

FINAL EQUALIZATION TABLE, COUNTY OF CAPE MAY FOR THE YEAR 2021

We hereby certify this 11th day of March, 2021, that the table below reflects those items required to be set forth under R.S.54:3-17, as amended

County Percentage Level: 100%

Section 54:3-18 of the Revised Statutes, as amended, requires 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: one to the Director, Division of Taxation, one to the Tax Court, and one to each taxing district in the County.

John Snyder
John Snyder, President

Elizabeth Barry
Elizabeth Barry, Vice President

James Caffero, Jr.
James Caffero, Jr.

John A. McCann
John A. McCann

Lu Ann Wowkanech
Lu Ann Wowkanech

Lori L. Rosell, CTA/CTC
Lori L. Rosell, CTA/CTC

	1 REAL PROPERTY EXCLUSIVE OF CLASS II RAILROAD PROPERTY				2 MACHINERY, IMPLEMENTS, EQUIPMENT AND ALL OTHER TAXABLE PERSONAL PROPERTY USED IN BUSINESS OF TELEPHONE, TELEGRAPH & MESSENGER SYSTEM COMPANIES				
	(a) Aggregate Assessed Value	(b) Real Property Ratio of Aggregate Assessed to Aggregate True Value	(c) Aggregate True Value (Col.1a / Col.1b)	(d) Amount by Which Col.1a Should be Increased or Decreased to Correspond to Col. 1c	(a) Aggregate Assessed Value	(b) Taxable % Level (The Lower of the County % Level of the Pre-Tax Year's School Aid District Ratio) (N.J.S.A.54:1-35.2)	(c) Aggregate True Value (Col.2a / Col.2b)	(d) Aggregate Equalized Valuation (Col.2c * Col.2b)	(e) Amount by Which Col.2a Should be Increased or Decreased to Correspond to Col.2d
01: AVALON BORO	9,344,265,500	88.77%	10,526,377,718	1,182,112,218	978,874	88.77%	1,102,708	978,874	0
02: CAPE MAY CITY	2,912,777,800	89.00%	3,272,784,045	360,006,245	0	89.00%	0	0	0
03: CAPE MAY POINT	469,079,000	89.86%	522,010,906	52,931,906	0	89.86%	0	0	0
04: DENNIS TWP	890,058,100	94.22%	944,659,414	54,601,314	1,795,285	94.22%	1,905,418	1,795,285	0
05: LOWER TWP	3,670,074,100	84.63%	4,336,611,249	666,537,149	4,234,601	84.63%	5,003,664	4,234,601	0
e 06: MIDDLE TWP	2,772,877,600	97.22%	2,852,167,867	79,290,267	8,402,620	97.22%	8,642,893	8,402,620	0
07: NORTH WILDWOOD CITY	2,646,726,500	90.24%	2,932,985,926	286,259,426	0	90.24%	0	0	0
08: OCEAN CITY	12,122,593,100	87.84%	13,800,766,280	1,678,173,180	0	87.84%	0	0	0
09: SEA ISLE CITY	4,778,871,800	82.05%	5,824,341,012	1,045,469,212	0	82.05%	0	0	0
10: STONE HARBOR	4,922,999,400	90.06%	5,466,355,097	543,355,697	0	90.06%	0	0	0
11: UPPER TOWNSHIP	1,878,392,400	92.72%	2,025,876,186	147,483,786	0	92.72%	0	0	0
12: WEST CAPE MAY	512,943,400	82.28%	623,412,008	110,468,608	0	82.28%	0	0	0
13: WEST WILDWOOD	213,998,600	85.81%	249,386,552	35,387,952	0	85.81%	0	0	0
e 14: WILDWOOD CITY	1,400,390,700	89.75%	1,560,323,900	159,933,200	0	89.75%	0	0	0
15: WILDWOOD CREST	2,330,607,500	98.96%	2,355,100,546	24,493,046	0	98.96%	0	0	0
16: WOODBINE BORO	176,496,900	112.97%	156,233,425	20,263,475	837,702	100.00%	837,702	837,702	0
TOTALS	51,043,152,400		57,449,392,131	6,406,239,731	16,249,082		17,492,385	16,249,082	0

R = Revaluation r = Reassessment c = Compliance Plan a = approximate e = exemption

	3 EQUALIZATION OF REPLACEMENT REVENUES (PL 1966, C.135 AS AMENDED)					4 DEDUCT TRUE VALUE OF REAL PROPERTY EXCLUSIVE OF CLASS II RAILROAD PROPERTY WHERE TAXES ARE IN DEFAULT & LIENS UNENFORCEABLE (PL 1974 C.166)			5 C. 441 IN LIEU	6 NET AMOUNT OF (Col.1d + Col.2e + Col.3e - Col.4c + Col.5) Transfer to Col.10 County Abstract of Ratables
	(a)	(b)	(c)	(d)	(e)	(a)	(b)	(c)	In Lieu True Value	
	Business Personal Property Replacement Revenue Received during Preceding Year	Preceding Year General Tax Rate	Capitalization of Replacement Revenues (Col.3a / Col.3b)	Real Property Ratio of Aggregate Assessed Value to Aggregate True Value (PL 1971,C.32)	Assumed Equalized Value of Amount in Col.3c (Col.3c / Col.3d)	Aggregate Assessed Value	Real Property Ratio of Aggregate Assessed to Aggregate True	Aggregate True Value (Col.4a / Col.4b)		
01: AVALON BORO	31,032.63	.526	5,899,740	93.43%	6,314,610	0	88.77%	0	0	1,188,426,828
02: CAPE MAY CITY	108,826.38	.970	11,219,214	92.67%	12,106,630	0	89.00%	0	0	372,112,875
03: CAPE MAY POINT	235.93	.622	37,931	90.23%	42,038	0	89.86%	0	0	52,973,944
04: DENNIS TWP	16,926.55	1.745	970,003	96.22%	1,008,110	0	94.22%	0	0	55,609,424
05: LOWER TWP	149,040.45	1.783	8,358,971	86.97%	9,611,327	0	84.63%	0	0	676,148,476
e 06: MIDDLE TWP	96,298.77	1.823	5,282,434	98.61%	5,356,895	0	97.22%	0	0	84,647,162
07: NORTH WILDWOOD CITY	98,178.98	1.351	7,267,134	93.53%	7,769,843	0	90.24%	0	0	294,029,269
08: OCEAN CITY	223,828.17	.978	22,886,316	90.52%	25,283,160	0	87.84%	0	0	1,703,456,340
09: SEA ISLE CITY	18,816.53	.734	2,563,560	86.94%	2,948,654	0	82.05%	0	0	1,048,417,866
10: STONE HARBOR	20,603.94	.610	3,377,695	94.98%	3,556,217	0	90.06%	0	0	546,911,914
11: UPPER TOWNSHIP	9,436.46	1.856	508,430	94.70%	536,885	0	92.72%	0	0	148,020,671
12: WEST CAPE MAY	4,803.50	1.319	364,177	86.67%	420,188	0	82.28%	0	0	110,888,796
13: WEST WILDWOOD	2,567.20	1.792	143,259	88.54%	161,801	0	85.81%	0	0	35,549,753
e 14: WILDWOOD CITY	267,082.13	2.690	9,928,704	94.32%	10,526,616	0	89.75%	0	0	170,459,816
15: WILDWOOD CREST	124,307.54	1.289	9,643,719	100.72%	9,574,781	0	98.96%	0	0	34,067,827
16: WOODBINE BORO	24,098.76	1.632	1,476,640	115.03%	1,283,700	0	112.97%	0	0	18,979,775-
TOTALS	1,196,084		89,927,927		96,501,455	0		0	0	6,502,741,186

R = Revaluation r = Reassessment c = Compliance Plan a = approximate e = exemption

ADDENDUM TO EQUALIZATION TABLE - Chapter 441 - In Lieu Tax Agreements and Exemptions

Special Exemption Description

Type	Amount	Taxing District
E: Fire Suppression	\$582,000	Middle Township
E: Fire Suppression	\$65,000	Wildwood City
E: Dwelling Exemption	\$3,132,200	Wildwood City