



2024 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, 2024, that the table below reflects those items required to be set forth under R.S. 54:3-17.



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Attest: Chelsea Skuby, County Tax Administrator


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

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	2,707,085,900	65.57	4,128,543,389	1,421,457,489	-	65.57	-	-	-	1
	2	BARNEGAT LIGHT	1,063,983,700	61.27	1,736,549,208	672,565,508	-	61.27	-	-	-	2
	3	BAY HEAD	1,672,804,200	67.52	2,477,494,372	804,690,172	-	67.52	-	-	-	3
	4	BEACH HAVEN	2,188,346,100	58.61	3,733,741,853	1,545,395,753	-	58.61	-	-	-	4
	5	BEACHWOOD	829,292,300	61.77	1,342,548,648	513,256,348	-	61.77	-	-	-	5
	6	BERKELEY	5,394,444,800	62.64	8,611,821,201	3,217,376,401	-	62.64	-	-	-	6
	7	BRICK	10,575,809,000	65.34	16,185,811,142	5,610,002,142	-	65.34	-	-	-	7
E	8	TOMS RIVER	20,440,183,400	85.07	24,027,487,246	3,587,303,846	-	85.07	-	-	-	8
	9	EAGLESWOOD	240,217,100	75.58	317,831,569	77,614,469	-	75.58	-	-	-	9
	10	HARVEY CEDARS	1,347,808,200	63.47	2,123,535,844	775,727,644	-	63.47	-	-	-	10
	11	ISLAND HEIGHTS	381,684,600	73.03	522,640,833	140,956,233	-	73.03	-	-	-	11
	12	JACKSON	7,226,934,900	60.56	11,933,512,054	4,706,577,154	-	60.56	-	-	-	12
E	13	LACEY	4,029,146,600	70.37	5,725,659,514	1,696,512,914	-	70.37	-	-	-	13
	14	LAKEHURST	234,093,100	101.55	230,520,039	(3,573,061)	-	100.00	-	-	-	14
E	15	LAKEWOOD	11,147,557,300	60.73	18,355,931,665	7,208,374,365	-	60.73	-	-	-	15
	16	LAVALLETTE	2,433,410,400	68.41	3,557,097,500	1,123,687,100	-	68.41	-	-	-	16
	17	LITTLE EGG HARBOR	2,389,822,300	64.35	3,713,787,568	1,323,965,268	-	64.35	-	-	-	17
	18	LONG BEACH	10,879,714,400	74.56	14,591,891,631	3,712,177,231	-	74.56	-	-	-	18
E	19	MANCHESTER	4,261,814,800	64.93	6,563,706,761	2,301,891,961	-	64.93	-	-	-	19
	20	MANTOLOKING	1,561,463,400	63.73	2,450,123,019	888,659,619	-	63.73	-	-	-	20
r	21	OCEAN	2,292,331,200	104.30	2,197,824,736	(94,506,464)	-	100.00	-	-	-	21
r	22	OCEAN GATE	455,027,800	107.25	424,268,345	(30,759,455)	-	100.00	-	-	-	22
	23	PINE BEACH	384,807,400	90.03	427,421,304	42,613,904	-	90.03	-	-	-	23
E	24	PLUMSTED	786,668,900	67.02	1,173,782,304	387,113,404	-	67.02	-	-	-	24
E	25	POINT PLEASANT	3,391,867,700	65.74	5,159,518,862	1,767,651,162	-	65.74	-	-	-	25
	26	PT PLEASANT BEACH	2,074,113,600	66.14	3,135,944,360	1,061,830,760	-	66.14	-	-	-	26
	27	SEASIDE HEIGHTS	696,026,000	61.17	1,137,855,158	441,829,158	-	61.17	-	-	-	27
	28	SEASIDE PARK	1,173,398,000	69.41	1,690,531,624	517,133,624	-	69.41	-	-	-	28
	29	SHIP BOTTOM	1,454,201,700	61.58	2,361,483,761	907,282,061	-	61.58	-	-	-	29
	30	SO TOMS RIVER	230,462,800	66.56	346,248,197	115,785,397	-	66.56	-	-	-	30
E	31	STAFFORD	4,483,425,800	60.96	7,354,701,115	2,871,275,315	-	60.96	-	-	-	31
	32	SURF CITY	2,057,504,600	65.36	3,147,956,854	1,090,452,254	-	65.36	-	-	-	32
	33	TUCKERTON	441,493,200	67.60	653,096,450	211,603,250	-	67.60	-	-	-	33
		TOTAL	110,926,945,200		161,540,868,126	50,613,922,926	-		-	-	-	

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

Barneгат - 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

Toms River - Fire Suppression Exemption 209,900

Lakewood - Fire Suppression Exemption 1,795,500

Pt. Pleasant Boro - Fire Suppression Exemption 92,100

2024 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-	-A-		
	-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	In Lieu of True Value	Amount of Col 1D + Col 2E +Col 3E - Col 4C +Col 5A		
1	14,785.65	2.911	507,923	74.42	682,509	-	65.57	-	-	1,422,139,998	1	E
2	5,978.91	0.891	671,034	78.55	854,276	-	61.27	-	-	673,419,784	2	
3	8,387.54	0.971	863,804	75.21	1,148,523	-	67.52	-	-	805,838,695	3	
4	25,666.55	1.211	2,119,451	68.12	3,111,349	-	58.61	-	10,749,017	1,559,256,119	4	
5	10,925.90	2.741	398,610	69.52	573,375	-	61.77	-	-	513,829,723	5	
6	94,592.39	2.320	4,077,258	69.75	5,845,531	-	62.64	-	-	3,223,221,932	6	
7	199,357.00	2.407	8,282,385	72.89	11,362,855	-	65.34	-	-	5,621,364,997	7	
8	714,100.53	1.681	42,480,698	93.87	45,254,818	-	85.07	-	-	3,632,558,664	8	E
9	4,648.76	2.742	169,539	81.47	208,100	-	75.58	-	-	77,822,569	9	
10	2,973.96	0.983	302,539	77.58	389,970	-	63.47	-	-	776,117,614	10	
11	5,714.75	2.070	276,075	77.41	356,640	-	73.03	-	-	141,312,873	11	
12	128,908.69	2.471	5,216,863	69.25	7,533,376	-	60.56	-	-	4,714,110,530	12	
13	40,864.31	2.369	1,724,960	77.27	2,232,380	-	70.37	-	-	1,698,745,294	13	E
14	9,725.21	2.128	457,012	107.07	426,835	-	101.55	-	-	(3,146,226)	14	
15	247,479.83	2.264	10,931,088	70.98	15,400,237	-	60.73	-	74,558,539	7,298,333,141	15	E
16	10,779.57	0.918	1,174,245	75.84	1,548,319	-	68.41	-	-	1,125,235,419	16	
17	23,647.81	2.771	853,403	72.35	1,179,548	-	64.35	-	-	1,325,144,816	17	
18	26,800.41	0.887	3,021,467	81.20	3,721,018	-	74.56	-	-	3,715,898,249	18	
19	39,040.51	2.330	1,675,558	74.47	2,249,977	-	64.93	-	-	2,304,141,938	19	E
20	1,129.49	0.816	138,418	71.60	193,321	-	63.73	-	-	888,852,940	20	
21	12,628.95	2.323	543,648	72.76	747,180	-	104.30	-	-	(93,759,284)	21	r
22	2,976.30	3.019	98,586	67.29	146,509	-	107.25	-	-	(30,612,946)	22	r
23	3,011.59	1.754	171,698	99.94	171,801	-	90.03	-	-	42,785,705	23	
24	20,169.32	2.595	777,238	72.07	1,078,449	-	67.02	-	-	388,191,853	24	E
25	75,687.99	2.186	3,462,397	73.53	4,708,822	-	65.74	-	-	1,772,359,984	25	E
26	102,743.10	1.666	6,167,053	74.64	8,262,397	-	66.14	-	-	1,070,093,157	26	
27	47,688.61	2.630	1,813,255	72.21	2,511,086	-	61.17	-	4,904,365	449,244,609	27	
28	19,667.28	1.609	1,222,329	77.65	1,574,152	-	69.41	-	-	518,707,776	28	
29	23,691.83	1.149	2,061,952	70.66	2,918,132	-	61.58	-	-	910,200,193	29	
30	19,093.43	3.170	602,316	76.06	791,896	-	66.56	-	-	116,577,293	30	
31	32,873.09	2.459	1,336,848	67.05	1,993,808	-	60.96	-	-	2,873,269,123	31	E
32	10,951.68	1.005	1,089,719	75.46	1,444,102	-	65.36	-	-	1,091,896,356	32	
33	17,107.60	2.822	606,223	77.85	778,706	-	67.60	-	968,433	213,350,389	33	
	2,003,798.54		105,295,592		131,399,997				91,180,354	50,836,503,277		

R = REVALUATION r = REASSESSMENT E = EXCLUDES SPECIAL EXEMPTIONS