

FINAL EQUALIZATION TABLE FOR THE COUNTY OF SALEM FOR THE YEAR 2025

N.J.S.A. 54:3-18 as amended, requires the County Board of Taxation to complete its equalization of property valuation in the taxing districts before the 12th day of March. Pursuant to R.S. 54:3-19, as amended, one certified copy of such equalization table, as confirmed, shall be transmitted to each of the following: The Director of Division, the Tax Court of N.J. and to each Taxing District in the County.

We hereby certify this 12th day of March, 2025 that the table below reflects those items required to be set forth under R.S.54:3-17, as amended.

Attest:

John Snyder, CTA
County Tax Administrator

Steven H. Caltabiano
President

Debra Behnke
Commissioner

Angela Susan Voras
Commissioner

Kevin Crouch
Commissioner

COUNTY PERCENTAGE LEVEL OF TAXABLE VALUE OF REAL PROPERTY 100%

| | | COLUMN (1) REAL PROPERTY EXCLUSIVE OF CLASS II RAILROAD PROPERTY | | | | COLUMN (2) MACHINERY, IMPLEMENTS, EQUIPMENT & ALL OTHER TAXABLE PERSONAL PROPERTY USED IN BUSINESS OF TELEPHONE, TELEGRAPH & MESSENGER SYSTEM COMPANIES (C.138 L.1966) | | | | | COLUMN (3) EQUALIZATION OF REPLACEMENT REVENUE! 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) CH. 441 IN LIEU | COLUMN (6) NET AMOUNT OF CALCULATIONS [COL.1(d) + COL.2(e) + COL.3(e) - COL.4(c) + COL.5] TRANSFER TO COLUMN 10 COUNTY ABSTRACT OF RATABLE |
|-----------------|------------------|---|---|--|---|---|---|---|--|---|--|---|---|---|--|--|---|--|-------------------------------|--|
| | | (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) | (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) REAL PROPERTY RATIO OF AGGREGATE ASSESSED VALUE TO AGGREGATE TRUE VALUE [SAME AS PRECEDING YEAR COUNTY EQUAL. TABLE 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 | ALLOWAY | 288,185,000 | 70.79 | 407,098,460 | 118,913,460 | 495,492 | 70.79 | 699,946 | 495,492 | 0 | 29,017.88 | 3.487 | 832,173 | 73.72 | 1,128,829 | 0 | 70.79 | 0 | - | 120,042,289 |
| 2 | CARNEYS POINT | 1,094,233,300 | 105.62 | 1,036,009,563 | (58,223,737) | 0 | 100.00 | 0 | 0 | 0 | 276,991.53 | 3.687 | 7,512,653 | 73.74 | 10,188,030 | 0 | 105.62 | 0 | 16,028,900 | (32,006,807) |
| 3 | ELMER | 104,749,000 | 73.40 | 142,709,809 | 37,960,809 | 0 | 73.40 | 0 | 0 | 0 | 17,679.43 | 4.094 | 431,838 | 77.96 | 553,923 | 0 | 73.40 | 0 | - | 38,514,732 |
| 4 | ELSINBORO | 116,105,200 | 81.56 | 142,355,566 | 26,250,366 | 0 | 81.56 | 0 | 0 | 0 | 8,728.89 | 3.120 | 279,772 | 89.09 | 314,033 | 0 | 81.56 | 0 | - | 26,564,399 |
| 5 | LOWER ALLOWAYS | 232,170,100 | 52.99 | 438,139,460 | 205,969,360 | 0 | 52.99 | 0 | 0 | 0 | 14,890.67 | 1.778 | 837,496 | 64.82 | 1,292,033 | 0 | 52.99 | 0 | - | 207,261,393 |
| 6 | MANNINGTON | 174,397,900 | 84.00 | 207,616,548 | 33,218,648 | 0 | 84.00 | 0 | 0 | 0 | 94,582.75 | 3.477 | 2,720,240 | 91.24 | 2,981,412 | 0 | 84.00 | 0 | - | 36,200,060 |
| 7 | OLDMANS | 281,903,800 | 84.75 | 332,629,853 | 50,726,053 | 0 | 84.75 | 0 | 0 | 0 | 42,073.60 | 2.692 | 1,562,912 | 88.06 | 1,774,826 | 0 | 84.75 | 0 | 6,673,680 | 59,174,559 |
| 8 | PENNS GROVE | 136,137,350 | 66.89 | 203,524,219 | 67,386,869 | 0 | 66.89 | 0 | 0 | 0 | 64,363.61 | 5.546 | 1,160,541 | 72.22 | 1,606,952 | 0 | 66.89 | 0 | - | 68,993,821 |
| 9 | PENNSVILLE | 972,216,363 | 74.03 | 1,313,273,488 | 341,057,125 | 0 | 74.03 | 0 | 0 | 0 | 1,951,242.82 | 5.098 | 38,274,673 | 80.28 | 47,676,474 | 0 | 74.03 | 0 | - | 388,733,599 |
| 10 | PILESGROVE | 497,436,500 | 73.33 | 678,353,334 | 180,916,834 | 0 | 73.33 | 0 | 0 | 0 | 45,057.58 | 3.656 | 1,232,428 | 78.42 | 1,571,574 | 0 | 73.33 | 0 | - | 182,488,408 |
| 11 | PITTSGROVE | 615,360,400 | 67.39 | 913,133,106 | 297,772,706 | 744,750 | 67.39 | 1,105,134 | 744,750 | 0 | 49,139.43 | 4.092 | 1,200,866 | 70.88 | 1,694,224 | 0 | 67.39 | 0 | 390,000 | 299,856,930 |
| 12 | QUINTON | 180,709,700 | 69.40 | 260,388,617 | 79,678,917 | 617,041 | 69.40 | 889,108 | 617,041 | 0 | 30,753.83 | 3.795 | 810,378 | 70.82 | 1,144,278 | 0 | 69.40 | 0 | - | 80,823,195 |
| E 13 | SALEM | 116,617,230 | 53.26 | 218,958,374 | 102,341,144 | 0 | 53.26 | 0 | 0 | 0 | 237,464.81 | 8.222 | 2,888,164 | 66.03 | 4,374,018 | 0 | 53.26 | 0 | - | 106,715,162 |
| 14 | UPPER PITTSGROVE | 343,258,000 | 77.67 | 441,944,123 | 98,686,123 | 0 | 77.67 | 0 | 0 | 0 | 52,123.88 | 3.080 | 1,692,334 | 83.55 | 2,025,534 | 0 | 77.67 | 0 | - | 100,711,657 |
| 15 | WOODSTOWN | 294,253,900 | 76.81 | 383,093,217 | 88,839,317 | 0 | 76.81 | 0 | 0 | 0 | 21,686.66 | 4.016 | 540,006 | 83.93 | 643,400 | 0 | 76.81 | 0 | - | 89,482,717 |
| | | 5,447,733,743 | | 7,119,227,737 | 1,671,493,994 | 1,857,283 | | 2,694,188 | 1,857,283 | 0 | 2,935,797.37 | | 61,976,474 | | 78,969,540 | 0 | | 0 | 23,092,580 | 1,773,556,114 |

A = REASSESSMENT
R = REVALUATION
E = EXCLUDES SPECIAL EXEMPTION

SALEM

NEW DWL/CONV ABATE

565,240

Net Valuation on Which County Taxes are Apportioned; 1(c) + 2(d) + 3(e) + 5

7,223,147,140

Also can use: 1(a) + 2(a) + 6

7,223,147,140