

**FINAL EQUALIZATION TABLE FOR THE COUNTY OF WARREN FOR THE YEAR 2024**

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.1966 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(e) + 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 TRUE VALUE	(c) AGGREGATE TRUE VALUE [COL.1(a)/ COL.1(b)]	(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) (N.J.S.A. 54:1-35.2)	(c) AGGREGATE 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 TRUE VALUE [SAME AS COL.1(b)]	(c) AGGREGATE TRUE VALUE [COL.4(a) / COL.4(b)]		
1	ALLAMUCHY TWP	600,545,000	65.99	910,054,554	309,509,554	0	65.99	0	0	0	39,596.84	3.086	1,278,968	71.08	1,799,336	0	65.99	0	-	311,308,880
2	ALPHA BORO	217,259,400	79.08	274,733,687	57,474,287	202,895	79.08	256,569	202,895	0	32,495.36	3.456	940,259	89.27	1,053,275	0	79.08	0	-	59,527,562
3	BELVIDERE TOWN	249,096,900	108.68	229,202,153	(19,894,747)	0	100.00	0	0	0	98,083.49	3.078	3,185,598	109.30	2,915,450	0	108.68	0	-	(15,979,287)
4	BLAIRSTOWN TWP	699,966,600	73.27	955,324,962	255,358,362	1,896,769	73.27	2,588,739	1,896,769	0	31,835.10	2.882	1,104,618	82.21	1,343,654	0	73.27	0	-	256,702,016
5	FRANKLIN TWP	414,523,215	78.41	528,661,159	114,137,944	520,424	78.41	663,721	520,424	0	67,476.00	3.174	2,125,898	84.02	2,530,229	0	78.41	0	-	116,668,173
6	FRELINGHUYSEN TWP	289,035,700	80.14	360,663,464	71,627,764	608,907	80.14	759,804	608,907	0	32,251.30	2.702	1,193,608	87.44	1,365,059	0	80.14	0	-	72,992,823
7	GREENWICH TWP	589,021,300	64.96	906,744,612	317,723,312	555,433	64.96	855,038	555,433	0	29,662.99	3.601	823,726	71.23	1,156,431	0	64.96	0	-	318,879,743
8 E	HACKETTSTOWN TOWN	1,034,767,900	84.76	1,220,821,024	186,053,124	100	84.76	118	100	0	211,688.91	3.374	6,274,123	89.47	7,012,544	0	84.76	0	-	183,065,668
9	HARDWICK TWP	156,191,000	65.45	238,641,711	82,450,711	530,716	65.45	810,872	530,716	0	9,184.45	3.507	261,889	70.25	372,796	0	65.45	0	-	82,823,507
10	HARMONY TWP	472,676,480	60.32	783,614,721	310,938,241	235,318	60.32	390,116	235,318	0	60,062.30	2.577	2,330,706	69.52	3,352,569	0	60.32	0	-	314,290,890
11	HOPE TWP	218,242,500	67.57	322,967,272	104,744,772	842,681	67.57	1,247,123	842,681	0	20,175.84	3.194	631,679	73.22	862,714	0	67.57	0	-	105,607,486
12	INDEPENDENCE TWP	505,407,700	67.96	745,155,533	238,747,833	0	67.96	0	0	0	29,051.50	3.593	808,558	72.75	1,111,420	0	67.96	0	-	239,859,253
13	KNOWLTON TWP	259,176,600	59.57	435,079,067	175,902,467	798,655	59.57	1,340,700	798,655	0	35,545.69	3.897	912,130	66.67	1,368,127	0	59.57	0	-	177,270,594
14	LIBERTY TWP	267,697,336	68.94	388,304,810	120,607,474	0	68.94	0	0	0	12,508.97	3.292	379,981	78.05	486,781	0	68.94	0	-	121,094,255
15	LOPATCONG TWP	1,003,250,000	87.14	1,151,308,240	148,058,240	864,617	87.14	992,216	864,617	0	73,631.23	2.859	2,575,419	92.69	2,778,530	0	87.14	0	-	150,836,770
16	MANSFIELD TWP	708,893,550	73.03	970,674,449	261,790,899	0	73.03	0	0	0	48,308.70	3.552	1,360,042	76.84	1,769,966	0	73.03	0	-	263,560,865
17	OXFORD TWP	157,976,900	61.16	258,301,014	100,324,114	0	61.16	0	0	0	36,663.26	4.463	821,494	69.74	1,177,938	0	61.16	0	-	101,502,052
19 E	PHILLIPSBURG TOWN	711,205,000	72.04	987,236,258	276,031,258	2,222,918	72.04	3,085,672	2,222,918	0	484,958.56	4.186	11,557,640	78.87	14,654,038	0	72.04	0	-	290,685,296
20	POCHATCONG TWP	345,514,100	75.58	457,150,172	111,636,072	507,362	75.58	671,291	507,362	0	55,286.78	4.298	1,285,337	76.60	1,679,291	0	75.58	0	-	113,315,363
21	WASHINGTON BORO	358,474,500	56.03	657,637,873	299,163,373	0	56.03	0	0	0	121,519.45	5.167	2,351,838	66.22	3,551,552	0	56.03	0	-	292,735,877
22	WASHINGTON TWP	687,255,500	70.28	977,882,043	290,626,543	0	70.28	0	0	0	63,024.35	3.947	1,596,766	75.70	2,109,334	0	70.28	0	-	292,735,877
23	WHITE TWP	554,718,100	75.23	737,362,887	182,644,787	0	75.23	0	0	0	65,818.58	2.401	2,741,289	81.91	3,346,721	0	75.23	0	-	185,991,508
		10,511,885,201		14,497,541,665	3,985,656,464	9,786,795		13,681,979	9,786,795	0	1,658,829.05		46,543,576		57,797,765	0		0	0	4,043,454,229

F = 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

14,565,126,225