

2021 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 fourth day of March, 2021, that the table below reflects those items required to be set forth under R.S. 54:3-17.

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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	2,519,024,000	92.79	2,714,758,056	195,734,056	-	92.79	-	-	-	1
	2	BARNEGAT LIGHT	1,022,266,600	96.11	1,063,642,285	41,375,685	-	96.11	-	-	-	2
	3	BAY HEAD	1,625,624,100	95.42	1,703,651,331	78,027,231	-	95.42	-	-	-	3
	4	BEACH HAVEN	2,133,179,200	89.10	2,394,140,516	260,961,316	-	89.10	-	-	-	4
	5	BEACHWOOD	815,358,800	86.85	938,812,666	123,453,866	656,546	86.85	755,954	656,546	-	5
	6	BERKELEY	5,258,959,630	88.71	5,928,260,207	669,300,577	6,590,839	88.71	7,429,646	6,590,839	-	6
	7	BRICK	10,457,078,766	88.33	11,838,649,118	1,381,570,352	11,199,572	88.33	12,679,239	11,199,572	-	7
E	8	TOMS RIVER	13,003,098,360	78.12	16,645,031,183	3,641,932,823	23,922,364	78.12	30,622,586	23,922,364	-	8
	9	EAGLESWOOD	234,078,200	98.73	237,089,233	3,011,033	-	98.73	-	-	-	9
	10	HARVEY CEDARS	1,297,958,700	99.37	1,306,187,682	8,228,982	-	99.37	-	-	-	10
	11	ISLAND HEIGHTS	370,722,800	97.80	379,062,168	8,339,368	201,090	97.80	205,613	201,090	-	11
	12	JACKSON	6,839,028,189	86.58	7,899,085,457	1,060,057,268	7,042,693	86.58	8,134,319	7,042,693	-	12
E	13	LACEY	3,948,705,270	95.80	4,121,821,785	173,116,515	-	95.80	-	-	-	13
	14	LAKEHURST	141,982,100	84.30	168,424,792	26,442,692	1,447,334	84.30	1,716,885	1,447,334	-	14
E	15	LAKEWOOD	10,460,027,800	85.87	12,181,236,520	1,721,208,720	-	85.87	-	-	-	15
	16	LAVALLETTE	2,379,364,300	98.54	2,414,617,719	35,253,419	-	98.54	-	-	-	16
	17	LITTLE EGG HARBOR	2,334,764,899	93.72	2,491,213,080	156,448,181	-	93.72	-	-	-	17
R	18	LONG BEACH	10,457,007,600	105.66	9,896,846,110	(560,161,490)	-	100.00	-	-	-	18
E	19	MANCHESTER	4,211,354,412	95.93	4,390,028,575	178,674,163	5,639,089	95.93	5,878,337	5,639,089	-	19
	20	MANTOLOKING	1,499,389,000	94.00	1,595,094,681	95,705,681	-	94.00	-	-	-	20
	21	OCEAN	1,322,942,000	88.12	1,501,295,960	178,353,960	-	88.12	-	-	-	21
	22	OCEAN GATE	224,173,600	86.03	260,576,078	36,402,478	76,020	86.03	88,365	76,020	-	22
	23	PINE BEACH	250,363,300	81.85	305,880,635	55,517,335	174,601	81.85	213,318	174,601	-	23
E	24	PLUMSTED	782,783,300	87.07	899,027,564	116,244,264	-	87.07	-	-	-	24
E	25	POINT PLEASANT	3,318,550,900	88.56	3,747,234,530	428,683,630	-	88.56	-	-	-	25
	26	PT PLEASANT BEACH	2,040,348,600	88.41	2,307,825,585	267,476,985	-	88.41	-	-	-	26
	27	SEASIDE HEIGHTS	661,353,800	95.21	694,626,405	33,272,605	-	95.21	-	-	-	27
	28	SEASIDE PARK	1,155,477,800	97.25	1,188,151,979	32,674,179	-	97.25	-	-	-	28
	29	SHIP BOTTOM	1,400,405,607	89.88	1,558,083,675	157,678,068	195,892	89.88	217,948	195,892	-	29
	30	SO TOMS RIVER	227,627,000	93.61	243,165,260	15,538,260	353,258	93.61	377,372	353,258	-	30
E	31	STAFFORD	4,298,010,200	87.20	4,928,910,780	630,900,580	-	87.20	-	-	-	31
	32	SURF CITY	1,969,299,500	99.46	1,979,991,454	10,691,954	916,904	99.46	921,882	916,904	-	32
	33	TUCKERTON	425,252,800	96.03	442,833,281	17,580,481	-	96.03	-	-	-	33
		TOTAL	99,085,561,133		110,365,256,350	11,279,695,217	58,416,202		69,241,464	58,416,202	-	

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

Barnegat - Fire Suppression Exemption 50,000

Manchester - Renewable Energy Exemption 14,200

Stafford - Fire Suppression Exemption 387,300

Lacey - Renewable Energy Exemption 48,500

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

Toms River - Fire Suppression Exemption 209,900

Lakewood - Fire Suppression Exemptions 1,795,500

Pt. Pleasant Boro - Fire Suppression Exemption 92,100

2021 EQUALIZATION TABLE, COUNTY OF OCEAN

District Number	3					4			5	6	District Number	Code
	EQUALIZATION OF REPLACEMENT REVENUES					TRUE VALUE OF REAL PROPERTY, EXCLUSIVE OF CLASS II RAILROAD PROPERTY, IN DEFAULT			-A- In Lieu of True Value	-A- Amount of Col 1D + Col 2E + Col 3E - Col 4C + Col 5A		
	-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				
1	14,785.65	2.791	529,762	93.28	567,927	-	92.79	-	-	196,301,983	1	E
2	5,978.91	0.903	662,116	96.65	685,066	-	96.11	-	-	42,060,751	2	
3	8,387.54	0.876	957,482	94.07	1,017,840	-	95.42	-	-	79,045,071	3	
4	25,666.55	1.121	2,289,612	91.25	2,509,164	-	89.10	-	556,643	264,027,123	4	
5	10,925.90	2.531	431,683	87.56	493,014	-	86.85	-	-	123,946,880	5	
6	94,592.39	2.229	4,243,714	89.54	4,739,462	-	88.71	-	-	674,040,039	6	
7	199,357.00	2.296	8,682,796	90.91	9,550,980	-	88.33	-	-	1,391,121,332	7	
8	714,100.53	2.426	29,435,306	79.37	37,086,186	-	78.12	-	-	3,679,019,009	8	E
9	4,648.76	2.712	171,414	97.71	175,431	-	98.73	-	-	3,186,464	9	
10	2,973.96	0.928	320,470	100.69	318,274	-	99.37	-	-	8,547,256	10	
11	5,714.75	2.006	284,883	98.87	288,139	-	97.80	-	-	8,627,507	11	
12	128,908.69	2.368	5,443,779	86.81	6,270,912	-	86.58	-	-	1,066,328,180	12	
13	40,864.31	2.154	1,897,136	99.20	1,912,435	-	95.80	-	-	175,028,950	13	E
14	9,725.21	3.183	305,536	88.62	344,771	-	84.30	-	-	26,787,463	14	
15	247,479.83	2.205	11,223,575	86.08	13,038,540	-	85.87	-	44,540,608	1,778,787,868	15	E
16	10,779.57	0.821	1,312,981	100.94	1,300,754	-	98.54	-	-	36,554,173	16	
17	23,647.81	2.585	914,809	94.84	964,581	-	93.72	-	-	157,412,762	17	
18	26,800.41	0.994	2,696,218	88.42	3,049,330	-	105.66	-	-	(557,112,160)	18	R
19	39,040.51	2.110	1,850,261	101.01	1,831,760	-	95.93	-	-	180,505,923	19	E
20	1,129.49	0.712	158,636	93.89	168,959	-	94.00	-	-	95,874,640	20	
21	12,628.95	2.109	598,812	89.51	668,989	-	88.12	-	-	179,022,949	21	
22	2,976.30	2.683	110,932	87.55	126,707	-	86.03	-	-	36,529,185	22	
23	3,011.59	2.500	120,464	83.58	144,130	-	81.85	-	-	55,661,465	23	
24	20,169.32	2.380	847,450	86.49	979,824	-	87.07	-	-	117,224,088	24	E
25	75,687.99	2.086	3,628,379	90.98	3,988,106	-	88.56	-	-	432,671,736	25	E
26	102,743.10	1.581	6,498,615	91.47	7,104,641	-	88.41	-	-	274,581,626	26	
27	47,688.61	2.428	1,964,111	94.65	2,075,130	-	95.21	-	10,925,029	46,272,764	27	
28	19,667.28	1.503	1,308,535	97.31	1,344,708	-	97.25	-	-	34,018,887	28	
29	23,691.83	1.057	2,241,422	91.44	2,451,249	-	89.88	-	-	160,129,317	29	
30	19,093.43	2.985	639,646	96.15	665,258	-	93.61	-	-	16,203,518	30	
31	32,873.09	2.325	1,413,896	88.98	1,589,004	-	87.20	-	-	632,489,584	31	E
32	10,951.68	0.873	1,254,488	102.98	1,218,186	-	99.46	-	-	11,910,140	32	
33	17,107.60	2.620	652,962	98.20	664,931	-	96.03	-	-	18,245,412	33	
	2,003,799		95,091,881		109,334,388				56,022,280	11,445,051,885		

R = REVALUATION r = REASSESSMENT E = EXCLUDES SPECIAL EXEMPTIONS