

FINAL EQUALIZATION TABLE FOR THE COUNTY OF WARREN FOR THE YEAR 2026

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.

Melissa Pritchett
Melissa Pritchett
COUNTY TAX ADMINISTRATOR

Samir M. Elbassouly
Commissioner Samir M. Elbassouly
President

Gina DiMato
Commissioner Gina DiMato

Walter Orcutt
Commissioner Walter Orcutt

Robert Stead
Commissioner Robert Stead

Charles Boddy
Commissioner Charles Boddy

COUNTY PERCENTAGE LEVEL OF TAXABLE VALUE OF REAL PROPERTY 100%

TAXING DISTRICT	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.13B L.1966)					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)] 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.1(b)]	(d) AMOUNT BY WHICH COL.1(a) SHOULD BE INCREASED OR DECREASED TO CORRESPOND TO COL.1(c)	(e) AGGREGATE ASSESSED VALUE (TAXABLE VALUE)	(f) TAXABLE % LEVEL (LOWER OF COUNTY % LEVEL OR PRE- TAX YEAR SCHOOL AID DIST. RATIO) (N.J.S.A. 54-1:35.2)	(g) AGGREGATE TRUE VALUE [COL.2(a) / COL.2(f)]	(h) AGGREGATE EQUALIZED VALUATION [COL.2(c) x COL.2(f)]	(i) AMOUNT BY WHICH COL.2(a) SHOULD BE INCREASED OR DECREASED TO CORRESPOND TO COL.2(h)	(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)]		
1	ALLAMUCHY TWP	598,711,300	54.04	1,107,903,960	509,192,660	0	54.04	0	0	39,596.84	3.227	1,227,048	59.81	2,051,577	0	54.04	0	-	511,244,237
2	ALPHA BORO	247,322,200	63.67	388,443,851	141,121,651	63	63.67	99	63	32,495.36	3.485	932,435	68.96	1,362,139	0	63.67	0	-	142,473,790
3	BELVIDERE TOWN	247,240,600	76.80	321,928,125	74,687,325	76	76.80	99	76	98,083.49	3.302	2,970,427	90.21	3,292,791	0	76.80	0	-	77,980,116
4	BLAIRSTOWN TWP	700,367,200	63.47	1,103,461,793	403,094,593	1,649,943	63.47	2,599,564	1,649,943	31,835.10	3.134	1,015,798	68.48	1,483,350	0	63.47	0	-	407,577,943
5	FRANKLIN TWP	412,153,015	66.51	619,685,784	207,532,769	491,469	66.51	738,940	491,469	67,476.00	3.129	2,156,472	75.02	2,874,529	0	66.51	0	-	210,407,298
6	FRELINGHUYSEN TWP	292,125,100	72.20	404,605,402	112,480,302	608,907	72.20	843,361	608,907	32,251.30	2.858	1,128,457	77.33	1,489,275	0	72.20	0	-	113,939,577
7	GREENWICH TWP	582,467,200	57.37	1,015,281,855	432,814,655	114	57.37	199	114	29,662.39	4.052	732,043	62.91	1,163,635	0	57.37	0	-	433,978,290
8	HACKETTSTOWN TOWN	1,034,476,000	74.38	1,390,798,602	356,322,602	100	74.38	134	100	211,688.91	3.477	6,088,263	77.66	7,839,638	0	74.38	0	-	364,162,240
9	HARDWICK TWP	157,401,700	52.97	297,152,539	139,750,839	451,161	52.97	851,729	451,161	9,184.45	3.825	240,116	58.08	413,423	0	52.97	0	-	140,164,262
10	HARMONY TWP	473,015,000	58.37	810,373,480	337,358,480	227,355	58.37	389,507	227,355	60,062.30	2.665	2,253,745	60.01	3,755,616	0	58.37	0	-	341,114,096
11	HOPE TWP	216,892,400	59.84	362,453,877	145,561,477	790,925	59.84	1,321,733	790,925	20,175.84	3.466	582,107	63.42	917,860	0	59.84	0	-	146,479,337
12	INDEPENDENCE TWP	510,764,400	59.23	862,340,706	351,576,306	0	59.23	0	0	29,051.50	3.795	785,520	64.31	1,190,359	0	59.23	0	-	352,766,665
13	KNOWLTON TWP	260,976,800	50.27	519,154,167	258,175,367	600,491	50.27	1,194,532	600,491	35,545.69	4.271	832,257	54.54	1,525,957	0	50.27	0	-	259,701,324
14	LIBERTY TWP	266,536,336	57.50	463,541,454	197,005,118	0	57.50	0	0	12,508.97	3.656	342,149	61.90	552,745	0	57.50	0	-	197,557,863
15	LOPATCONG TWP	1,030,260,600	68.98	1,493,564,222	463,303,622	68	68.98	99	68	73,631.23	3.042	2,420,488	79.39	3,048,858	0	68.98	0	-	466,352,480
16	MANSFIELD TWP	728,589,050	59.32	1,228,235,081	499,646,031	0	59.32	0	0	48,308.70	3.563	1,355,843	69.81	1,942,190	0	59.32	0	-	501,588,221
17	OXFORD TWP	159,469,100	50.85	313,606,883	154,137,783	0	50.85	0	0	36,663.26	4.827	759,545	56.76	1,338,169	0	50.85	0	-	155,478,952
19	PHILLIPSBURG TOWN	708,268,900	52.96	1,337,399,736	629,112,836	2,007,095	52.96	3,789,832	2,007,095	484,958.56	4.675	10,373,445	64.00	16,208,508	0	52.96	0	-	645,321,344
20	POHATCONG TWP	336,994,200	57.51	585,974,961	248,980,761	57	57.51	99	57	55,286.78	4.535	1,219,113	66.27	1,839,615	0	57.51	0	-	250,820,376
21	WASHINGTON BORO	368,467,300	46.82	785,986,971	416,519,671	0	46.82	0	0	121,519.45	5.890	2,063,149	50.78	4,062,917	0	46.82	0	-	422,582,588
22	WASHINGTON TWP	692,229,100	59.38	1,165,761,367	473,532,267	0	59.38	0	0	63,024.35	4.110	1,533,439	65.62	2,336,847	0	59.38	0	-	475,869,114
23	WHITE TWP	541,829,900	61.82	876,463,766	334,633,866	0	61.82	0	0	65,818.58	2.620	2,512,160	69.36	3,621,915	0	61.82	0	-	338,255,781
		10,566,577,601		17,455,118,582	6,888,540,981	6,827,824		11,729,927	6,827,824	1,658,829.05		43,504,019		64,271,913	0		0	0	6,952,612,894

I = REASSESSMENT
R = REVALUATION
E = EXCLUDES SPECIAL EXEMPTION

HACKETTSTOWN TOWN
PHILLIPSBURG TOWN

FIRE SUPPRESSION
POLLUTION CONTROL

15,200
19,605,000

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

17,526,218,319