


FINAL EQUALIZATION TABLE, COUNTY OF MIDDLESEX FOR THE YEAR 2026

PERCENTAGE LEVEL OF TAXABLE VALUE OF REAL PROPERTY: 100%

We hereby certify this 04/07/2026, that the table below reflects those items required to be set forth under R.S.54:3-17, as amended, which requires the County Board of Taxation to complete its equalization of the property valuations in the several taxing districts before March 10th. Pursuant to Section 54:3-19 of the Revised Statutes as amended, one certified copy of such Equalization Table, as confirmed, shall be transmitted to each of the following: one to the Director, Division of Taxation, one to the Tax Court, and one to each taxing district in the County.


Richard Lorentzen


Michael Lachs


Shelia Hobson


Glenn Cullen


Gary Hirsch


Ryan Riccio

			1 REAL PROPERTY EXCLUSIVE OF CLASS II RAILROAD PROPERTY				2 MACHINERY, IMPLEMENTS, EQUIPMENT AND ALL OTHER TAXABLE PERSONAL PROPERTY USED IN BUSINESS OF TELEPHONE, TELEGRAPH, & MESSENGER SYSTEMS COMPANIES (C.138 L. 1966)				
			(a) Aggregate Assessed Value (Taxable Value)	(b) Real Property Ratio of Aggregate Assessed to Aggregate True Value Value	(c) Aggregate True Value (Col 1[a]/1[b])	(d) Amount by Which Col 1[a] Should be Changed to Correspond to 1[c]	(a) Aggregate Assessed Value (Taxable Value)	(b) Taxable % Level (The Lower of the County % Level or the Pre-TaxAid District Ratio) (N.J.S.A. 54:1-35.2)	(c) Aggregate True Value (Col 2[a]/2[b])	(d) Aggregate Equalized Valuation (Col 2[c] x 2[b])	(e) Amount by Which Col 2[a] Should be Changed to Correspond to 2[d]
E	01	Carteret	5,695,730,783	112.87%	5,046,275,169	-649,455,614	0	100.00%	0	0	0
E	02	Cranbury Twp	2,042,929,700	68.53%	2,981,073,544	938,143,844	100	68.53%	146	100	0
R	03	Dunellen	1,059,288,400	102.23%	1,036,181,551	-23,106,849	0	100.00%	0	0	0
E	04	East Brunswick Twp	1,934,958,750	17.44%	11,094,946,961	9,159,988,211	0	17.44%	0	0	0
E	05	Edison Twp	7,552,320,900	29.69%	25,437,254,631	17,884,933,731	0	29.69%	0	0	0
	06	Helmetta	189,121,900	55.50%	340,760,180	151,638,280	0	55.50%	0	0	0
	07	Highland Park	2,141,828,000	94.73%	2,260,981,738	119,153,738	100	94.73%	106	100	0
E	08	Jamesburg	242,339,600	32.72%	740,646,699	498,307,099	0	32.72%	0	0	0
	09	Metuchen	1,097,954,900	29.54%	3,716,841,232	2,618,886,332	0	29.54%	0	0	0
RE	10	Middlesex	2,678,942,800	100.55%	2,664,289,209	-14,653,591	0	100.00%	0	0	0
E	11	Milltown	447,633,400	32.99%	1,356,876,023	909,242,623	0	32.99%	0	0	0
E	12	Monroe Twp	8,757,760,900	53.87%	16,257,213,477	7,499,452,577	0	53.87%	0	0	0
E	13	New Brunswick City	3,658,804,800	69.61%	5,256,148,255	1,597,343,455	0	69.61%	0	0	0
FE	14	North Brunswick Twp	2,572,087,150	33.26%	7,733,274,654	5,161,187,504	0	33.26%	0	0	0
	15	Old Bridge Twp	3,759,172,200	28.33%	13,269,227,674	9,510,055,474	0	28.33%	0	0	0
E	16	Perth Amboy City	3,509,603,300	61.56%	5,701,109,974	2,191,506,674	0	61.56%	0	0	0
RE	17	Piscataway Twp	12,490,950,800	97.84%	12,766,711,774	275,760,974	0	100.00%	0	0	0
E	18	Plainsboro Twp	4,448,536,400	75.88%	5,862,594,096	1,414,057,696	759	75.88%	1,000	759	0
E	19	Sayreville	2,372,354,900	30.87%	7,684,985,099	5,312,630,199	0	30.87%	0	0	0
	20	South Amboy City	895,286,000	58.97%	1,518,205,867	622,919,867	0	58.97%	0	0	0
E	21	South Brunswick Twp	4,314,319,000	29.62%	14,565,560,432	10,251,241,432	0	29.62%	0	0	0
E	22	South Plainfield	1,530,275,379	26.58%	5,757,243,713	4,226,968,334	100	26.58%	376	100	0
	23	South River	1,517,631,500	60.61%	2,503,929,220	986,297,720	0	60.61%	0	0	0
	24	Spotswood	754,543,900	54.51%	1,384,230,233	629,686,333	0	54.51%	0	0	0
FE	25	Woodbridge Twp	3,137,077,900	17.28%	18,154,385,995	15,017,308,095	0	17.28%	0	0	0
Totals			78,801,453,262		175,090,947,400	96,289,494,138	1,059		1,628	1,059	0

r=...Reassessment A=...Approximation C=...Compliance Plan E=...Includes Special Exemptions F=...Fiscal L=...Chapter 441 In-Lieu Of R=...Revaluation

			3 EQUALIZATION OF REPLACEMENT REVENUE UNDER PL 1966, C. 135 AS AMENDED					DEDUCT TRUE VALUE OF REAL PROPERTY EXCLUSIVE OF CLASS II RAILROAD PROPERTY WHERE TAXES ARE IN DEFAULT AND LIENS UNENFORCEABLE (PL 1974 C.166)			5 C.441 In Lieu	6 Net amount of (Col. 1[d] + 3[e] + 5) Transfer to Col.10 of County Abstract of Ratables
TAXING DISTRICT			(a) Business Personal Property Replacement Revenue Received during Preceding Year (PL 1966,C.135) (as amended)	(b) Preceding Year General Tax Rate	(c) Capitalization of Replacement Revenue in 3[a] Per PL 1966 C.135 (Col 3[a]/3[b])	(d) Real Property Ratio of Aggregate Assessed Value to Aggregate True Value (Same as Preceding Year County Equalization Table Col. 1[b]) Per PL 1971,c. 32	(e) Assumed Equalized Value of Amount in Col. 3c (Col. 3[c]/3d)	(a) Aggregate Assessed Value (Taxable Value)	(b) Real Property Ratio of Aggregate Assessed to Aggregate True	(c) Aggregate True Value (Col 4[a]/ 4[b])	In Lieu True Value	
E	01	Carteret	893,875.92	1.568	57,007,393	113.16%	50,377,689		112.87%	0		-599,077,925
E	02	Cranbury Twp	140,505.93	1.836	7,652,828	79.50%	9,626,199		68.53%	0		947,770,043
R	03	Dunellen	213,461.59	2.448	8,719,836	98.83%	8,823,066		102.23%	0		-14,283,783
E	04	East Brunswick Twp	587,008.89	12.177	4,820,636	18.83%	25,600,828		17.44%	0		9,185,589,039
E	05	Edison Twp	1,328,231.00	5.725	23,200,541	35.12%	66,060,766		29.69%	0		17,950,994,497
	06	Helmetta	68,541.32	3.558	1,926,400	58.29%	3,304,855		55.50%	0		154,943,135
	07	Highland Park	133,207.34	2.723	4,891,933	103.16%	4,742,083		94.73%	0		123,895,821
E	08	Jamesburg	36,795.80	6.955	529,055	37.90%	1,395,923		32.72%	0		499,703,022
	09	Metuchen	296,771.18	7.255	4,090,575	32.84%	12,456,075		29.54%	0		2,631,342,407
RE	10	Middlesex	259,445.40	2.120	12,237,991	102.58%	11,930,192		100.55%	0		-2,723,399
E	11	Milltown	98,343.37	6.951	1,414,809	36.09%	3,920,224		32.99%	0		913,162,847
E	12	Monroe Twp	157,210.54	2.740	5,737,611	56.85%	10,092,544		53.87%	0		7,509,545,121
E	13	New Brunswick City	1,138,599.63	2.688	42,358,617	78.68%	53,836,575		69.61%	0		1,651,180,030
FE	14	North Brunswick Twp	1,104,157.37	6.571	16,803,491	36.02%	46,650,447		33.26%	0		5,207,837,951
	15	Old Bridge Twp	296,258.32	6.094	4,861,476	30.17%	16,113,610		28.33%	0		9,526,169,084
E	16	Perth Amboy City	1,672,438.90	3.178	52,625,516	73.32%	71,775,117		61.56%	0		2,263,281,791
RE	17	Piscataway Twp	829,027.21	1.750	47,372,983	97.99%	48,344,712		97.84%	0		324,105,686
E	18	Plainsboro Twp	74,379.48	2.766	2,689,063	83.00%	3,239,835		75.88%	0		1,417,297,531
E	19	Sayreville	1,449,161.70	6.259	23,153,247	33.84%	68,419,761		30.87%	0		5,381,049,960
	20	South Amboy City	57,453.26	3.217	1,785,927	64.05%	2,788,333		58.97%	0		625,708,200
E	21	South Brunswick Twp	607,979.16	5.578	10,899,591	34.80%	31,320,664		29.62%	0		10,282,562,096
E	22	South Plainfield	583,461.10	7.316	7,975,138	27.77%	28,718,538		26.58%	0		4,255,686,872
	23	South River	126,010.88	2.669	4,721,277	67.56%	6,988,273		60.61%	0		993,285,993
	24	Spotswood	236,686.87	3.792	6,241,742	60.50%	10,316,929		54.51%	0		640,003,262
FE	25	Woodbridge Twp	2,407,549.29	12.034	20,006,226	18.67%	107,157,076		17.28%	0		15,124,465,171
		Totals	14,796,561.45		373,723,902		704,000,314			0		96,993,494,452

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Limited Abatement Exemption

Taxing District	Fire Suppression (E)	Fallout Shelter (F)	Pollution Sewer (P)	Water Control (W)	Dwelling Abatement (J)	Dwelling Exemption (I)	New Dwelling/ Conversion Abatement (L)	New Dwelling/ Conversion Exemption (K)	Commerical Industrial Abatement (G)	Multi Dwelling Exemption (N)	Multi Dwelling Abatement (O)	UEZ Abatement (U)	Renewable Energy (Y)	Total
01 Carteret	0	0	0	2,428,217	0	30,000	0	0	0	0	0	0	0	2,458,217
02 Cranbury Twp	41,630,100	0	0	0	0	0	0	0	0	0	0	0	0	41,630,100
04 East Brunswick Twp	562,100	0	0	0	0	0	0	0	0	0	0	0	0	562,100
05 Edison Twp	2,926,500	0	0	0	0	0	0	0	0	0	0	0	31,900	2,958,400
08 Jamesburg	16,100	0	0	0	50,000	0	0	0	0	0	0	0	0	66,100
10 Middlesex	0	0	0	0	30,000	0	0	0	0	0	0	0	0	30,000
11 Milltown	0	0	0	0	0	0	0	0	0	0	0	0	275,100	275,100
12 Monroe Twp	1,105,300	0	0	0	0	0	0	0	0	0	0	0	0	1,105,300
13 New Brunswick City	0	0	0	0	0	207,600	0	0	7,261,300	50,000	0	0	0	7,518,900
14 North Brunswick Twp	3,817,200	0	0	5,000	0	0	0	0	0	0	0	0	4,373,200	8,195,400
16 Perth Amboy City	1,933,100	0	0	0	0	0	0	0	0	0	0	0	0	1,933,100
17 Piscataway Twp	1,988,000	0	0	0	0	2,170,200	0	0	0	0	0	0	0	4,158,200
18 Plainsboro Twp	4,911,000	0	6,535,100	0	0	0	0	0	0	0	0	0	5,791,300	17,237,400
19 Sayreville	673,000	0	0	0	449,200	0	0	0	0	0	0	0	0	1,122,200
21 South Brunswick Twp	33,124,600	0	0	0	0	0	0	0	0	0	0	0	0	33,124,600
22 South Plainfield	0	0	0	0	204,100	0	0	0	0	0	0	0	308,000	512,100
25 Woodbridge Twp	1,533,100	0	0	0	0	0	0	0	0	0	0	0	1,377,100	2,910,200
Totals	94,220,100	0	6,535,100	2,433,217	733,300	2,407,800	0	0	7,261,300	50,000	0	0	12,156,600	125,797,417