

# MONMOUTH COUNTY BOARD OF TAXATION COUNTY EQUALIZATION TABLE TAX YEAR 2009 - FINAL

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 THE TENTH DAY OF MARCH.

PURSUANT TO SECTION 54:3-19 OF THE REVISED STATUTES, AS AMENDED, ONE CERTIFIED COPY OF SUCH EQUALIZATION 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.

**NOTE:** COUNTY PERCENTAGE LEVEL OF TAXABLE VALUE OF REAL PROPERTY: 100%

WE HEREBY CERTIFY THIS 1st DAY OF APRIL, 2009 THAT THE TABLE WITHIN REFLECTS THOSE ITEMS REQUIRED TO BE SET FORTH UNDER R.S. 54:3-17, AS AMENDED.

**ATTEST:**

TAX BOARD COMMISSIONERS

*THOMAS J. BYRNE, President*

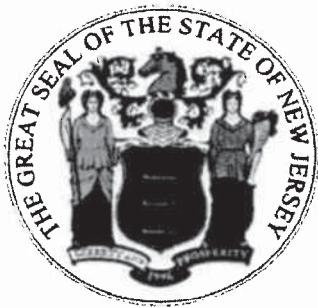
*WAYNE C. POMANOWSKI, Vice President*

*HOPE G. BRODSKY*

*DOROTHY P. DEVENNY*

*MARIA G. GAGLIANO*

*DANIEL M. KELLY*



COUNTY TAX ADMINISTRATOR

*MATTHEW S. CLARK, CTA*

ASSISTANT COUNTY TAX ADMINISTRATOR

*PATRICIA M. NALLY, CTA*

**PHONE**  
(732) 431 - 7404  
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*Mail To:*  
**COUNTY BOARD OF TAXATION**  
HALL OF RECORDS  
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FREEHOLD, NEW JERSEY 07728

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COLUMN 1(a) MUST REFLECT THE

NET AGGREGATE ASSESSED  
VALUE EXCLUSIVE OF ALL  
PARTIAL EXEMPTIONS  
AND ABATEMENTS.

**TAXING DISTRICT**

= REVALUATION  
= REASSESSMENT  
TAX AGREEMENT  
SPECIAL EXEMPTION

**COLUMN (1)**

REAL PROPERTY EXCLUSIVE OF CLASS II RAILROAD PROPERTY

	(a) AGGREGATE ASSESSED VALUE	(b) CURRENT YEAR DIRECTOR'S RATIO PLUS "PAGE 8"	(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)  (COL. 1(c) - COL.1(a))
01 ABERDEEN TWP	2,086,427,000	94.30	2,212,541,888	126,114,888
02 ALLENHURST	586,090,100	106.85	548,516,706	(37,573,394)
03 ALLENTOWN	101,623,850	47.59	213,540,345	111,916,495
04 ASBURY PARK CITY	427,966,700	31.64	1,352,612,832	924,646,132
05 ATLANTIC HIGHLANDS	633,718,650	70.99	892,687,209	258,968,559
06 AVON-BY-THE-SEA	983,308,900	93.62	1,050,319,269	67,010,369
07 BELMAR BOROUGH	1,028,244,600	57.24	1,796,374,214	768,129,614
08 BRADLEY BEACH BORO	1,126,294,100	96.34	1,169,082,520	42,788,420
09 BRIELLE BORO	1,706,543,300	107.07	1,593,857,570	(112,685,730)
10 COLTS NECK TWP	1,452,007,450	41.85	3,469,551,852	2,017,544,402
11 DEAL	2,730,083,100	96.38	2,832,624,092	102,540,992
12 EATONTOWN BORO	2,416,289,100	91.68	2,635,568,390	219,279,290
13 ENGLISHTOWN BORO	255,309,500	105.45	242,114,272	(13,195,228)
14 FAIR HAVEN	1,148,240,800	71.16	1,613,604,272	465,363,472
15 FARMINGDALE	150,325,700	96.02	156,556,655	6,230,955
16 FREEHOLD BORO	1,062,221,100	84.59	1,255,728,928	193,507,828
17 FREEHOLD TWP	6,217,490,300	91.20	6,817,423,575	599,933,275
18 HAZLET TOWNSHIP	2,388,803,000	91.57	2,608,717,921	219,914,921
19 HIGHLANDS BOROUGH	543,242,400	66.59	815,801,772	272,559,372
20 HOLMDEL TWP	4,545,973,300	98.63	4,609,118,220	63,144,920
21 HOWELL TWP	6,867,016,000	97.16	7,067,739,811	200,723,811
22 INTERLAKEN	199,277,200	68.33	291,639,397	92,362,197
23 KEANSBURG BORO	774,286,800	93.88	824,762,250	50,475,450
24 KEYPORT BOROUGH	755,166,800	94.30	800,813,150	45,646,350
25 LITTLE SILVER	1,237,107,100	74.15	1,668,384,491	431,277,391
26 LOCH ARBOUR	204,465,300	118.79	172,123,327	(32,341,973)
27 LONG BRANCH CITY	5,106,072,200	94.47	5,404,966,868	298,894,668
28 MANALAPAN TWP	6,382,285,900	97.70	6,532,534,186	150,248,286
29 MANASQUAN BORO	1,594,428,200	70.55	2,259,997,449	665,569,249
30 MARLBORO TWP	3,184,534,750	40.99	7,769,052,818	4,584,518,068
31 MATAWAN BORO	1,039,657,100	95.88	1,084,331,560	44,674,460
32 MIDDLETOWN TWP	11,408,508,500	90.39	12,621,427,702	1,212,919,202
33 MILLSTONE TWP	1,404,701,500	66.41	2,115,195,754	710,494,254
34 MONMOUTH BEACH	1,260,947,600	86.61	1,455,891,467	194,943,867
35 NEPTUNE TOWNSHIP	2,925,471,800	70.99	4,120,963,234	1,195,491,434
36 NEPTUNE CITY	431,082,800	74.58	578,013,945	146,931,145
37 OCEAN TWP	4,660,123,400	82.50	5,648,634,424	988,511,024
38 OCEANPORT	1,355,326,400	102.83	1,318,026,257	(37,300,143)
39 RED BANK BORO	2,278,411,100	96.49	2,361,292,466	82,881,366
40 ROOSEVELT	95,806,200	98.01	97,751,454	1,945,254
41 RUMSON	2,955,833,700	78.58	3,761,559,812	805,726,112
42 SEA BRIGHT	525,005,600	63.52	826,520,151	301,514,551
43 SEA GIRT	1,958,341,100	98.13	1,995,659,941	37,318,841
44 SHREWSBURY BORO	812,210,500	64.86	1,252,251,773	440,041,273
45 SHREWSBURY TWP	72,576,200	91.72	79,127,998	6,551,798
46 LAKE COMO	380,531,600	100.51	378,600,736	(1,930,864)
47 SPRING LAKE BORO	3,360,678,200	94.03	3,574,048,921	213,370,721
48 SPRING LAKE HEIGHTS	1,160,681,500	100.02	1,160,449,410	(232,090)
49 TINTON FALLS BORO	3,001,637,800	93.07	3,225,140,002	223,502,202
50 UNION BEACH BORO	441,460,400	65.33	675,739,170	234,278,770
51 UPPER FREEHOLD TWP	1,344,067,400	101.20	1,328,129,842	(15,937,558)
52 WALL TWP	3,883,526,400	58.34	6,656,713,061	2,773,186,661
53 WEST LONG BRANCH	1,356,732,700	94.74	1,432,059,004	75,326,304
	106,008,162,700	4,459.82	128,425,884,333	22,417,721,633

**COLUMN (2)**

MACHINERY, IMPLEMENTS, EQUIPMENT AND ALL OTHER TAXABLE PERSONAL PROPERTY USED IN  
BUSINESS OF TELEPHONE, TELEGRAPH & MESSENGER SYSTEM COMPANIES(C.138 L.1966)

(a) AGGREGATE ASSESSED VALUE	(b) CURRENT YEAR DIRECTOR'S RATIO REV. REASS. = 100% ANY RATIO OVER 100% GETS REDUCED TO 100% (NJSA 54:1-35.2)	(c) AGGREGATE TRUE VALUE  (COL.2(a) / COL.2(b))	(d) AGGREGATE EQUALIZED VALUE  (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)	TAXING DISTRICT
2,922,012	100.00	2,922,012	2,922,012	-	01 ABERDEEN
215,991	100.00	215,991	215,991	-	02 ALLENHURST
835,927	47.59	1,756,518	835,927	-	03 ALLENTOWN
2,325,716	31.64	7,350,556	2,325,716	-	04 ASBURY PARK
1,401,894	70.99	1,974,777	1,401,894	-	05 ATLANTIC HIGHLANDS
167,427	93.62	178,837	167,427	-	06 AVON BY THE SEA
494,262	57.24	863,491	494,262	-	07 BELMAR
440,235	96.34	456,960	440,235	-	08 BRADLEY BEACH
772,098	100.00	772,098	772,098	-	09 BRIELLE
1,787,172	41.85	4,270,423	1,787,172	-	10 COLTS NECK
1,152,909	100.00	1,152,909	1,152,909	-	11 DEAL
7,896,116	91.68	8,612,692	7,896,116	-	12 EATONTOWN
5,904,759	100.00	5,904,759	5,904,759	-	13 ENGLISHTOWN
578,174	71.16	812,499	578,174	-	14 FAIR HAVEN
2,462,182	96.02	2,564,239	2,462,182	-	15 FARMINGDALE
11,377,335	84.59	13,449,976	11,377,335	-	16 FREEHOLD BORO
68,077,410	100.00	68,077,410	68,077,410	-	17 FREEHOLD TWP
2,087,213	100.00	2,087,213	2,087,213	-	18 HAZLET
312,133	66.59	468,739	312,133	-	19 HIGHLANDS
9,060,389	98.63	9,186,240	9,060,389	-	20 HOLMDEL
10,565,151	97.16	10,873,972	10,565,151	-	21 HOWELL
107,929	68.33	157,953	107,929	-	22 INTERLAKEN
469,175	93.88	499,760	469,175	-	23 KEANSBURG
4,924,406	100.00	4,924,406	4,924,406	-	24 KEYPORT
1,227,857	74.15	1,655,910	1,227,857	-	25 LITTLE SILVER
72,171	100.00	72,171	72,171	-	26 LOCH ARBOUR
6,192,692	94.47	6,555,194	6,192,692	-	27 LONG BRANCH
7,636,903	97.70	7,816,687	7,636,903	-	28 MANALAPAN
467,239	70.55	662,281	467,239	-	29 MANASQUAN
4,173,653	40.99	10,182,125	4,173,653	-	30 MARLBORO
3,348,712	95.88	3,492,607	3,348,712	-	31 MATAWAN
16,720,537	100.00	16,720,537	16,720,537	-	32 MIDDLETOWN
4,679,322	66.41	7,046,111	4,679,322	-	33 MILLSTONE
373,768	86.61	431,553	373,768	-	34 MONMOUTH BEACH
5,168,939	70.99	7,281,221	5,168,939	-	35 NEPTUNE TWP
385,808	74.58	517,308	385,808	-	36 NEPTUNE CITY
4,425,876	82.50	5,364,698	4,425,876	-	37 OCEAN TWP
859,806	100.00	859,806	859,806	-	38 OCEANPORT
9,345,276	96.49	9,685,227	9,345,276	-	39 RED BANK
160,694	98.01	163,957	160,694	-	40 ROOSEVELT
1,626,628	78.58	2,070,028	1,626,628	-	41 RUMSON
405,498	63.52	638,378	405,498	-	42 SEA BRIGHT
484,288	98.13	493,517	484,288	-	43 SEA GIRT
1,468,812	64.86	2,264,588	1,468,812	-	44 SHREWSBURY BORO
149,178	91.72	162,645	149,178	-	45 SHREWSBURY TWP
209,498	100.00	209,498	209,498	-	46 LAKE COMO
4,932,510	94.03	5,245,677	4,932,510	-	47 SPRING LAKE
690,614	100.00	690,614	690,614	-	48 SPRING LAKE HGTS
4,276,319	93.07	4,594,734	4,276,319	-	49 TINTON FALLS
386,666	65.33	591,866	386,666	-	50 UNION BEACH
3,585,249	100.00	3,585,249	3,585,249	-	51 UPPER FREEHOLD
5,583,269	58.34	9,570,225	5,583,269	-	52 WALL TWP
1,213,791	94.74	1,281,181	1,213,791	-	53 WEST LONG BRANCH
226,589,588	4,458.96	259,440,023	226,589,588	-	

TAXING DISTRICT	COLUMN (3)				
	EQUALIZATION OF REPLACEMENT REVENUES UNDER P.L.1966 C.135 AS AMENDED				
	(a) BUSINESS PERSONAL PROPERTY REPLACEMENT REVENUE	(b) PRIOR 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) PRIOR YEAR DIRECTOR'S RATIO PLUS "PAGE 8"	(e) ASSUMED EQUALIZED VALUE  (COL.3(c) / COL.3(d))
01 ABERDEEN	223,552	5.260	4,250,047	37.94	11,202,021
02 ALLENHURST	11,771	0.580	2,029,533	105.03	1,932,336
03 ALLENTOWN	7,196	4.441	162,046	46.77	346,474
04 ASBURY PARK	466,926	4.812	9,703,369	30.43	31,887,510
05 ATLANTIC HIGHLANDS	33,875	2.213	1,530,749	71.95	2,127,517
06 AVON BY THE SEA	13,967	0.919	1,519,849	93.46	1,626,202
07 BELMAR	57,040	1.791	3,184,814	57.46	5,542,662
08 BRADLEY BEACH	37,155	1.183	3,140,705	98.28	3,195,671
09 BRIELLE	35,275	1.152	3,062,025	109.39	2,799,182
10 COLTS NECK	62,269	3.192	1,950,775	41.72	4,675,875
11 DEAL	7,825	1.174	666,563	41.71	1,598,089
12 EATONTOWN	250,472	1.678	14,926,800	102.97	14,496,261
13 ENGLISHTOWN	20,624	1.591	1,296,322	107.11	1,210,272
14 FAIR HAVEN	24,922	2.196	1,134,899	71.36	1,590,386
15 FARMINGDALE	22,077	1.692	1,304,777	96.99	1,345,269
16 FREEHOLD BORO	187,868	2.127	8,832,521	86.90	10,164,006
17 FREEHOLD TWP	240,291	3.497	6,871,358	47.06	14,601,270
18 HAZLET	180,214	4.658	3,868,911	40.04	9,662,616
19 HIGHLANDS	27,389	2.703	1,013,268	67.16	1,508,738
20 HOLMDEL	411,621	1.556	26,453,822	100.27	26,382,589
21 HOWELL	240,647	1.922	12,520,676	97.20	12,881,354
22 INTERLAKEN	14	1.487	941	67.57	1,393
23 KEANSBURG	61,827	1.912	3,233,638	98.20	3,292,910
24 KEYPORT	100,635	4.764	2,112,398	41.90	5,041,523
25 LITTLE SILVER	47,269	2.145	2,203,660	75.46	2,920,302
26 LOCH ARBOUR	4,101	0.622	659,394	109.09	604,449
27 LONG BRANCH	245,226	1.422	17,245,129	102.12	16,887,122
28 MANALAPAN	110,137	1.699	6,482,474	98.24	6,598,609
29 MANASQUAN	44,154	1.469	3,005,692	72.58	4,141,213
30 MARLBORO	97,438	4.129	2,359,845	41.21	5,726,390
31 MATAWAN	50,303	2.301	2,186,115	95.57	2,287,449
32 MIDDLETOWN	269,326	3.787	7,111,848	39.59	17,963,749
33 MILLSTONE	45,529	2.548	1,786,838	64.72	2,760,874
34 MONMOUTH BEACH	7,947	1.165	682,118	86.05	792,700
35 NEPTUNE TWP	286,123	2.156	13,271,032	70.83	18,736,456
36 NEPTUNE CITY	70,462	2.301	3,062,251	74.19	4,127,579
37 OCEAN TWP	152,846	1.799	8,496,146	78.98	10,757,338
38 OCEANPORT	80,208	1.411	5,684,461	103.35	5,500,204
39 RED BANK	327,193	1.594	20,526,558	98.41	20,858,203
40 ROOSEVELT	4,604	2.143	214,824	107.33	200,152
41 RUMSON	28,282	1.418	1,994,510	79.92	2,495,633
42 SEA BRIGHT	34,872	1.659	2,101,976	60.47	3,476,064
43 SEA GIRT	9,699	0.701	1,383,558	100.74	1,373,395
44 SHREWSBURY BORO	88,330	2.464	3,584,812	70.35	5,095,681
45 SHREWSBURY TWP	749	2.176	34,421	91.13	37,771
46 LAKE COMO	9,068	1.268	715,170	99.59	718,114
47 SPRING LAKE	26,137	0.646	4,045,920	95.42	4,240,117
48 SPRING LAKE HGTS	27,561	1.178	2,339,635	95.69	2,445,015
49 TINTON FALLS	178,046	1.679	10,604,314	89.46	11,853,693
50 UNION BEACH	86,820	2.909	2,984,514	65.66	4,545,407
51 UPPER FREEHOLD	61,730	1.659	3,720,927	102.59	3,626,988
52 WALL TWP	199,122	2.413	8,252,063	56.46	14,615,769
53 WEST LONG BRANCH	125,631	1.728	7,270,308	92.88	7,827,636
	5,444,365		258,781,316	4,176.95	352,326,198

COLUMN (4)			COLUMN (5)	COLUMN (6)	TAXING DISTRICT
DEDUCT THE TRUE VALUE OF REAL PROPERTY EXCLUSIVE OF CLASS II RAILROAD PROPERTY WHERE THE TAXES ARE IN DEFAULT AND LIENS UNENFORCEABLE (C.168, L.1974)			IN LIEU OF TAX AGREEMENTS CHAPTER 441, P.L. 1991 ( N.J.S.A. 40A:21-1 )	NET AMOUNT OF (COL.1(d) + COL.2(e) + COL.3 (e) - COL.4(c) + COL.5(a))	
(a) AGGREGATE ASSESSED VALUE	(b) CURRENT YEAR DIRECTOR'S RATIO PLUS "PAGE 8"	(c) AGGREGATE TRUE VALUE  (COL.4(a) / COL.4(b))	(a) AMOUNT TO BE INCLUDED IN MUNICIPALITY'S AGGREGATE ASSESSED VALUATION	TRANSFER TO COLUMN 10 COUNTY ABSTRACT OF RATABLES	
-	94.30	-	-	137,316,909	01 ABERDEEN
-	106.85	-	-	(35,641,058)	02 ALLENHURST
-	47.59	-	-	112,262,969	03 ALLENTOWN
-	31.64	-	334,134	956,867,776	04 ASBURY PARK
-	70.99	-	-	261,096,076	05 ATLANTIC HIGHLANDS
-	93.62	-	-	68,636,571	06 AVON BY THE SEA
-	57.24	-	-	773,672,276	07 BELMAR
-	96.34	-	-	45,984,091	08 BRADLEY BEACH
-	107.07	-	-	(109,886,548)	09 BRIELLE
-	41.85	-	-	2,022,220,277	10 COLTS NECK
-	96.38	-	-	104,139,081	11 DEAL
-	91.68	-	-	233,775,551	12 EATONTOWN
-	105.45	-	-	(11,984,956)	13 ENGLISHTOWN
-	71.16	-	-	466,953,858	14 FAIR HAVEN
-	96.02	-	-	7,576,224	15 FARMINGDALE
-	84.59	-	-	203,671,834	16 FREEHOLD BORO
-	91.20	-	-	614,534,545	17 FREEHOLD TWP
-	91.57	-	-	229,577,537	18 HAZLET
-	66.59	-	-	274,068,110	19 HIGHLANDS
-	98.63	-	-	89,527,509	20 HOLMDEL
-	97.16	-	-	213,605,165	21 HOWELL
-	68.33	-	-	92,363,590	22 INTERLAKEN
-	93.88	-	812,995	54,581,355	23 KEANSBURG
-	94.30	-	-	50,687,873	24 KEYPORT
-	74.15	-	-	434,197,693	25 LITTLE SILVER
-	118.79	-	-	(31,737,524)	26 LOCH ARBOUR
-	94.47	-	14,441,893	330,223,683	27 LONG BRANCH
-	97.70	-	-	156,846,895	28 MANALAPAN
-	70.55	-	-	669,710,462	29 MANASQUAN
-	40.99	-	-	4,590,244,458	30 MARLBORO
-	95.88	-	-	46,961,909	31 MATAWAN
-	90.39	-	-	1,230,882,951	32 MIDDLETOWN
-	66.41	-	-	713,255,128	33 MILLSTONE
-	86.61	-	-	195,736,567	34 MONMOUTH BEACH
-	70.99	-	-	1,214,227,890	35 NEPTUNE TWP
-	74.58	-	-	151,058,724	36 NEPTUNE CITY
-	82.50	-	-	999,268,362	37 OCEAN TWP
-	102.83	-	-	(31,799,939)	38 OCEANPORT
-	96.49	-	-	103,739,569	39 RED BANK
-	98.01	-	-	2,145,406	40 ROOSEVELT
-	78.58	-	-	808,221,745	41 RUMSON
-	63.52	-	-	304,990,615	42 SEA BRIGHT
-	98.13	-	-	38,692,236	43 SEA GIRT
-	64.86	-	-	445,136,954	44 SHREWSBURY BORO
-	91.72	-	-	6,589,569	45 SHREWSBURY TWP
-	100.51	-	-	(1,212,750)	46 LAKE COMO
-	94.03	-	-	217,610,838	47 SPRING LAKE
-	100.02	-	-	2,212,925	48 SPRING LAKE HGTS
-	93.07	-	-	235,355,895	49 TINTON FALLS
-	65.33	-	-	238,824,177	50 UNION BEACH
-	101.20	-	-	(12,310,570)	51 UPPER FREEHOLD
-	58.34	-	214,090	2,788,016,520	52 WALL TWP
-	94.74	-	-	83,153,940	53 WEST LONG BRANCH
-	4,459.82	-	15,803,112	22,785,850,943	