% Land State Owned/Non-Profit 2005				27.1%	20.5%	4 th			
Assessed Acres of Farmland 2002				27,246	65,064	6 th			
Building Permits 2004				3,818	1,740	1 st			
Residential Housing Transactions 2004				12,486	5,324	1 st			
Median Sale Price of Homes 2004				\$225,500	\$159,825	2 nd			
Equalized Value of Property 2004 (Million \$)				\$72,816.7	\$28,913.0	1 st			
Effective Tax Rate 2004				1.46	2.30	7 th			
Average Residential Property Tax Bill 2004				\$4,494	\$3,661	2 nd			
Per Capita Income 2000				\$23,054	\$22,239	3 rd			
Unemployment Rate 2004				4.9%	5.6%	6 th			
Establishments 2002	Agric	Mining	Constru	Manufac	Wholsal & Retail	Utils & Trans	Services	Public	UnClass
9,609	< 1%	< 1%	14%	3%	21%	2%	54%	3%	3%
Assessment Class Proportions in Municipal Valuations 2004			Vacant	Residential	Agricultural	Commercial	Industrial	Apartment	
			3%	86%	< 1%	9%	1%	2%	

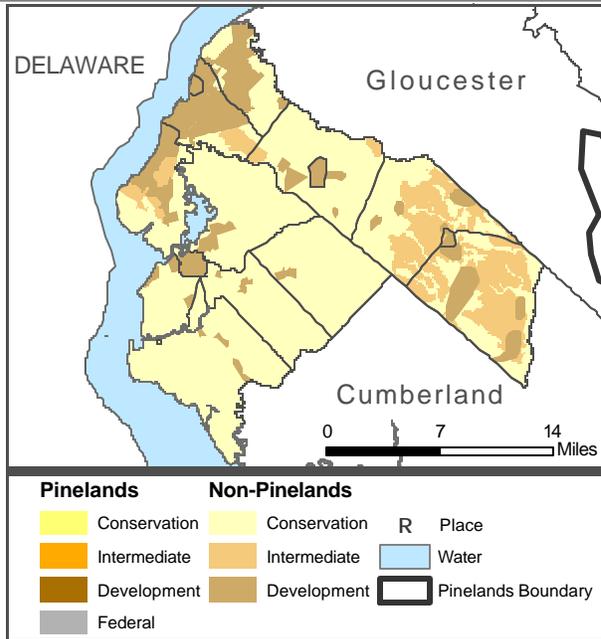
Salem County

% of Municipalities in Pinelands: 0% (0 / 15 total)

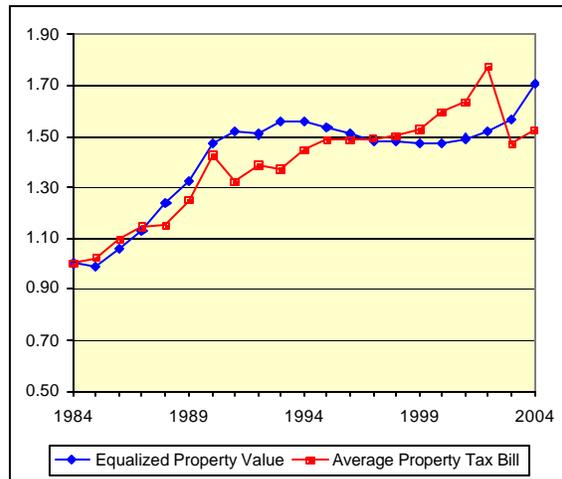
% of Population in Pinelands: 0% (0 residents / 64,285 total)

% of Housing Units in Pinelands: 0% (0 units / 26,158 total)

% of Area in Pinelands: 0% (0 acres / 0 total)



Property Value and Tax Indices (1984 = 1.00)



Preserv	Forest	Ag Prod	Special Ag Prod	Rural Dev	Regional Growth	Pine Town	Pine Village	Military & Federal	
				County Value		SJ County Average		SJ County Rank	
Population Estimate 2003				64,854		293,844		8 th	
Population Density 2003				191.9		738.8		8 th	
Population Change 1993 – 2003				-0.3%		8.7%		8 th	
Land Area (sq miles) 2000				337.9		453.9		5 th	
% Land State Owned/Non-Profit 2005				9.0%		20.5%		7 th	
Assessed Acres of Farmland 2002				122,814		65,064		2 nd	
Building Permits 2004				334		1,713		8 th	
Residential Housing Transactions 2004				605		5,324		8 th	
Median Sale Price of Homes 2004				\$120,000		\$159,825		7 th	
Equalized Value of Property 2004 (Million \$)				\$3,941.5		\$28,913.0		8 th	
Effective Tax Rate 2004				2.59		2.30		4 th	
Average Residential Property Tax Bill 2004				\$2,608		\$3,661		7 th	
Per Capita Income 2000				\$20,874		\$22,239		7 th	
Unemployment Rate 2004				5.5%		5.6%		4 th	
Establishments 2002	Agric	Mining	Constru	Manufac	Wholsal & Retail	Utils & Trans	Services	Public	UnClass
1,215	4%	0%	10%	3%	18%	5%	48%	8%	4%
Assessment Class Proportions in Municipal Valuations 2004			Vacant	Residential	Agricultural	Commercial	Industrial	Apartment	
			3%	64%	7%	12%	12%	2%	