

FINAL EQUALIZATION TABLE FOR THE COUNTY OF GLOUCESTER FOR THE YEAR 2021

Section 54:3-18 of the Revised Statutes, as amended, required the County Board of Taxation to complete its equalization of the property valuations in the several taxing districts before March 10th. Pursuant to Section 54:3-19 of the Revised Statutes, as amended, one certified copy of such Equalization Table, as confirmed, shall be transmitted to each of the following: Director, Division of Taxation, the Tax court of New Jersey, and to each taxing district in the County.

FINAL EQUALIZATION HEARING: Friday 5/25, 2021 at 8:00 a.m.
 LOCATION: Budd Boulevard, Woodbury, NJ 08096

COUNTY PERCENTAGE LEVEL OF TAXABLE VALUE OF REAL PROPERTY 100%

A. G. B.
 A Craig Black, County Assessor

Lou Sebastiani
 Lou Sebastiani, President

Bradley A. Blubaugh
 Bradley A. Blubaugh, Commissioner

Ronald A. Fiora
 Ronald A. Fiora, Commissioner

Elizabeth S. Rogala
 Elizabeth S. Rogala, Commissioner

Justin Kolman
 Justin Kolman, Commissioner

TAXING DISTRICT		COLUMN (1) REAL PROPERTY EXCLUSIVE OF CLASS II RAILROAD PROPERTY				COLUMN (2) MACHINERY, IMPLEMENTS, EQUIPMENT & ALL OTHER TAXABLE PERSONAL PROPERTY USED IN BUSINESS OF TELEPHONE, TELEGRAPH & MESSENGER SYSTEM COMPANIES (C.138 L.1966)					
		(a) AGGREGATE ASSESSED VALUE	(b) REAL PROPERTY RATIO OF AGGREGATE ASSESSED TO TRUE VALUE	(c) AGGREGATE TRUE VALUE [COL.1(a)/COL.19(c)]	(d) AMOUNT BY WHICH COL.1(a) SHOULD BE INCREASED OR DECREASED TO CORRESPOND TO COL.1(c)	(a) AGGREGATE ASSESSED VALUE (TAXABLE VALUE)	(b) TAXABLE % LEVEL (LOWER OF COUNT) % LEVEL OR PRE-TAX YEAR SCHOOL AID DIST. RATIO) (N.J.S.A 54:1-35.2)	(c) AGGREGATE TRUE VALUE [COL.2(a)/COL.2(b)]	(d) AGGREGATE EQUALIZED VALUATION [COL.2(c) x COL.2(b)]	(e) AMOUNT BY WHICH COL.2(a) SHOULD BE INCREASED OR DECREASED TO CORRESPOND TO COL.2(d)	
1	E	CLAYTON BORO	468,929,200	94.53	496,063,895	27,134,695	1,322,679	94.53	1,399,216	1,322,679	0
2	E	DEPTFORD TWP	2,832,312,400	93.87	3,017,271,120	184,958,720	6,035,978	93.87	6,430,146	6,035,978	0
3		EAST GREENWICH TWP	1,229,802,600	98.74	1,245,495,848	15,693,248	0	98.74	0	0	0
4		ELK TWP	377,219,100	91.98	410,109,915	32,890,815	1,163,273	91.98	1,264,702	1,163,273	0
5		FRANKLIN TWP	1,231,913,800	90.26	1,364,850,211	132,936,411	2,192,485	90.26	2,429,077	2,192,485	0
6	E	GLASSBORO BORO	1,276,971,700	98.11	1,301,571,399	24,599,699	6,886,751	98.11	7,019,418	6,886,751	0
7	E	GREENWICH TWP	678,720,200	96.05	706,632,171	27,911,971	43,800,965	96.05	45,602,254	43,800,965	0
8		HARRISON TWP	1,546,279,800	95.02	1,627,320,354	81,040,554	3,153,032	95.02	3,318,282	3,153,032	0
9	E	LOGAN TWP	1,511,604,340	94.44	1,600,597,565	88,993,225	0	94.44	0	0	0
10	E	MANTUA TWP	1,358,528,699	90.53	1,500,639,235	142,110,536	0	90.53	0	0	0
11	E	MONROE TWP	2,753,359,000	97.41	2,826,567,088	73,208,088	0	97.41	0	0	0
12		NATIONAL PARK BORO	159,454,700	98.80	161,391,397	1,936,697	351,493	98.80	355,762	351,493	0
13		NEWFIELD BORO	133,654,400	97.65	136,870,865	3,216,465	0	97.65	0	0	0
14		PAULSBORO BORO	339,529,900	105.26	322,563,062	(16,966,838)	0	100.00	0	0	0
15	E	PITMAN BORO	589,401,700	89.56	635,776,798	66,375,098	0	89.56	0	0	0
16		SOUTH HARRISON TWP	390,287,800	92.25	423,076,206	32,788,406	0	92.25	0	0	0
17		SWEDESBORO BORO	171,070,300	91.26	187,453,758	16,383,458	0	91.26	0	0	0
18	E	WASHINGTON TWP	4,720,001,615	95.83	4,925,390,394	205,388,779	5,110,754	95.83	5,333,146	5,110,754	0
19		WENONAH BORO	218,135,500	97.81	223,019,630	4,884,130	0	97.81	0	0	0
20	E	WEST DEPTFORD TWP	2,209,097,800	92.54	2,387,181,543	178,083,743	4,841,403	92.54	5,231,687	4,841,403	0
21	E	WESTVILLE BORO	232,200,500	96.58	240,422,965	8,222,465	238,707	96.58	247,160	238,707	0
22	RE	WOODBURY CITY	622,743,500	98.80	630,307,186	7,563,686	6,105,085	98.80	6,179,236	6,105,085	0
23		WOODBURY HGTS BORO	250,086,700	96.71	258,594,458	8,507,758	680,791	96.71	703,951	680,791	0
24	E	WOOLWICH TWP	1,370,899,410	97.44	1,406,916,472	36,017,062	0	97.44	0	0	0
			26,652,204,664		28,036,083,555	1,383,878,891	81,883,396		85,514,037	81,883,396	0

R = Revaluation
 r = reassessment
 A = Approximation
 E = EXCLUDES SPECIAL EXEMPTION

TAXING DISTRICT	TYPE	AMOUNT
CLAYTON BORO	DWELL EXEMPTION	179,000
DEPTFORD TWP	FIRE SUPPRESSION	1,575,000
GLASSBORO BORO	FIRE SUPPRESSION	130,500
GLASSBORO BORO	DWELL EXEMPTION	166,200
GLASSBORO BORO	NEW DWL/CONV EXEMPT	75,500
GREENWICH TWP	DWELL EXEMPTION	47,500
LOGAN TWP	FIRE SUPPRESSION	13,562,380
MANTUA TWP	DWELL EXEMPTION	30,000
MONROE TWP	FIRE SUPPRESSION	130,500
MONROE TWP	DWELL EXEMPTION	96,200

FINAL EQUALIZATION TABLE FOR THE COUNTY OF GLOUCESTER FOR THE YEAR 2021

Section 54:3-18 of the Revised Statutes, as amended, required the County Board of Taxation to complete its equalization of the property valuations in the several taxing districts before March 10th. Pursuant to Section 54:3-19 of the Revised Statutes, as amended, one certified copy of such Equalization Table, as confirmed, shall be transmitted to each of the following: Director, Division of Taxation, the Tax court of New Jersey, and to each taxing district in the County.

FINAL EQUALIZATION HEARING: Friday 5/25, 2021 at 8:00 a.m.
 LOCATION: Budd Boulevard, Woodbury, NJ 08096
 COUNTY PERCENTAGE LEVEL OF TAXABLE VALUE OF REAL PROPERTY 100%

A. Craig Bach
 A. Craig Bach
 County Assessor

Lou Sebastiani
 Lou Sebastiani, President

Bradley A. Blubaugh
 Bradley A. Blubaugh, Commissioner

Rocco A. Ricafra
 Rocco A. Ricafra, Commissioner

Elizabeth S. Rogale
 Elizabeth S. Rogale, Commissioner

Justin Kolman
 Justin Kolman, Commissioner

TAXING DISTRICT	COLUMN (3) EQUALIZATION OF REPLACEMENT REVENUES UNDER P.L.1966 C.135 AS AMENDED					COLUMN (4) DEDUCT TRUE VALUE OF REAL PROPERTY EXCLUSIVE OF CLASS II RAILROAD PROPERTY WHERE THE TAXES ARE IN DEFAULT AND LIENS UNENFORCEABLE (C.168, L.1974)			COLUMN (5) C. 441 IN LIEU TRUE VALUE	COLUMN (6) NET AMOUNT OF CALCULATIONS [COL.1(d) + COL.2(e) + COL.3 (e) - COL.4(c)]+COL5 TRANSFER TO COLUMN 10 COUNTY ABSTRACT OF RATABLE
	(a) BUSINESS PERSONAL PROPERTY REPLACEMENT REVENUE RECEIVED DURING PRECEDING YEAR P.L. 1966 C.135	(b) PRECEDING YEAR GENERAL TAX RATE	(c) CAPITALIZATION OF REPLACEMENT REVENUES IN COL.3(a) PER C.135 P.L.1966 [COL.3(a)/COL.3(b)]	(d) AL PROPERTY RA' OF AGGREGATE ASSESSED VALUE TO AGGREGATE JE VALUE [SAME PRECEDING YEAR COUNTY EQUAL. TAX COL.1(b)] PER P.L. 1971 C.32	(e) ASSUMED EQUALIZED VALUE OF AMOUNT IN COL.3(c) (COL.3(c)/ COL.3(d)	(a) AGGREGATE ASSESSED VALUE (TAXABLE VALUE)	(b) REAL PROPERTY RATIO OF AGGREGATE ASSESSED TO AGGREGATE TRUE VALUE [SAME AS COL.1(b)]	(c) AGGREGATE TRUE VALUE [COL.4(a) / COL.4(b)]		
1 CLAYTON BORO	45,148.36	3.957	1,140,974	96.14	1,186,784	0	94.53	0	390,000	28,711,479
2 DEPTFORD TWP	169,201.24	3.185	5,312,441	98.05	5,418,094	0	93.87	0	-	190,376,814
3 EAST GREENWICH TWP	33,032.38	3.025	1,091,980	99.87	1,093,401	0	98.74	0	17,265,900	34,052,549
4 ELK TWP	19,123.18	3.681	519,510	95.02	546,738	0	91.98	0	-	33,437,553
5 FRANKLIN TWP	56,009.25	3.380	1,657,078	92.45	1,792,405	0	90.26	0	-	134,728,818
6 GLASSBORO BORO	245,854.94	3.543	6,939,174	96.78	7,170,050	0	98.11	0	36,237,630	68,007,379
7 GREENWICH TWP	393,108.30	3.275	12,003,307	90.81	13,218,045	0	96.05	0	-	41,130,016
8 HARRISON TWP	38,490.38	2.991	1,266,873	97.14	1,324,761	0	95.02	0	-	82,365,315
9 LOGAN TWP	66,547.54	2.175	3,059,657	97.55	3,136,501	0	94.44	0	-	92,129,726
10 MANTUA TWP	60,696.07	3.399	1,785,704	92.41	1,932,371	0	90.53	0	-	144,042,907
11 MONROE TWP	126,176.11	3.637	3,469,236	100.15	3,464,040	0	97.41	0	136,600	76,808,728
12 NATIONAL PARK BORO	6,747.87	4.500	149,953	96.37	155,601	0	98.80	0	-	2,092,298
13 NEWFIELD BORO	20,445.76	3.722	549,322	97.38	564,101	0	97.65	0	-	3,780,566
14 PAULSBORO BORO	122,361.64	4.206	2,909,216	100.96	2,881,553	0	105.26	0	-	(14,085,265)
15 PITMAN BORO	120,456.58	4.430	2,719,110	91.66	2,966,518	0	89.56	0	-	69,341,616
16 SOUTH HARRISON TWP	20,756.95	2.913	712,563	95.04	749,751	0	92.25	0	-	33,538,157
17 SWEDESBORO BORO	86,783.15	4.060	2,137,516	95.59	2,236,129	0	91.26	0	-	18,619,587
18 WASHINGTON TWP	106,319.86	3.242	3,279,453	96.92	3,363,670	0	95.83	0	2,277,560	211,050,009
19 WENONAH BORO	3,976.42	4.213	94,385	98.76	95,570	0	97.81	0	-	4,979,700
20 WEST DEPTFORD TWP	407,630.39	3.411	11,950,466	91.94	12,998,114	0	92.54	0	-	191,081,857
21 WESTVILLE BORO	45,409.11	4.662	974,026	97.49	999,103	0	96.58	0	-	9,221,568
22 WOODBURY CITY	161,160.23	4.938	3,263,674	90.64	3,600,699	0	98.80	0	-	11,164,385
23 WOODBURY HGTS BORO	41,968.03	4.593	913,739	93.07	961,776	0	96.71	0	-	9,489,534
24 WOOLWICH TWP	59,527.91	3.431	1,735,002	99.94	1,738,044	0	97.44	0	-	37,753,106
	2,456,931.65		69,654,359		73,631,819	0		0	56,307,690	1,513,818,400

TAXING DISTRICT	TYPE	AMOUNT
PITMAN BORO	DWELL ABATEMENT	298,600
PITMAN BORO	DWELL EXEMPTION	1,241,500
WASHINGTON TWP	FIRE SUPPRESSION	1,334,485
WEST DEPTFORD TWP	POLLUTION CONTROL	2,311,700
WEST DEPTFORD TWP	FIRE SUPPRESSION	3,286,900
WEST DEPTFORD TWP	DWELL EXEMPTION	99,900
WESTVILLE BORO	DWELL EXEMPTION	217,700
WOODBURY CITY	DWELL EXEMPTION	73,600
WOOLWICH TWP	FIRE SUPPRESSION	985,680

Net Valuation on which County Taxes are apportioned: 1c+2d+3e+5 \$ 28,247,906,480