

FINAL EQUALIZATION TABLE, COUNTY OF MIDDLESEX FOR THE YEAR 2019

We hereby certify this 4th day of March, 2019, that the table below reflects those items required to be set forth under R.S. 54:3-17, as amended

County Percentage Level: 100%

Section 54:3-18 of the Revised Statutes, as amended, 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, President

Michael E. Lachs, Commissioner

Kevin P. Egan, Commissioner

Richard Greene, Commissioner

Ryan Riccio, Tax Administrator

	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 SYSTEM COMPANIES				
	(a) Aggregate Assessed Value	(b) Real Property Ratio of Aggregate Assessed to Aggregate True Value	(c) Aggregate True Value (Col.1a / Col.1b)	(d) Amount by Which Col.1a Should be Increased or Decreased to Correspond to Col. 1c	(a) Aggregate Assessed Value	(b) Taxable % Level (The Lower of the County % Level of the Pre-Tax Year's School Aid District Ratio) (N.J.S.A.54:1-35.2)	(c) Aggregate True Value (Col.2a / Col.2b)	(d) Aggregate Equalized Valuation (Col.2c * Col.2b)	(e) Amount by Which Col.2a Should be Increased or Decreased to Correspond to Col.2d
E 01: CARTERET BORO	2,441,364,903	96.27%	2,535,956,064	94,591,161	0	96.27%	0	0	0
E 02: CRANBURY TWP	1,758,539,400	96.82%	1,816,297,666	57,758,266	1,928,442	96.82%	1,991,781	1,928,442	0
R 03: DUNELLEN BORO	655,256,000	106.34%	616,189,581	39,066,419	25	100.00%	25	25	0
E 04: EAST BRUNSWICK TWP	1,903,313,750	24.36%	7,813,274,836	5,909,961,086	2,227,252	24.36%	9,143,071	2,227,252	0
E 05: EDISON TWP	7,188,769,700	41.11%	17,486,669,180	10,297,899,480	6,056,065	41.11%	14,731,367	6,056,065	0
06: HELMETTA BORO	185,406,900	86.16%	215,189,067	29,782,167	198,378	86.16%	230,244	198,378	0
07: HIGHLAND PARK BORO	572,676,700	40.78%	1,404,307,749	831,631,049	41	40.78%	101	41	0
E 08: JAMESBURG BORO	236,790,000	52.85%	448,041,627	211,251,627	1,289,094	52.85%	2,439,156	1,289,094	0
09: METUCHEN BORO	1,058,860,300	44.29%	2,390,743,509	1,331,883,209	0	44.29%	0	0	0
E 10: MIDDLESEX BORO	492,411,800	31.78%	1,549,439,270	1,057,027,470	588,875	31.78%	1,852,974	588,875	0
E 11: MILLTOWN BORO	444,499,100	48.78%	911,232,267	466,733,167	0	48.78%	0	0	0
E 12: MONROE TWP	7,755,719,400	83.43%	9,296,079,827	1,540,360,427	6,089,819	83.43%	7,299,316	6,089,819	0
E 13: NEW BRUNSWICK CITY	3,385,485,300	99.36%	3,407,291,969	21,806,669	10,000,000	99.36%	10,064,412	10,000,000	0
FE 14: NORTH BRUNSWICK TWP	2,506,176,100	54.28%	4,617,126,197	2,110,950,097	0	54.28%	0	0	0
E 15: OLD BRIDGE TWP	3,497,558,900	43.16%	8,103,704,588	4,606,145,688	3,114,583	43.16%	7,216,365	3,114,583	0
E 16: PERTH AMBOY	3,287,049,100	96.59%	3,403,094,627	116,045,527	4,905,614	96.59%	5,078,801	4,905,614	0
RE 17: PISCATAWAY TWP	7,527,627,300	95.95%	7,845,364,565	317,737,265	20,893,032	95.95%	21,774,916	20,893,032	0
E 18: PLAINSBORO TWP	4,541,621,400	96.98%	4,683,049,495	141,428,095	7,237,413	96.98%	7,462,789	7,237,413	0
E 19: SAYREVILLE BORO	2,296,155,600	48.05%	4,778,679,709	2,482,524,109	48	48.05%	100	48	0
20: SOUTH AMBOY CITY	895,177,300	96.41%	928,510,839	33,333,539	0	96.41%	0	0	0
E 21: SOUTH BRUNSWICK TWP	3,829,366,200	37.66%	10,168,258,630	6,338,892,430	6,085,307	37.66%	16,158,542	6,085,307	0
E 22: SOUTH PLAINFIELD BOR	1,426,568,332	35.86%	3,978,160,435	2,551,592,103	1,923,008	35.86%	5,362,543	1,923,008	0
23: SOUTH RIVER BORO	409,978,600	28.91%	1,418,120,374	1,008,141,774	0	28.91%	0	0	0
24: SPOTSWOOD BORO	740,744,500	91.26%	811,685,843	70,941,343	0	91.26%	0	0	0
FE 25: WOODBRIDGE TWP	3,189,438,600	27.82%	11,464,552,840	8,275,114,240	4,054,492	27.82%	14,574,019	4,054,492	0
TOTALS	62,226,555,185		112,091,020,754	49,864,465,569	76,591,488		125,380,522	76,591,488	0

R = Reval / Reassessment F = Fiscal Year District L = Chapter 441 In Lieu of Taxes C = Chapter 101 Compliance Plan E = Exemption

	3 EQUALIZATION OF REPLACEMENT REVENUES (PL 1966, C.135 AS AMENDED)					4 DEDUCT TRUE VALUE OF REAL PROPERTY EXCLUSIVE OF CLASS II RAILROAD PROPERTY WHERE TAXES ARE IN DEFAULT & LIENS UNENFORCEABLE (PL 1974 C.166)			5 C. 441 IN LIEU	6 NET AMOUNT OF (Col.1d + Col.2e + Col.3e - Col.4c + Col.5) Transfer to Col.10 County Abstract of Ratables
	(a)	(b)	(c)	(d)	(e)	(a)	(b)	(c)	In Lieu True Value	
	Business Personal Property Replacement Revenue Received during Preceding Year	Preceding Year General Tax Rate	Capitalization of Replacement Revenues (Col.3a / Col.3b)	Real Property Ratio of Aggregate Assessed Value to Aggregate True Value (PL 1971,C.32)	Assumed Equalized Value of Amount in Col.3c (Col.3c / Col.3d)	Aggregate Assessed Value	Real Property Ratio of Aggregate Assessed to Aggregate True	Aggregate True Value (Col.4a / Col.4b)		
E 01: CARTERET BORO	893,875.92	2.727	32,778,728	107.37%	30,528,758	0	96.27%	0	0	125,119,919
E 02: CRANBURY TWP	140,505.93	1.969	7,135,903	98.64%	7,234,289	0	96.82%	0	0	64,992,555
R 03: DUNELLEN BORO	213,461.59	13.506	1,580,495	24.52%	6,445,738	0	106.34%	0	0	32,620,681-
E 04: EAST BRUNSWICK TWP	587,008.89	10.829	5,420,712	25.34%	21,391,918	0	24.36%	0	0	5,931,353,004
E 05: EDISON TWP	1,328,231.00	5.272	25,194,063	43.21%	58,306,093	0	41.11%	0	0	10,356,205,573
06: HELMETTA BORO	68,541.32	3.049	2,247,993	90.14%	2,493,891	0	86.16%	0	0	32,276,058
07: HIGHLAND PARK BORO	133,207.34	8.175	1,629,448	41.70%	3,907,549	0	40.78%	0	0	835,538,598
E 08: JAMESBURG BORO	36,795.80	6.119	601,337	53.32%	1,127,789	0	52.85%	0	0	212,379,416
09: METUCHEN BORO	296,771.18	5.940	4,996,148	43.65%	11,445,929	0	44.29%	0	0	1,343,329,138
E 10: MIDDLESEX BORO	259,445.40	8.889	2,918,724	33.44%	8,728,242	0	31.78%	0	0	1,065,755,712
E 11: MILLTOWN BORO	98,343.37	5.703	1,724,415	50.08%	3,443,321	0	48.78%	0	0	470,176,488
E 12: MONROE TWP	157,210.54	2.436	6,453,635	85.44%	7,553,412	0	83.43%	0	0	1,547,913,839
E 13: NEW BRUNSWICK CITY	1,138,599.63	2.368	48,082,755	99.65%	48,251,636	0	99.36%	0	0	70,058,305
FE 14: NORTH BRUNSWICK TWP	1,104,157.37	5.552	19,887,561	54.58%	36,437,451	0	54.28%	0	0	2,147,387,548
E 15: OLD BRIDGE TWP	296,258.32	4.898	6,048,557	42.45%	14,248,662	0	43.16%	0	0	4,620,394,350
E 16: PERTH AMBOY	1,672,438.90	2.963	56,444,107	103.86%	54,346,338	0	96.59%	0	0	170,391,865
RE 17: PISCATAWAY TWP	829,027.21	2.304	35,982,084	105.63%	34,064,266	0	95.95%	0	0	351,801,531
E 18: PLAINSBORO TWP	74,379.48	2.246	3,311,642	101.96%	3,247,982	0	96.98%	0	0	144,676,077
E 19: SAYREVILLE BORO	1,449,161.70	5.139	28,199,294	49.35%	57,141,427	0	48.05%	0	0	2,539,665,536
20: SOUTH AMBOY CITY	57,453.26	2.749	2,089,969	101.13%	2,066,616	0	96.41%	0	0	35,400,155
E 21: SOUTH BRUNSWICK TWP	607,979.16	4.917	12,364,840	42.66%	28,984,623	0	37.66%	0	0	6,367,877,053
E 22: SOUTH PLAINFIELD BOR	583,461.10	5.932	9,835,824	37.05%	26,547,433	0	35.86%	0	0	2,578,139,536
23: SOUTH RIVER BORO	126,010.88	8.039	1,567,494	29.72%	5,274,206	0	28.91%	0	0	1,013,415,980
24: SPOTSWOOD BORO	236,686.87	3.241	7,302,896	94.13%	7,758,309	0	91.26%	0	0	78,699,652
FE 25: WOODBRIDGE TWP	2,407,549.29	10.192	23,621,951	29.30%	80,620,993	0	27.82%	0	0	8,355,735,233
TOTALS	14,796,561		347,420,575		561,596,871	0		0	0	50,426,062,440

R = Reval / Reassessment F = Fiscal Year District L = Chapter 441 in Lieu of Taxes C = Chapter 101 Compliance Plan E = Exemption

Final Table of Equalization, County of Middlesex for Year 2019 (CONTINUED)

EXEMPTIONS

TYPE	AMOUNT	TAXING DISTRICT
Pollution Control	6,535,100	Plainsboro
Fire Suppression	34,389,700	Cranbury
Fire Suppression	582,400	East Brunswick
Fire Suppression	2,602,700	Edison
Fire Suppression	747,800	Monroe
Fire Suppression	3,677,000	North Brunswick
Fire Suppression	99,300	Piscataway
Fire Suppression	7,429,100	Plainsboro
Fire Suppression	673,000	Sayreville
Fire Suppression	15,896,600	South Brunswick
Fire Suppression	2,158,500	Woodbridge
Fallout Shelter		
Water/Sewerage Facility	2,428,217	Carteret
Urban Enterprise Zone Abatement		
Home Improvement		
Multifamily		
Class 4 Abatement		
Renewable Energy	275,100	Milltown
Renewable Energy	1,873,700	North Brunswick
Renewable Energy	3,458,100	Plainsboro
Renewable Energy	400,000	South Plainfield
Renewable Energy	58,000	Woodbridge
Dwelling Abatement	25,000	Jamesburg
Dwelling Abatement	449,300	Sayreville
Dwelling Abatement	516,091	South Plainfield
Dwelling Exemption	30,000	Carteret
Dwelling Exemption	1,500	Middlesex Boro
Dwelling Exemption	225,000	New Brunswick
Dwelling Exemption	25,000	Perth Amboy
Dwelling Exemption	2,065,700	Piscataway
Dwelling Exemption	11,800	South Plainfield
New Dwelling Conversion Abatement		
New Dwelling Conversion Exemption		
Multiple Dwelling Exemption		
Multiple Dwelling Abatement		
Commercial/Industrial Exemption	3,024,400	Old Bridge
Commercial/Industrial Exemption	1,280,000	Perth Amboy