

# FINAL EQUALIZATION TABLE FOR THE COUNTY OF GLOUCESTER FOR THE YEAR 2025

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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.

Final EQUALIZATION HEARING: Tuesday, May 20, 2025 at 8:30 a.m.  
LOCATION: 1200 N Delsea Dr Bldg A, Clayton NJ 08312  
COUNTY PERCENTAGE LEVEL OF TAXABLE VALUE OF REAL PROPERTY 100%

A Craig Black, County Assessor

Loe Sebastiani, President

Bradley A. Blubaugh, Commissioner

Commissioner

Elizabeth S. Rogale, Commissioner

Justin Kolman, Commissioner

COLUMN (1)						COLUMN (2)				
REAL PROPERTY EXCLUSIVE OF CLASS II RAILROAD PROPERTY						MACHINERY, IMPLEMENTS, EQUIPMENT & ALL OTHER TAXABLE PERSONAL PROPERTY USED IN BUSINESS OF TELEPHONE, TELEGRAPH & MESSENGER SYSTEM COMPANIES (C.138 L.1966)				
	(a) AGGREGATE ASSESSED VALUE	(b) REAL PROPERTY RATIO OF AGGREGATE ASSESSED TO AGGREGATE TRUE VALUE	(c) AGGREGATE TRUE VALUE [COL.1(a)/ COL.19(c)]	(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) (NJSA 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)
TAXING DISTRICT										
1 E	CLAYTON BORO	799,445,500	100.92	792,157,650	(7,287,850)	0	100.00	0	0	0
2 E	DEPTFORD TWP	2,808,176,000	67.24	4,176,347,412	1,368,171,412	0	67.24	0	0	0
3	EAST GREENWICH TWP	1,295,740,000	67.61	1,916,491,643	620,751,643	0	67.61	0	0	0
4	ELK TWP	391,086,900	64.10	610,119,969	219,033,069	0	64.10	0	0	0
5	FRANKLIN TWP	1,259,276,400	62.31	2,020,986,038	761,709,638	0	62.31	0	0	0
6 E	GLASSBORO BORO	1,363,459,802	65.01	2,097,307,802	733,848,000	0	65.01	0	0	0
7 E	GREENWICH TWP	689,512,986	65.90	1,046,301,951	356,788,965	18,524,520	65.90	28,110,046	18,524,520	0
8	HARRISON TWP	1,578,644,900	64.94	2,430,928,395	852,283,495	0	64.94	0	0	0
9 E	LOGAN TWP	3,052,812,540	103.08	2,961,595,402	(91,217,138)	0	100.00	0	0	0
10 E	MANTUA TWP	2,000,002,100	91.01	2,197,563,015	197,560,915	0	91.01	0	0	0
11 E	MONROE TWP	2,871,858,300	65.78	4,365,853,299	1,493,994,999	0	65.78	0	0	0
12	NATIONAL PARK BORO	162,343,300	65.10	249,375,269	87,031,969	0	65.10	0	0	0
13	NEWFIELD BORO	137,129,500	65.45	209,517,953	72,388,453	0	65.45	0	0	0
14 E	PAULSBORO BORO	336,395,900	66.90	502,833,931	166,438,031	0	66.90	0	0	0
15 E	PITMAN BORO	794,224,660	78.68	1,009,436,528	215,211,868	0	78.68	0	0	0
16	SOUTH HARRISON TWP	414,228,400	62.07	667,356,855	253,128,455	0	62.07	0	0	0
17	SWEDSBORO BORO	177,148,200	61.94	285,999,677	108,851,477	0	61.94	0	0	0
18 E	WASHINGTON TWP	4,716,661,500	65.88	7,159,474,044	2,442,812,544	0	65.88	0	0	0
19 E	WENONAH BORO	217,362,700	67.42	322,400,920	105,038,220	0	67.42	0	0	0
20 E	WEST DEPTFORD TWP	2,325,944,400	65.76	3,537,020,073	1,211,075,673	0	65.76	0	0	0
21 E	WESTVILLE BORO	235,304,850	59.03	398,619,092	163,314,242	0	59.03	0	0	0
22 E	WOODBURY CITY	628,080,865	67.22	934,366,059	306,285,194	0	67.22	0	0	0
23	WOODBURY HGTS BORO	248,022,200	66.81	371,235,144	123,212,944	0	66.81	0	0	0
24 E	WOOLWICH TWP	1,575,568,110	68.61	2,296,411,762	720,843,652	0	68.61	0	0	0
		30,078,430,013		42,559,699,883	12,481,269,870	18,524,520		28,110,046	18,524,520	0

R = Revaluation  
r = reassessment  
A = Approximation  
E = EXCLUDES SPECIAL EXEMPTION

TAXING DISTRICT  
CLAYTON BORO  
DEPTFORD TWP  
GLASSBORO BORO  
GLASSBORO BORO  
GLASSBORO BORO  
GREENWICH TWP  
LOGAN TWP  
MANTUA TWP  
MONROE TWP  
MONROE TWP

TYPE  
DWELL EXEMPTION  
FIRE SUPPRESSION  
FIRE SUPPRESSION  
DWELL EXEMPTION  
NEW DWL/CONV EXEMPT  
DWELL EXEMPTION  
FIRE SUPPRESSION  
DWELL EXEMPTION  
FIRE SUPPRESSION  
DWELL EXEMPTION

AMOUNT  
119,000  
1,575,000  
130,298  
100,000  
75,500  
566,514  
14,340,660  
8,800  
130,500  
142,300

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		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(d) + COL.2(e) + COL.3 (e) - COL.4(c)]+COL5 TRANSFER TO COLUMN 10 COUNTY ABSTRACT OF RATABLE
		(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) AL PROPERTY RA OF AGGREGATE ASSESSED VALUE TO AGGREGATE JE VALUE [SAME PRECEDING YEAR COUNTY EQUAL. TAX 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 AGGREGATE TRUE VALUE [SAME AS COL.1(b)]	(c) AGGREGATE TRUE VALUE [COL.4(a) / COL.4(b)]		
TAXING DISTRICT											
1	CLAYTON BORO	45,148.36	2.475	1,824,176	105.67	1,726,295	0	100.92	0	-	(5,561,555)
2	DEPTFORD TWP	169,201.24	3.371	5,019,319	74.14	6,770,055	0	67.24	0	-	1,374,941,467
3	EAST GREENWICH TWP	33,032.38	3.179	1,039,081	74.85	1,388,218	0	67.61	0	10,876,740	633,016,601
4	ELK TWP	19,123.18	3.595	531,938	71.34	745,638	0	64.10	0	-	219,778,707
5	FRANKLIN TWP	56,009.25	3.652	1,533,660	67.18	2,282,912	0	62.31	0	-	763,992,550
6	GLASSBORO BORO	245,854.94	3.520	6,984,515	74.33	9,396,630	0	65.01	0	11,135,050	754,379,680
7	GREENWICH TWP	393,108.30	3.443	11,417,610	74.36	15,354,505	0	65.90	0	-	372,143,470
8	HARRISON TWP	38,490.38	3.248	1,185,049	71.74	1,651,866	0	64.94	0	4,041,149	857,976,510
9	LOGAN TWP	66,547.54	1.300	5,119,042	107.93	4,742,928	0	103.08	0	-	(86,474,210)
10	MANTUA TWP	60,696.07	2.481	2,446,436	95.79	2,553,958	0	91.01	0	-	200,114,873
11	MONROE TWP	126,176.11	3.662	3,445,552	71.80	4,798,819	0	65.78	0	5,230,040	1,504,023,858
12	NATIONAL PARK BORO	6,747.87	4.756	141,881	73.10	194,092	0	65.10	0	-	87,226,061
13	NEWFIELD BORO	20,445.76	3.692	553,785	72.06	768,505	0	65.45	0	-	73,156,958
14	PAULSBORO BORO	122,361.64	4.400	2,780,946	79.42	3,501,569	0	66.90	0	-	169,939,600
15	PITMAN BORO	120,456.58	3.493	3,448,514	88.41	3,900,593	0	78.68	0	206,400	219,318,861
16	SOUTH HARRISON TWP	20,756.95	3.071	675,902	66.97	1,009,261	0	62.07	0	-	254,137,716
17	SWEDESBORO BORO	86,783.15	4.252	2,040,996	69.68	2,929,099	0	61.94	0	-	111,780,576
18	WASHINGTON TWP	106,319.86	3.516	3,023,887	72.77	4,155,403	0	65.88	0	889,800	2,447,857,747
19	WENONAH BORO	3,976.42	4.435	89,660	72.59	123,516	0	67.42	0	-	105,161,736
20	WEST DEPTFORD TWP	407,630.39	3.492	11,673,264	68.86	16,952,170	0	65.76	0	-	1,228,027,843
21	WESTVILLE BORO	45,409.11	5.176	877,301	67.58	1,298,167	0	59.03	0	-	164,612,409
22	WOODBURY CITY	161,160.23	4.811	3,349,828	73.85	4,535,989	0	67.22	0	27,600	310,848,783
23	WOODBURY HGTS BORO	41,968.03	4.769	880,017	72.74	1,209,812	0	66.81	0	-	124,422,756
24	WOOLWICH TWP	59,527.91	3.358	1,772,719	75.18	2,357,966	0	68.61	0	-	723,201,618
		2,456,931.65		71,855,078		94,347,966	0		0	32,406,779	12,608,024,615

TAXING DISTRICT	TYPE	AMOUNT	Net Valuation on which County Taxes are apportioned: 1c+2d+3e+5	\$	42,704,979,148
PAULSBORO BORO	DWELL EXEMPTION	115,600			
PITMAN BORO	DWELL EXEMPTION	775,600			
PITMAN BORO	NEW DWL/CONV EXEMPT	99,540			
WASHINGTON TWP	FIRE SUPPRESSION	1,334,485			
WENONAH BORO	DWELL EXEMPTION	158,900			
WEST DEPTFORD TWP	POLLUTION CONTROL	2,311,700			
WEST DEPTFORD TWP	FIRE SUPPRESSION	3,372,400			
WEST DEPTFORD TWP	DWELL EXEMPTION	67,500			
WESTVILLE BORO	DWELL EXEMPTION	106,150			
WOODBURY CITY	FIRE SUPPRESSION	120,735			
WOODBURY CITY	DWELL EXEMPTION	39,600			
WOOLWICH TWP	FIRE SUPPRESSION	1,539,390			