

2019 EQUALIZATION TABLE, COUNTY OF OCEAN

Section 54:3-18 of the Revised Statutes, as amended, requires the County Board of Taxation to complete its equalization of the property in the several taxing districts before the tenth day of March. 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 of the Division of Taxation, one to the Tax Court, and one to each taxing district in the county. We hereby certify this seventh day of March, 2019, that the table below reflects those items required to be set forth under R.S. 54:3-17.

Geraldine Ambrosio
 Nicholas Montenegro, Esq., Vice President
 ABSENT
 Glenn Harrison, Esq.
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 Peter Maher

Benjamin H. Mabie, III, Esq., President

Chelsea Skuby
 Chelsea Skuby, County Tax Administrator

COUNTY PERCENTAGE LEVEL OF TAXABLE VALUE OF REAL PROPERTY - 100%

Attest: Chelsea Skuby, County Tax Administrator

Code	District Number	1 REAL PROPERTY EXCLUSIVE OF CLASS II RAILROAD PROPERTY					2 TAXABLE VALUE OF LOCALLY ASSESSED PERSONAL PROPERTY					District Number
		Taxing District	-A- Aggregate Assessed Value	-B- Real Property Ratio of Assessed to True Value	-C- Aggregate True Value	-D- Amount Column 1A should be Increased or Decreased	-A- Aggregate Assessed Value	-B- Taxable Percentage Level	-C- Aggregate True Value	-D- Aggregate Equalized Valuation	-E- Amount Col 2A Should be Increased or Decreased	
E	1	BARNEGAT	2,384,026,900	96.58	2,468,447,815	84,420,915	-	96.58	-	-	-	1
	2	BARNEGAT LIGHT	1,011,619,300	97.91	1,033,213,461	21,594,161	-	97.91	-	-	-	2
	3	BAY HEAD	1,606,483,200	99.83	1,609,218,872	2,735,672	-	99.83	-	-	-	3
	4	BEACH HAVEN	2,104,496,900	93.81	2,243,360,942	138,864,042	-	93.81	-	-	-	4
	5	BEACHWOOD	809,524,500	89.63	903,184,760	93,660,260	542,412	89.63	605,168	542,412	-	5
	6	BERKELEY	5,170,975,100	91.95	5,623,681,457	452,706,357	4,677,720	91.95	5,087,243	4,677,720	-	6
	7	BRICK	10,337,125,166	92.19	11,212,848,645	875,723,479	11,005,053	92.19	11,937,361	11,005,053	-	7
E	8	TOMS RIVER	12,913,764,460	81.57	15,831,512,149	2,917,747,689	24,511,238	81.57	30,049,329	24,511,238	-	8
	9	EAGLESWOOD	233,786,200	101.51	230,308,541	(3,477,659)	-	100.00	-	-	-	9
	10	HARVEY CEDARS	1,281,039,500	100.10	1,279,759,740	(1,279,760)	-	100.00	-	-	-	10
r	11	ISLAND HEIGHTS	369,341,300	101.90	362,454,661	(6,886,639)	203,041	100.00	203,041	203,041	-	11
	12	JACKSON	6,782,654,132	88.38	7,674,421,964	891,767,832	6,964,614	88.38	7,880,305	6,964,614	-	12
E	13	LACEY	3,898,380,413	100.24	3,889,046,701	(9,333,712)	-	100.00	-	-	-	13
	14	LAKEHURST	141,709,600	91.78	154,401,395	12,691,795	1,256,089	91.78	1,368,587	1,256,089	-	14
E	15	LAKEWOOD	10,087,569,700	92.04	10,959,984,463	872,414,763	-	92.04	-	-	-	15
	16	LAVALLETTE	1,915,425,384	87.81	2,181,329,443	265,904,059	-	87.81	-	-	-	16
	17	LITTLE EGG HARBOR	2,327,945,017	96.91	2,402,172,136	74,227,119	-	96.91	-	-	-	17
	18	LONG BEACH	7,985,271,065	90.39	8,834,241,692	848,970,627	-	90.39	-	-	-	18
E	19	MANCHESTER	3,323,834,736	86.02	3,864,025,501	540,190,765	4,008,381	86.02	4,659,824	4,008,381	-	19
	20	MANTOLOKING	1,417,018,200	96.58	1,467,196,314	50,178,114	-	96.58	-	-	-	20
E	21	OCEAN	1,319,246,800	91.91	1,435,368,077	116,121,277	-	91.91	-	-	-	21
	22	OCEAN GATE	220,085,000	89.74	245,247,381	25,162,381	78,874	89.74	87,892	78,874	-	22
	23	PINE BEACH	248,789,500	85.43	291,220,297	42,430,797	112,324	85.43	131,481	112,324	-	23
E	24	PLUMSTED	784,583,100	88.83	883,241,135	98,658,035	-	88.83	-	-	-	24
E	25	POINT PLEASANT	3,284,596,710	91.95	3,572,155,204	287,558,494	-	91.95	-	-	-	25
	26	PT PLEASANT BEACH	2,017,329,800	94.27	2,139,948,870	122,619,070	-	94.27	-	-	-	26
	27	SEASIDE HEIGHTS	641,728,000	95.72	670,422,064	28,694,064	-	95.72	-	-	-	27
	28	SEASIDE PARK	1,134,411,800	96.81	1,171,791,964	37,380,164	-	96.81	-	-	-	28
	29	SHIP BOTTOM	1,338,923,840	94.58	1,415,652,189	76,728,349	205,811	94.58	217,605	205,811	-	29
	30	SO TOMS RIVER	226,076,900	93.54	241,690,079	15,613,179	303,438	93.54	324,394	303,438	-	30
E	31	STAFFORD	4,210,010,500	91.67	4,592,571,725	382,561,225	-	91.67	-	-	-	31
r	32	SURF CITY	1,924,936,100	102.89	1,870,868,014	(54,068,086)	817,895	100.00	817,895	817,895	-	32
r	33	TUCKERTON	414,731,900	99.38	417,319,280	2,587,380	-	100.00	-	-	-	33
		TOTAL	93,867,440,723		103,172,306,931	9,304,866,208	54,686,890		63,370,125	54,686,890	-	

R = REVALUATION r = REASSESSMENT E = EXCLUDES SPECIAL EXEMPTIONS:

Barnegat - Fire Suppression Exemption 50,000

Lacey - Renewable Energy Exemption 48,500

Lakewood - Fire Suppression Exemptions 1,795,500

Manchester - Renewable Energy Exemption 35,000

Ocean - Renewable Energy Exemption 14,500

Plumsted - Pollution Control 48,600; Dwelling Exemption 12,000

Pt. Pleasant Boro - Fire Suppression Exemption 92,100

Stafford - Fire Suppression Exemption 387,300

Toms River - Fire Suppression Exemption 209,900

2019 EQUALIZATION TABLE, COUNTY OF OCEAN

District Number	3 EQUALIZATION OF REPLACEMENT REVENUES					4 TRUE VALUE OF REAL PROPERTY, EXCLUSIVE OF CLASS II RAILROAD PROPERTY, IN DEFAULT			5	6	District Number	Code
	-A- Business Personal Property Replacement Revenues Received During Preceding Year	-B- Preceding Year General Tax Rate	-C- Capitalization of Replacement Revenues in Col 3A for PL 1966, c 135	-D- Real Property Ratio	-E- Assumed Equalized Value of Amount in Col 3A	-A- Aggregate Assessed Value	-B- Real Property Ratio	-C- Aggregate True Value	-A- In Lieu of True Value	-A- Amount of Col 1D + Col 2E +Col 3E - Col 4C +Col 5A		
	1	14,785.65	2.729	541,797	99.62	543,864	-	96.58	-	-		
2	5,978.91	0.855	699,288	101.15	691,338	-	97.91	-	-	22,285,499	2	
3	8,387.54	0.841	997,329	99.39	1,003,450	-	99.83	-	-	3,739,122	3	
4	25,666.55	1.127	2,277,422	99.07	2,298,801	-	93.81	-	-	141,162,843	4	
5	10,925.90	2.395	456,196	91.52	498,466	-	89.63	-	-	94,158,726	5	
6	94,592.39	2.160	4,379,277	94.24	4,646,941	-	91.95	-	-	457,353,298	6	
7	199,357.00	2.205	9,041,134	96.19	9,399,245	-	92.19	-	-	885,122,724	7	
8	714,100.53	2.288	31,210,688	83.42	37,413,915	-	81.57	-	-	2,955,161,604	8	E
9	4,648.76	2.453	189,513	106.98	177,148	-	101.51	-	-	(3,300,511)	9	
10	2,973.96	0.937	317,392	100.00	317,392	-	100.10	-	-	(962,368)	10	
11	5,714.75	1.906	299,829	100.30	298,932	-	101.90	-	-	(6,587,707)	11	r
12	128,908.69	2.283	5,646,460	90.52	6,237,804	-	88.38	-	-	898,005,636	12	
13	40,864.31	2.091	1,954,295	101.55	1,924,466	-	100.24	-	-	(7,409,246)	13	E
14	9,725.21	3.114	312,306	89.78	347,857	-	91.78	-	-	13,039,652	14	
15	247,479.83	2.034	12,167,150	95.84	12,695,273	-	92.04	-	23,579,596	908,689,632	15	E
16	10,779.57	0.971	1,110,151	88.53	1,253,983	-	87.81	-	-	267,158,042	16	
17	23,647.81	2.335	1,012,754	98.17	1,031,633	-	96.91	-	-	75,258,752	17	
18	26,800.41	0.973	2,754,410	92.30	2,984,193	-	90.39	-	-	851,954,820	18	
19	39,040.51	2.555	1,528,004	85.63	1,784,426	-	86.02	-	-	541,975,191	19	E
20	1,129.49	0.692	163,221	98.59	165,555	-	96.58	-	-	50,343,669	20	
21	12,628.95	2.030	622,116	91.98	676,360	-	91.91	-	-	116,797,637	21	E
22	2,976.30	2.527	117,780	95.20	123,718	-	89.74	-	-	25,286,099	22	
23	3,011.59	2.366	127,286	88.20	144,315	-	85.43	-	-	42,575,112	23	
24	20,169.32	2.390	843,905	91.24	924,929	-	88.83	-	-	99,582,964	24	E
25	75,687.99	1.977	3,828,426	95.81	3,995,852	-	91.95	-	-	291,554,346	25	E
26	102,743.10	1.535	6,693,362	94.55	7,079,177	-	94.27	-	-	129,698,247	26	
27	47,688.61	2.293	2,079,747	97.61	2,130,670	-	95.72	-	10,709,298	41,534,032	27	
28	19,667.28	1.390	1,414,912	94.47	1,497,737	-	96.81	-	-	38,877,901	28	
29	23,691.83	1.060	2,235,078	96.07	2,326,510	-	94.58	-	-	79,054,859	29	
30	19,093.43	2.903	657,714	99.02	664,223	-	93.54	-	-	16,277,402	30	
31	32,873.09	2.278	1,443,068	96.79	1,490,927	-	91.67	-	-	384,052,152	31	E
32	10,951.68	1.015	1,078,983	91.86	1,174,595	-	102.89	-	-	(52,893,491)	32	r
33	17,107.60	2.551	670,623	100.37	668,151	-	99.38	-	1,008,000	4,263,531	33	r
	2,003,798.54		98,871,616		108,611,846				35,296,894	9,448,774,948		

R = REVALUATION r = REASSESSMENT E = EXCLUDES SPECIAL EXEMPTIONS