



State of New Jersey

DEPARTMENT OF THE TREASURY
DIVISION OF TAXATION
P. O. Box 251
TRENTON, NEW JERSEY 08695-0251

MIKIE SHERRILL
Governor

AARON BINDER
State Treasurer

DR. DALE G. CALDWELL
Lt. Governor

MARITA R. SCIARROTTA
Director

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June 30, 2026

TO: COUNTY TAX ADMINISTRATORS
COUNTY BOARDS OF TAXATION
COUNTY ASSESSOR
BOARDS OF COUNTY COMMISSIONERS
DIRECTOR, OFFICE OF MANAGEMENT AND BUDGET

Pursuant to the provisions of New Jersey Statutes Annotated, enclosed is a copy of the 2026 State Equalization Table.

N.J.S.A. 54:1-34 provides that the Director of the Division of Taxation, Department of the Treasury,

"...shall sit annually ... in July at his office in Trenton, for the purpose of equalizing the assessments between the several counties. At that time a hearing shall be given to the county boards of taxation and representatives of the boards of freeholders for the purpose of determining the accuracy of the ratios and true valuations of property as shown in the state equalization table, and the commissioner shall confirm or revise such table in accordance with the facts..."

Accordingly, this hearing will be held on July 14, 2026 at 11:00 A.M. by teleconference. Contact Tara Power at Taxation.Director@treas.nj.gov for call in information.

Sincerely,

Melissa Thomas, CTA
Chief, Valuation and Mapping

cc Shelly Reilly, Assistant Director, Division of Taxation
Tara Power, Office of the Director, Division of Taxation

MMT:RPS
Attachment

DIVISION OF TAXATION - DEPARTMENT OF THE TREASURY - STATE OF NEW JERSEY

STATE EQUALIZATION TABLE - R.S. 54:1-33

FOR THE YEAR 2026

COUNTY	ASSESSED VALUE OF PERSONAL PROPERTY	ASSESSED VALUE OF REAL PROPERTY	PERCENTAGE BY WHICH ASSESSED VALUE OF REAL PROPERTY SHOULD BE INCREASED OR DECREASED	TRUE VALUE OF REAL PROPERTY
ATLANTIC	1,823,100	31,844,871,639	80.02	57,326,501,600
* BERGEN	11,654,834	215,762,863,205	22.25	263,768,781,424
BURLINGTON	1,558,661	46,354,992,086	68.01	77,881,371,112
* CAMDEN	1,602	46,128,118,540	40.90	64,996,644,413
CAPE MAY	0	54,319,973,700	92.64	104,642,600,077
CUMBERLAND	0	8,656,907,700	56.96	13,587,988,856
* ESSEX	47,029,141	106,610,292,470	42.19	151,585,799,047
* GLOUCESTER	16,219,437	32,586,996,928	19.20	38,844,912,299
* HUDSON	98,956,066	96,566,548,843	51.75	146,534,975,483
* HUNTERDON	720	23,704,126,550	32.56	31,421,164,568
MERCER	2,174,063	43,601,447,112	58.00	68,891,526,484
* MIDDLESEX	1,059	78,801,453,262	122.62	175,426,209,399
* MONMOUTH	4,281,943	210,556,264,944	4.16	219,306,598,213
* MORRIS	379,870	101,420,671,994	36.46	138,401,572,044
* OCEAN	0	132,209,592,050	45.71	192,641,107,460
* PASSAIC	4,756,966	45,413,976,278	82.88	83,054,089,755
* SALEM	0	6,320,478,983	20.42	7,611,366,791
* SOMERSET	39,888,300	85,194,626,453	7.63	91,695,863,150
* SUSSEX	2,189,049	21,559,882,800	32.14	28,488,217,230
UNION	35,807,588	55,126,558,669	120.26	121,424,138,037
WARREN	6,827,824	10,566,577,601	65.15	17,450,995,212
TOTAL	273,550,223	1,453,307,221,807		2,094,982,422,654

* Adjustments were made to take into considerations the effect of Revaluation or Reassessment programs adopted in 2026 by several taxing districts.