

FINAL EQUALIZATION TABLE FOR THE COUNTY OF WARREN FOR THE YEAR 2025

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.

Melissa Pritchett
Melissa Pritchett
COUNTY TAX ADMINISTRATOR

Samir M. Elbassoumy
Commissioner Samir M. Elbassoumy
President

Darryl Malcolm
Commissioner Darryl Malcolm

William T. Watras
Commissioner William T. Watras

COUNTY PERCENTAGE LEVEL OF TAXABLE VALUE OF REAL PROPERTY 100%

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)					COLUMN (3) EQUALIZATION OF REPLACEMENT REVENUES UNDER P.L.1956 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)] TRANSFER TO COLUMN 10 COUNTY ABSTRACT OF RATABLE
		(a) AGGREGATE ASSESSED VALUE	(b) REAL PROPERTY RATIO OF AGGREGATE ASSESSED TO AGGREGATE 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 COUNTY % LEVEL OR PRE- TAX YEAR SCHOOL AID DIST. RATIO) (NJSA 54:1-35.2)	(c) AGGREGATE EQUALIZED 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)	(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) REAL PROPERTY RATIO OF AGGREGATE ASSESSED VALUE TO AGGREGATE TRUE VALUE [SAME AS PRECEDING YEAR COUNTY EQUAL TABLE 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	ALLAMUCHY TWP	601,132,800	59.81	1,005,070,724	403,937,924	0	59.81	0	0	0	39,596.84	3.210	1,233,548	65.99	1,869,292	0	59.81	0	-	405,807,216
2	ALPHA BORO	246,583,300	68.96	357,574,391	110,991,091	178,882	68.96	259,400	178,882	0	32,495.36	3.644	891,750	79.08	1,127,656	0	68.96	0	-	112,116,747
3	BELVIDERE TOWN	248,796,600	90.21	275,797,140	27,000,540	66	90.21	73	66	0	98,083.49	3.183	3,081,479	108.68	2,835,369	0	90.21	0	-	29,835,909
4	BLAIRSTOWN TWP	700,228,100	68.48	1,022,529,352	322,301,252	1,772,768	68.48	2,588,738	1,772,768	0	31,835.10	3.101	1,026,608	73.27	1,401,130	0	68.48	0	-	323,702,382
5	FRANKLIN TWP	412,776,415	75.02	550,221,828	137,445,413	491,469	75.02	655,117	491,469	0	67,476.00	3.245	2,079,384	78.41	2,651,937	0	75.02	0	-	140,097,350
6	FRELINGHUYSEN TWP	291,167,300	77.33	376,525,669	85,358,369	608,907	77.33	787,414	608,907	0	32,251.30	2.858	1,128,457	80.14	1,408,107	0	77.33	0	-	86,766,476
7	GREENWICH TWP	583,992,400	62.91	928,298,204	344,305,804	539,327	62.91	857,299	539,327	0	29,662.39	3.984	744,538	64.98	1,146,148	0	62.91	0	-	345,451,982
8	HACKETTSTOWN TOWN	1,039,208,500	77.66	1,338,151,558	298,943,058	100	77.66	129	100	0	211,688.91	3.419	6,191,545	84.78	7,304,796	0	77.66	0	-	306,247,854
9	HARDWICK TWP	157,013,400	58.08	270,339,876	113,326,476	539,044	58.08	928,106	539,044	0	9,184.45	3.643	252,112	65.45	385,198	0	58.08	0	-	113,711,874
10	HARMONY TWP	473,109,800	60.01	788,384,603	315,275,003	233,743	60.01	389,507	233,743	0	60,062.30	2.710	2,216,321	60.32	3,674,272	0	60.01	0	-	318,949,275
11	HOPE TWP	217,374,900	63.42	342,754,494	125,379,594	790,825	63.42	1,247,122	790,925	0	20,175.84	3.424	589,248	67.57	872,058	0	63.42	0	-	126,251,650
12	INDEPENDENCE TWP	507,550,500	64.31	789,224,848	281,674,348	0	64.31	0	0	0	29,051.50	3.674	790,732	67.96	1,163,526	0	64.31	0	-	282,837,874
13	KNOWLTON TWP	259,018,000	54.54	474,913,825	215,895,825	853,567	54.54	1,198,326	653,567	0	35,545.69	3.962	892,659	59.57	1,498,504	0	54.54	0	-	217,394,329
14	LIBERTY TWP	267,868,136	61.90	432,743,354	164,875,218	0	61.90	0	0	0	12,508.97	3.401	367,803	68.94	533,512	0	61.90	0	-	165,408,730
15	LOPATCONG TWP	1,033,106,300	79.39	1,301,305,328	268,199,028	788,422	79.39	993,100	788,422	0	73,631.23	2.987	2,465,056	87.14	2,828,846	0	79.39	0	-	271,027,874
16	MANSFIELD TWP	718,393,650	69.81	1,029,069,832	310,676,182	0	69.81	0	0	0	48,308.70	3.537	1,365,810	73.03	1,870,204	0	69.81	0	-	312,546,386
17	OXFORD TWP	158,037,900	56.76	278,431,818	120,393,918	0	56.76	0	0	0	36,663.26	4.847	756,411	61.16	1,236,774	0	56.76	0	-	121,630,692
19	PHILLIPSBURG TOWN	706,334,400	64.00	1,103,647,600	397,313,100	2,007,095	64.00	3,136,086	2,007,095	0	484,958.55	4.545	10,670,155	72.04	14,811,431	0	64.00	0	-	412,124,531
20	POHATCONG TWP	343,541,900	66.27	518,397,314	174,855,414	445,917	66.27	672,879	445,917	0	55,266.75	4.358	1,268,627	75.58	1,678,522	0	66.27	0	-	176,533,936
21	WASHINGTON BORO	367,919,100	50.78	724,535,447	356,616,347	0	50.78	0	0	0	121,519.45	5.585	2,175,818	56.03	3,883,309	0	50.78	0	-	360,499,656
22	WASHINGTON TWP	686,024,800	65.62	1,045,450,777	359,425,977	0	65.62	0	0	0	63,024.35	4.011	1,571,288	70.28	2,235,754	0	65.62	0	-	361,661,731
23	WHITE TWP	546,459,100	69.36	787,859,141	241,400,041	0	69.36	0	0	0	65,818.58	2.500	2,632,743	75.23	3,499,592	0	69.36	0	-	244,899,533
		10,565,637,101		15,741,227,023	5,175,589,922	9,050,232		13,713,296	9,050,232	0	1,658,829.05		44,392,090		59,915,935	0		0	0	5,235,505,857

I = REASSESSMENT
R = REVALUATION
E = EXCLUDES SPECIAL EXEMPTION

HACKETTSTOWN TOWN
PHILLIPSBURG TOWN

FIRE SUPPRESSION
POLLUTION CONTROL

15,200
10,605,000

Net Valuation on Which County Taxes are Apportioned: 1(c) + 2(d) + 3(e) + 5

15,810,193,190