





**2020 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 fifth day of March, 2020, that the table below reflects those items required to be set forth under R.S. 54:3-17.

  
Geraldine Ambrosio

  
Glenn Harrison, Esq.

  
Benjamin H. Mabie, III, Esq., Vice President

  
Peter Maher

  
PG Waxman

  
Nicholas C. Montenegro, Esq., President

  
Chelsea Skuby, County Tax Administrator

Attest:

**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	2,452,073,900	93.28	2,628,724,164	176,650,264	-	93.28	-	-	-	1
	2	BARNEGAT LIGHT	1,011,983,300	96.65	1,047,059,803	35,076,503	-	96.65	-	-	-	2
	3	BAY HEAD	1,618,686,600	94.07	1,720,725,630	102,039,030	-	94.07	-	-	-	3
	4	BEACH HAVEN	2,113,094,000	91.25	2,315,719,452	202,625,452	-	91.25	-	-	-	4
	5	BEACHWOOD	812,362,800	87.56	927,778,438	115,415,638	694,351	87.56	793,000	694,351	-	5
	6	BERKELEY	5,217,766,200	89.54	5,827,301,988	609,535,788	5,677,362	89.54	6,340,587	5,677,362	-	6
	7	BRICK	10,379,183,266	90.91	11,416,987,423	1,037,804,157	11,014,859	90.91	12,116,224	11,014,859	-	7
E	8	TOMS RIVER	12,909,498,560	79.37	16,264,959,758	3,355,461,198	23,396,301	79.37	29,477,512	23,396,301	-	8
	9	EAGLESWOOD	233,917,100	97.71	239,399,345	5,482,245	-	97.71	-	-	-	9
	10	HARVEY CEDARS	1,286,166,300	100.69	1,277,352,567	(8,813,733)	-	100.00	-	-	-	10
	11	ISLAND HEIGHTS	369,641,000	98.87	373,865,682	4,224,682	202,430	98.87	204,744	202,430	-	11
	12	JACKSON	6,826,391,232	86.81	7,863,600,083	1,037,208,851	6,904,030	86.81	7,953,035	6,904,030	-	12
E	13	LACEY	3,911,694,893	99.20	3,943,240,820	31,545,927	-	99.20	-	-	-	13
	14	LAKEHURST	141,462,500	88.62	159,628,188	18,165,688	1,486,273	88.62	1,677,130	1,486,273	-	14
E	15	LAKESWOOD	10,302,258,900	86.08	11,968,237,570	1,665,978,670	-	86.08	-	-	-	15
R	16	LAVALLETTE	2,375,500,100	100.94	2,353,378,344	(22,121,756)	-	100.00	-	-	-	16
	17	LITTLE EGG HARBOR	2,329,532,059	94.84	2,456,275,895	126,743,836	-	94.84	-	-	-	17
	18	LONG BEACH	8,067,490,265	88.42	9,124,055,943	1,056,565,678	-	88.42	-	-	-	18
r, E	19	MANCHESTER	4,186,277,612	101.01	4,144,418,980	(41,858,632)	5,422,794	100.00	5,422,794	5,422,794	-	19
	20	MANTOLOKING	1,465,654,500	93.89	1,561,033,656	95,379,156	-	93.89	-	-	-	20
E	21	OCEAN	1,320,321,700	89.51	1,475,054,966	154,733,266	-	89.51	-	-	-	21
	22	OCEAN GATE	222,345,100	87.55	253,963,564	31,618,464	76,976	87.55	87,922	76,976	-	22
	23	PINE BEACH	250,499,400	83.58	299,712,132	49,212,732	177,679	83.58	212,586	177,679	-	23
E	24	PLUMSTED	793,411,800	86.49	917,345,127	123,933,327	-	86.49	-	-	-	24
E	25	POINT PLEASANT	3,297,615,400	90.98	3,624,549,791	326,934,391	-	90.98	-	-	-	25
	26	PT PLEASANT BEACH	2,031,024,700	91.47	2,220,427,135	189,402,435	-	91.47	-	-	-	26
	27	SEASIDE HEIGHTS	646,254,900	94.65	682,783,835	36,528,935	-	94.65	-	-	-	27
	28	SEASIDE PARK	1,150,844,000	97.31	1,182,657,486	31,813,486	-	97.31	-	-	-	28
	29	SHIP BOTTOM	1,377,762,607	91.44	1,506,739,509	128,976,902	195,892	91.44	214,230	195,892	-	29
	30	SO TOMS RIVER	226,420,600	96.15	235,486,843	9,066,243	343,316	96.15	357,063	343,316	-	30
E	31	STAFFORD	4,259,668,000	88.98	4,787,219,600	527,551,600	-	88.98	-	-	-	31
	32	SURF CITY	1,945,630,200	102.98	1,889,328,219	(56,301,981)	916,904	100.00	916,904	916,904	-	32
	33	TUCKERTON	418,682,900	98.20	426,357,332	7,674,432	-	98.20	-	-	-	33
		<b>TOTAL</b>	<b>95,951,116,394</b>		<b>107,115,369,268</b>	<b>11,164,252,874</b>	<b>56,509,167</b>		<b>65,773,731</b>	<b>56,509,167</b>	<b>-</b>	

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

Barnegat - Fire Suppression Exemption 50,000

Lacey - Renewable Energy Exemption 48,500

Lakeswood - Fire Suppression Exemptions 1,795,500

Manchester - Renewable Energy Exemption 14,200

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

2020 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	-A- In Lieu of True Value	-A- Amount of Col 1D + Col 2E +Col 3E - Col 4C +Col 5A		
1	14,785.65	2.750	537,660	96.58	556,699	-	93.28	-	-	177,206,963	1	E
2	5,978.91	0.870	687,231	97.91	701,901	-	96.65	-	-	35,778,404	2	
3	8,387.54	0.848	989,097	99.83	990,781	-	94.07	-	-	103,029,811	3	
4	25,666.55	1.089	2,356,892	93.81	2,512,410	-	91.25	-	-	205,137,862	4	
5	10,925.90	2.415	452,418	89.63	504,762	-	87.56	-	-	115,920,400	5	
6	94,592.39	2.167	4,365,131	91.95	4,747,288	-	89.54	-	-	614,283,076	6	
7	199,357.00	2.258	8,828,919	92.19	9,576,873	-	90.91	-	-	1,047,381,030	7	
8	714,100.53	2.319	30,793,468	81.57	37,750,972	-	79.37	-	-	3,393,212,170	8	E
9	4,648.76	2.630	176,759	101.51	174,130	-	97.71	-	-	5,656,375	9	
10	2,973.96	0.916	324,668	100.10	324,344	-	100.69	-	-	(8,489,389)	10	
11	5,714.75	1.891	302,208	101.90	296,573	-	98.87	-	-	4,521,255	11	
12	128,908.69	2.342	5,504,214	88.38	6,227,895	-	86.81	-	-	1,043,436,746	12	
13	40,864.31	2.116	1,931,206	100.24	1,926,582	-	99.20	-	-	33,472,509	13	E
14	9,725.21	3.133	310,412	91.78	338,213	-	88.62	-	-	18,503,901	14	
15	247,479.83	2.121	11,668,073	92.04	12,677,176	-	86.08	-	38,588,987	1,717,244,833	15	E
16	10,779.57	0.979	1,101,080	87.81	1,253,935	-	100.94	-	-	(20,867,821)	16	R
17	23,647.81	2.480	953,541	96.91	983,945	-	94.84	-	-	127,727,781	17	
18	26,800.41	1.003	2,672,025	90.39	2,956,107	-	88.42	-	-	1,059,521,785	18	
19	39,040.51	2.565	1,522,047	86.02	1,769,411	-	101.01	-	-	(40,089,221)	19	r. E
20	1,129.49	0.702	160,896	96.58	166,593	-	93.89	-	-	95,545,749	20	
21	12,628.95	2.068	610,684	91.91	664,437	-	89.51	-	-	155,397,703	21	E
22	2,976.30	2.618	113,686	89.74	126,684	-	87.55	-	-	31,745,148	22	
23	3,011.59	2.418	124,549	85.43	145,791	-	83.58	-	-	49,358,523	23	
24	20,169.32	2.345	860,099	88.83	968,253	-	86.49	-	-	124,901,580	24	E
25	75,687.99	2.058	3,677,745	91.95	3,999,723	-	90.98	-	-	330,934,114	25	E
26	102,743.10	1.559	6,590,321	94.27	6,990,900	-	91.47	-	-	196,393,335	26	
27	47,688.61	2.355	2,024,994	95.72	2,115,539	-	94.65	-	15,754,865	54,399,339	27	
28	19,667.28	1.487	1,322,615	96.81	1,366,197	-	97.31	-	-	33,179,683	28	
29	23,691.83	1.058	2,239,303	94.58	2,367,628	-	91.44	-	-	131,344,530	29	
30	19,093.43	2.956	645,921	93.54	690,529	-	96.15	-	-	9,756,772	30	
31	32,873.09	2.292	1,434,253	91.67	1,564,583	-	88.98	-	-	529,116,183	31	E
32	10,951.68	0.871	1,257,369	102.89	1,222,052	-	102.98	-	-	(55,079,929)	32	
33	17,107.60	2.615	654,210	99.38	658,291	-	98.20	-	1,368,635	9,701,358	33	
	2,003,799		97,193,694		109,317,197				55,712,487	11,329,282,558		

R = REVALUATION    r = REASSESSMENT    E = EXCLUDES SPECIAL EXEMPTIONS