

FINAL EQUALIZATION TABLE, COUNTY OF MIDDLESEX 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.

Richard Lorentz, President

Michael E. Lachs, Commissioner

Ryan Riccio, Tax Administrator

	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
E 01: CARTERET BORO	2,496,082,733	87.72%	2,845,511,552	349,428,819	0	87.72%	0	0	0
E 02: CRANBURY TWP	1,912,791,300	91.76%	2,084,558,958	171,767,658	1,926,352	91.76%	2,099,337	1,926,352	0
R 03: DUNELLEN BORO	695,204,400	101.43%	685,403,135	9,801,265-	1	100.00%	1	1	0
E 04: EAST BRUNSWICK TWP	1,909,344,150	24.82%	7,692,764,504	5,783,420,354	2,410,316	24.82%	9,711,185	2,410,316	0
E 05: EDISON TWP	7,275,784,600	40.25%	18,076,483,478	10,800,698,878	6,195,391	40.25%	15,392,276	6,195,391	0
06: HELMETTA BORO	186,075,400	82.47%	225,627,986	39,552,586	194,118	82.47%	235,380	194,118	0
07: HIGHLAND PARK BORO	586,736,600	41.41%	1,416,895,919	830,159,319	41	41.41%	99	41	0
E 08: JAMESBURG BORO	238,573,200	52.22%	456,861,739	218,288,539	1,342,602	52.22%	2,571,049	1,342,602	0
09: METUCHEN BORO	1,091,764,400	43.39%	2,516,165,937	1,424,401,537	0	43.39%	0	0	0
E 10: MIDDLESEX BORO	490,927,834	28.73%	1,708,763,780	1,217,835,946	553,723	28.73%	1,927,334	553,723	0
E 11: MILLTOWN BORO	444,040,800	46.06%	964,048,632	520,007,832	0	46.06%	0	0	0
E 12: MONROE TWP	8,105,786,100	80.98%	10,009,614,843	1,903,828,743	6,180,038	80.98%	7,631,561	6,180,038	0
E 13: NEW BRUNSWICK CITY	3,483,447,100	94.99%	3,667,172,439	183,725,339	10,000,000	94.99%	10,527,424	10,000,000	0
FE 14: NORTH BRUNSWICK TWP	2,540,245,800	48.66%	5,220,398,274	2,680,152,474	0	48.66%	0	0	0
15: OLD BRIDGE TWP	3,552,622,500	41.11%	8,641,747,750	5,089,125,250	3,272,251	41.11%	7,959,745	3,272,251	0
16: PERTH AMBOY	3,368,903,800	93.24%	3,613,152,939	244,249,139	5,310,824	93.24%	5,695,864	5,310,824	0
RE 17: PISCATAWAY TWP	7,983,228,100	96.04%	8,312,399,105	329,171,005	22,414,516	100.00%	22,414,516	22,414,516	0
E 18: PLAINSBORO TWP	4,527,933,200	97.50%	4,644,034,051	116,100,851	7,541,325	97.50%	7,734,692	7,541,325	0
E 19: SAYREVILLE BORO	2,314,448,400	43.82%	5,281,717,024	2,967,268,624	44	43.82%	100	44	0
20: SOUTH AMBOY CITY	899,311,800	90.77%	990,758,841	91,447,041	0	90.77%	0	0	0
E 21: SOUTH BRUNSWICK TWP	4,084,073,700	42.87%	9,526,647,306	5,442,573,606	7,325,148	42.87%	17,086,886	7,325,148	0
E 22: SOUTH PLAINFIELD BOR	1,446,314,230	32.99%	4,384,098,909	2,937,784,679	1,701,339	32.99%	5,157,135	1,701,339	0
23: SOUTH RIVER BORO	1,509,579,100	99.20%	1,521,753,125	12,174,025	0	99.20%	0	0	0
24: SPOTSWOOD BORO	743,846,000	85.94%	865,541,075	121,695,075	0	85.94%	0	0	0
FE 25: WOODBRIDGE TWP	3,177,537,200	25.35%	12,534,663,511	9,357,126,311	3,883,753	25.35%	15,320,525	3,883,753	0
<b>*TOTALS*</b>	<b>65,064,602,447</b>		<b>117,886,784,812</b>	<b>52,822,182,365</b>	<b>80,251,782</b>		<b>131,465,109</b>	<b>80,251,782</b>	<b>0</b>

R = Reval / Reassessment F = Fiscal Year District L = Chapter 441 in Lieu of Taxes C = Chapter 101 Compliance Plan 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)			
E	01: CARTERET BORO	893,875.92	2.876	31,080,526	90.07%	34,507,079	0	87.72%	0	0	383,935,898
E	02: CRANBURY TWP	140,505.93	1.780	7,893,592	96.83%	8,152,011	0	91.76%	0	0	179,919,669
R	03: DUNELLEN BORO	213,461.59	3.248	6,572,093	101.45%	6,478,160	0	101.43%	0	0	3,323,105-
E	04: EAST BRUNSWICK TWP	587,008.89	11.130	5,274,114	25.03%	21,071,171	0	24.82%	0	0	5,804,491,525
E	05: EDISON TWP	1,328,231.00	5.629	23,596,216	37.88%	62,292,017	0	40.25%	0	0	10,862,990,895
	06: HELMETTA BORO	68,541.32	3.062	2,238,449	86.46%	2,589,000	0	82.47%	0	0	42,141,586
	07: HIGHLAND PARK BORO	133,207.34	8.409	1,584,104	41.35%	3,830,965	0	41.41%	0	0	833,990,284
E	08: JAMESBURG BORO	36,795.80	6.189	594,535	54.24%	1,096,119	0	52.22%	0	0	219,384,658
	09: METUCHEN BORO	296,771.18	6.143	4,831,046	43.66%	11,065,153	0	43.39%	0	0	1,435,466,690
E	10: MIDDLESEX BORO	259,445.40	9.422	2,753,613	31.97%	8,613,115	0	28.73%	0	0	1,226,449,061
E	11: MILLTOWN BORO	98,343.37	6.308	1,559,026	46.10%	3,381,835	0	46.06%	0	0	523,389,667
E	12: MONROE TWP	157,210.54	2.513	6,255,891	81.72%	7,655,275	0	80.98%	0	0	1,911,484,018
E	13: NEW BRUNSWICK CITY	1,138,599.63	2.470	46,097,151	97.39%	47,332,530	0	94.99%	0	0	231,057,869
FE	14: NORTH BRUNSWICK TWP	1,104,157.37	5.786	19,083,259	53.09%	35,945,110	0	48.66%	0	0	2,716,097,584
	15: OLD BRIDGE TWP	296,258.32	5.032	5,887,486	41.82%	14,078,159	0	41.11%	0	0	5,103,203,409
	16: PERTH AMBOY	1,672,438.90	2.978	56,159,802	96.40%	58,257,056	0	93.24%	0	0	302,506,195
RE	17: PISCATAWAY TWP	829,027.21	2.269	36,537,118	96.38%	37,909,440	0	96.04%	0	0	367,080,445
E	18: PLAINSBORO TWP	74,379.48	2.347	3,169,130	98.82%	3,206,972	0	97.50%	0	0	119,307,823
E	19: SAYREVILLE BORO	1,449,161.70	5.345	27,112,473	46.03%	58,901,745	0	43.82%	0	0	3,026,170,369
	20: SOUTH AMBOY CITY	57,453.26	2.817	2,039,519	94.33%	2,162,111	0	90.77%	0	0	93,609,152
E	21: SOUTH BRUNSWICK TWP	607,979.16	5.040	12,063,079	39.46%	30,570,398	0	42.87%	0	0	5,473,144,004
E	22: SOUTH PLAINFIELD BOR	583,461.10	6.346	9,194,155	33.20%	27,693,238	0	32.99%	0	0	2,965,477,917
	23: SOUTH RIVER BORO	126,010.88	2.287	5,509,877	104.58%	5,268,576	0	99.20%	0	0	17,442,601
	24: SPOTSWOOD BORO	236,686.87	3.399	6,963,427	87.60%	7,949,118	0	85.94%	0	0	129,644,193
FE	25: WOODBRIDGE TWP	2,407,549.29	10.667	22,570,069	27.13%	83,192,293	0	25.35%	0	0	9,440,318,604
	<b>*TOTALS*</b>	<b>14,796,561</b>		<b>346,619,750</b>		<b>583,198,646</b>	<b>0</b>		<b>0</b>	<b>0</b>	<b>53,405,381,011</b>

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Final Table of Equalization, County of Middlesex for Year 2021 (CONTINUED)

EXEMPTIONS

TYPE	AMOUNT	TAXING DISTRICT
Pollution Control	6,535,100	Plainsboro
Fire Suppression	40,993,000	Cranbury
Fire Suppression	582,400	East Brunswick
Fire Suppression	2,602,700	Edison
Fire Suppression	747,800	Monroe
Fire Suppression	3,724,600	North Brunswick
Fire Suppression	99,300	Piscataway
Fire Suppression	7,429,100	Plainsboro
Fire Suppression	673,000	Sayreville
Fire Suppression	31,096,300	South Brunswick
Fire Suppression	2,464,500	Woodbridge
Fallout Shelter		
Water/Sewerage Facility	2,428,217	Carteret
Urban Enterprise Zone Abatement		
Home Improvement		
Multifamily		
Class 4 Abatement		
Renewable Energy	275,100	Milltown
Renewable Energy	2,533,000	North Brunswick
Renewable Energy	3,458,100	Plainsboro
Renewable Energy	400,000	South Plainfield
Dwelling Abatement	75,000	Jamesburg
Dwelling Abatement	379,800	Sayreville
Dwelling Abatement	659,716	South Plainfield
Dwelling Exemption	30,000	Carteret
Dwelling Exemption	1,500	Middlesex Boro
Dwelling Exemption	3,600,000	Piscataway
Dwelling Exemption	38,800	South Plainfield
New Dwelling Conversion Abatement		
New Dwelling Conversion Exemption		
Multiple Dwelling Exemption		
Multiple Dwelling Abatement	2,223,900	Woodbridge
Commercial/Industrial Exemption		
Commercial/Industrial Exemption		