

FINAL EQUALIZATION TABLE, COUNTY OF CAPE MAY FOR THE YEAR 2022

We hereby certify this 10th day of March, 2022, 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.

John A. McCann, President

Elizabeth Barry, Vice President

James Carero, Jr.

John Snyder

Lu Ann Wowkanech

Lori L. Rosell, CTA, CTC

	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)	(b)	(c)	(d)	(a)	(b)	(c)	(d)	(e)
	Aggregate Assessed Value	Real Property Ratio of Aggregate Assessed to Aggregate True Value	Aggregate True Value (Col.1a / Col.1b)	Amount by Which Col.1a Should be Increased or Decreased to Correspond to Col. 1c	Aggregate Assessed Value	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)	Aggregate True Value (Col.2a / Col.2b)	Aggregate Equalized Valuation (Col.2c * Col.2b)	Amount by Which Col.2a Should be Increased or Decreased to Correspond to Col.2d
01: AVALON BORO	9,541,301,700	83.36%	11,445,899,352	1,904,597,652	976,433	83.36%	1,171,345	976,433	0
02: CAPE MAY CITY	2,948,578,600	80.67%	3,655,111,690	706,533,090	0	80.67%	0	0	0
03: CAPE MAY POINT	475,020,100	79.01%	601,215,163	126,195,063	0	79.01%	0	0	0
04: DENNIS TWP	896,627,800	86.64%	1,034,888,966	138,261,166	1,555,435	86.64%	1,795,285	1,555,435	0
05: LOWER TWP	3,696,639,600	77.32%	4,780,961,718	1,084,322,118	3,959,309	77.32%	5,120,679	3,959,309	0
e 06: MIDDLE TWP	2,806,800,400	92.71%	3,027,505,555	220,705,155	8,110,082	92.71%	8,747,796	8,110,082	0
07: NORTH WILDWOOD CITY	2,664,641,300	82.76%	3,219,721,242	555,079,942	0	82.76%	0	0	0
08: OCEAN CITY	12,297,544,300	79.56%	15,456,943,565	3,159,399,265	0	79.56%	0	0	0
09: SEA ISLE CITY	4,857,779,900	73.68%	6,593,078,040	1,735,298,140	0	73.68%	0	0	0
10: STONE HARBOR	4,976,349,700	80.88%	6,152,756,800	1,176,407,100	0	80.88%	0	0	0
11: UPPER TOWNSHIP	1,892,524,400	86.10%	2,198,053,891	305,529,491	0	86.10%	0	0	0
12: WEST CAPE MAY	523,108,500	72.78%	718,753,092	195,644,592	0	72.78%	0	0	0
13: WEST WILDWOOD	218,103,400	81.39%	267,973,215	49,869,815	0	81.39%	0	0	0
e 14: WILDWOOD CITY	1,405,212,700	81.19%	1,730,770,661	325,557,961	0	81.19%	0	0	0
15: WILDWOOD CREST	2,345,000,000	89.81%	2,611,067,810	266,067,810	0	89.81%	0	0	0
16: WOODBINE BORO	177,607,400	109.83%	161,711,190	15,896,210	837,702	100.00%	837,702	837,702	0
TOTALS	51,722,839,800		63,656,411,950	11,933,572,150	15,438,961		17,672,807	15,438,961	0

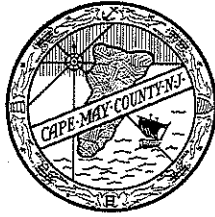
R = Revaluation r = Reassessment c = Compliance Plan a = approximate e = exemption

	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)		
01: AVALON BORO	31,032.63	.547	5,673,241	88.77%	6,390,944	0	83.36%	0	0	1,910,988,596
02: CAPE MAY CITY	108,826.38	1.018	10,690,214	89.00%	12,011,476	0	80.67%	0	0	718,544,566
03: CAPE MAY POINT	235.93	.647	36,465	89.86%	40,580	0	79.01%	0	0	126,235,643
04: DENNIS TWP	16,926.55	1.746	969,447	94.22%	1,028,918	0	86.64%	0	0	139,290,084
05: LOWER TWP	149,040.45	1.812	8,225,190	84.63%	9,719,000	0	77.32%	0	0	1,094,041,118
e 06: MIDDLE TWP	96,298.77	1.864	5,166,243	97.22%	5,313,971	0	92.71%	0	0	226,019,126
07: NORTH WILDWOOD CITY	98,178.98	1.401	7,007,779	90.24%	7,765,713	0	82.76%	0	0	562,845,655
08: OCEAN CITY	223,828.17	1.005	22,271,460	87.84%	25,354,577	0	79.56%	0	0	3,184,753,842
09: SEA ISLE CITY	18,816.53	.764	2,462,897	82.05%	3,001,703	0	73.68%	0	0	1,738,299,843
10: STONE HARBOR	20,603.94	.656	3,140,845	90.06%	3,487,503	0	80.88%	0	0	1,179,894,603
11: UPPER TOWNSHIP	9,436.46	1.931	488,683	92.72%	527,052	0	86.10%	0	0	306,056,543
12: WEST CAPE MAY	4,803.50	1.280	375,273	82.28%	456,093	0	72.78%	0	0	196,100,685
13: WEST WILDWOOD	2,567.20	1.822	140,900	85.81%	164,200	0	81.39%	0	0	50,034,015
e 14: WILDWOOD CITY	267,082.13	2.755	9,694,451	89.75%	10,801,617	0	81.19%	0	0	336,359,578
15: WILDWOOD CREST	124,307.54	1.326	9,374,626	98.96%	9,473,147	0	89.81%	0	0	275,540,957
16: WOODBINE BORO	24,098.76	1.686	1,429,345	112.97%	1,265,243	0	109.83%	0	0	14,630,967-
TOTALS	1,196,084		87,147,059		96,801,737	0		0	0	12,030,373,887

R = Revaluation r = Reassessment c = Compliance Plan a = approximate e = exemption

CAPE MAY COUNTY BOARD OF TAXATION

4 Moore Road – DN 303
Cape May Court House, NJ 08210-1654
Voice: (609) 465-1030 Fax: (609) 463-6395



Special Exemption Description

TYPE	AMOUNT	TAXING DISTRICT
E: Fire suppression	\$582,000	Middle Township
E: Fire suppression	\$65,000	Wildwood City
Dwelling exemption	\$4,321,300	Wildwood City