

2023 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 ninth day of March, 2023, 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	2,659,511,900	74.42	3,573,652,110	914,140,210	-	74.42	-	-	-	1
	2	BARNEGAT LIGHT	1,052,290,400	78.55	1,339,644,048	287,353,648	-	78.55	-	-	-	2
	3	BAY HEAD	1,659,556,000	75.21	2,206,562,957	547,006,957	-	75.21	-	-	-	3
	4	BEACH HAVEN	2,163,622,600	68.12	3,176,192,895	1,012,570,295	-	68.12	-	-	-	4
	5	BEACHWOOD	826,188,800	69.52	1,188,418,872	362,230,072	-	69.52	-	-	-	5
	6	BERKELEY	5,343,345,000	69.75	7,660,709,677	2,317,364,677	5,408,700	69.75	7,754,409	5,408,700	-	6
	7	BRICK	10,541,187,400	72.89	14,461,774,455	3,920,587,055	9,631,200	72.89	13,213,335	9,631,200	-	7
E	8	TOMS RIVER	20,313,554,500	93.87	21,640,092,149	1,326,537,649	30,058,600	93.87	32,021,519	30,058,600	-	8
	9	EAGLESWOOD	237,141,800	81.47	291,078,679	53,936,879	-	81.47	-	-	-	9
	10	HARVEY CEDARS	1,326,313,100	77.58	1,709,606,986	383,293,886	-	77.58	-	-	-	10
	11	ISLAND HEIGHTS	376,353,600	77.41	486,182,147	109,828,547	-	77.41	-	-	-	11
	12	JACKSON	7,054,146,900	69.25	10,186,493,718	3,132,346,818	-	69.25	-	-	-	12
E	13	LACEY	4,007,466,300	77.27	5,186,315,905	1,178,849,605	-	77.27	-	-	-	13
r	14	LAKEHURST	232,616,000	107.07	217,256,001	(15,359,999)	-	100.00	-	-	-	14
E	15	LAKEWOOD	10,889,326,700	70.98	15,341,401,381	4,452,074,681	-	70.98	-	-	-	15
	16	LAVALLETTE	2,408,068,500	75.84	3,175,195,807	767,127,307	-	75.84	-	-	-	16
	17	LITTLE EGG HARBOR	2,371,083,098	72.35	3,277,239,942	906,156,844	-	72.35	-	-	-	17
	18	LONG BEACH	10,698,037,300	81.20	13,174,922,783	2,476,885,483	-	81.20	-	-	-	18
E	19	MANCHESTER	4,259,642,800	74.47	5,719,944,676	1,460,301,876	4,412,800	74.47	5,925,608	4,412,800	-	19
	20	MANTOLOKING	1,545,955,400	71.60	2,159,155,587	613,200,187	-	71.60	-	-	-	20
	21	OCEAN	1,354,004,100	72.76	1,860,918,224	506,914,124	-	72.76	-	-	-	21
	22	OCEAN GATE	229,054,900	67.29	340,399,614	111,344,714	-	67.29	-	-	-	22
r	23	PINE BEACH	383,008,700	99.94	383,238,643	229,943	-	100.00	-	-	-	23
E	24	PLUMSTED	784,267,800	72.07	1,088,202,858	303,935,058	-	72.07	-	-	-	24
E	25	POINT PLEASANT	3,370,442,100	73.53	4,583,764,586	1,213,322,486	-	73.53	-	-	-	25
	26	PT PLEASANT BEACH	2,063,317,700	74.64	2,764,359,191	701,041,491	-	74.64	-	-	-	26
	27	SEASIDE HEIGHTS	684,390,200	72.21	947,777,593	263,387,393	-	72.21	-	-	-	27
	28	SEASIDE PARK	1,166,529,000	77.65	1,502,291,050	335,762,050	-	77.65	-	-	-	28
	29	SHIP BOTTOM	1,437,950,600	70.66	2,035,027,738	597,077,138	195,900	70.66	277,243	195,900	-	29
	30	SO TOMS RIVER	229,795,600	76.06	302,124,113	72,328,513	-	76.06	-	-	-	30
E	31	STAFFORD	4,424,035,500	67.05	6,598,114,094	2,174,078,594	-	67.05	-	-	-	31
	32	SURF CITY	2,023,174,200	75.46	2,681,121,389	657,947,189	916,900	75.46	1,215,081	916,900	-	32
	33	TUCKERTON	440,097,500	77.85	565,314,708	125,217,208	-	77.85	-	-	-	33
		TOTAL	108,555,475,998		141,824,494,576	33,269,018,578	50,624,100		60,407,195	50,624,100	-	

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

Barnegat - 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; Dwelling Exemption 12,000

Toms River - Fire Suppression Exemption 209,900

Lakewood - Fire Suppression Exemption 1,795,500

Pt. Pleasant Boro - Fire Suppression Exemption 92,100

2023 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	2.817	524,872	86.21	608,830	-	74.42	-	-	914,749,040	1	E
2	5,978.91	0.827	722,964	91.56	789,607	-	78.55	-	-	288,143,255	2	
3	8,387.54	0.900	931,949	89.85	1,037,228	-	75.21	-	-	548,044,185	3	
4	25,666.55	1.125	2,281,471	82.37	2,769,784	-	68.12	-	6,424,925	1,021,765,004	4	
5	10,925.90	2.646	412,921	78.95	523,016	-	69.52	-	-	362,753,088	5	
6	94,592.39	2.277	4,154,255	81.20	5,116,078	-	69.75	-	-	2,322,480,755	6	
7	199,357.00	2.376	8,390,446	82.13	10,216,055	-	72.89	-	-	3,930,803,110	7	
8	714,100.53	1.622	44,025,927	105.94	41,557,416	-	93.87	-	-	1,368,095,065	8	E
9	4,648.76	2.673	173,915	93.63	185,747	-	81.47	-	-	54,122,626	9	
10	2,973.96	0.967	307,545	91.32	336,777	-	77.58	-	-	383,630,663	10	
11	5,714.75	2.026	282,071	91.51	308,241	-	77.41	-	-	110,136,788	11	
12	128,908.69	2.424	5,318,015	79.95	6,651,676	-	69.25	-	-	3,138,998,494	12	
13	40,864.31	2.263	1,805,758	89.68	2,013,557	-	77.27	-	-	1,180,863,162	13	E
14	9,725.21	3.253	298,961	79.54	375,862	-	107.07	-	-	(14,984,137)	14	r
15	247,479.83	2.199	11,254,199	81.80	13,758,189	-	70.98	-	57,043,618	4,522,876,488	15	E
16	10,779.57	0.854	1,262,245	88.93	1,419,369	-	75.84	-	-	768,546,676	16	
17	23,647.81	2.683	881,394	84.75	1,039,993	-	72.35	-	-	907,196,837	17	
18	26,800.41	0.832	3,221,203	97.33	3,309,568	-	81.20	-	-	2,480,195,051	18	
19	39,040.51	2.215	1,762,551	87.87	2,005,862	-	74.47	-	-	1,462,307,738	19	E
20	1,129.49	0.700	161,356	92.80	173,875	-	71.60	-	-	613,374,062	20	
21	12,628.95	2.173	581,176	83.22	698,361	-	72.76	-	-	507,612,485	21	
22	2,976.30	2.781	107,023	77.10	138,811	-	67.29	-	-	111,483,525	22	
23	3,011.59	2.613	115,254	75.72	152,211	-	99.94	-	-	382,154	23	r
24	20,169.32	2.505	805,162	80.81	996,364	-	72.07	-	-	304,931,422	24	E
25	75,687.99	2.141	3,535,170	82.19	4,301,217	-	73.53	-	-	1,217,623,703	25	E
26	102,743.10	1.619	6,346,084	82.01	7,738,183	-	74.64	-	-	708,779,674	26	
27	47,688.61	2.501	1,906,782	84.71	2,250,953	-	72.21	-	2,077,275	267,715,621	27	
28	19,667.28	1.552	1,267,222	90.55	1,399,472	-	77.65	-	-	337,161,522	28	
29	23,691.83	1.059	2,237,189	83.41	2,682,159	-	70.66	-	-	599,759,297	29	
30	19,093.43	3.089	618,110	89.59	689,932	-	76.06	-	-	73,018,445	30	
31	32,873.09	2.354	1,396,478	78.69	1,774,658	-	67.05	-	-	2,175,853,252	31	E
32	10,951.68	0.980	1,117,518	89.51	1,248,484	-	75.46	-	-	659,195,673	32	
33	17,107.60	2.642	647,525	90.62	714,550	-	77.85	-	534,926	126,466,684	33	
	2,003,798.54		108,854,711		118,982,085				66,080,744	33,454,081,407		

R = REVALUATION r = REASSESSMENT E = EXCLUDES SPECIAL EXEMPTIONS