

FINAL EQUALIZATION TABLE, COUNTY OF MIDDLESEX FOR THE YEAR 2025

PERCENTAGE LEVEL OF TAXABLE VALUE OF REAL PROPERTY: 100%

We hereby certify this 03/20/2025, that the table below reflects those items required to be set forth under R.S.54:3-17, as amended, which requires 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: one to the Director, Division of Taxation, one to the Tax Court, and one to each taxing district in the County.


Richard Lorentzen

Glenn Cullen


Michael E. Lachs


Shelia Hobson

Ryan Riccio

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			REAL PROPERTY EXCLUSIVE OF CLASS II RAILROAD PROPERTY				MACHINERY, IMPLEMENTS, EQUIPMENT AND ALL OTHER TAXABLE PERSONAL PROPERTY USED IN BUSINESS OF TELEPHONE, TELEGRAPH, & MESSENGER SYSTEMS COMPANIES (C.138 L. 1966)				
TAXING DISTRICT			(a)	(b)	(c)	(d)	(a)	(b)	(c)	(d)	(e)
			Aggregate Assessed Value	Real Property Ratio of Aggregate Assessed to Aggregate True Value	Aggregate True Value	Amount by Which Col 1[a] Should be Changed to	Aggregate Assessed Value	Taxable % Level (The Lower of the County % Level or the Pre-TaxAid District Ratio)	Aggregate True Value	Aggregate Equalized Valuation	Amount by Which Col 2[a] Should be Changed to
			(Taxable Value)	Value	(Col 1[a]/1[b])	Correspond to 1[c]	(Taxable Value)	(N.J.S.A. 54:1-35.2)	(Col 2[a]/2[b])	(Col 2[c] x 2[b])	Correspond to 2[d]
RE	01	Carteret	5,726,961,883	113.16%	5,060,941,926	-666,019,957	0	100.00%	0	0	0
E	02	Cranbury Twp	2,014,055,200	79.50%	2,533,402,767	519,347,567	1,723,600	79.50%	2,168,050	1,723,600	0
r	03	Dunellen	983,653,900	98.83%	995,298,897	11,644,997	100	100.00%	100	100	0
E	04	East Brunswick Twp	1,934,304,750	18.83%	10,272,462,825	8,338,158,075	0	18.83%	0	0	0
E	05	Edison Twp	7,481,103,100	35.12%	21,301,546,412	13,820,443,312	5,513,400	35.12%	15,698,747	5,513,400	0
	06	Helmetta	188,295,400	58.29%	323,032,081	134,736,681	0	58.29%	0	0	0
	07	Highland Park	2,145,431,000	103.16%	2,079,712,098	-65,718,902	100	100.00%	100	100	0
E	08	Jamesburg	242,229,000	37.90%	639,126,649	396,897,649	0	37.90%	0	0	0
	09	Metuchen	1,097,683,100	32.84%	3,342,518,575	2,244,835,475	0	32.84%	0	0	0
rE	10	Middlesex	2,584,523,100	102.58%	2,519,519,497	-65,003,603	2,012,200	100.00%	2,012,200	2,012,200	0
E	11	Milltown	446,356,400	36.09%	1,236,786,922	790,430,522	0	36.09%	0	0	0
E	12	Monroe Twp	8,698,854,400	56.85%	15,301,414,952	6,602,560,552	6,050,556	56.85%	10,643,018	6,050,556	0
E	13	New Brunswick City	3,626,562,900	78.68%	4,609,256,355	982,693,455	7,868,000	78.68%	10,000,000	7,868,000	0
FE	14	North Brunswick Twp	2,568,352,700	36.02%	7,130,351,749	4,561,999,049	0	36.02%	0	0	0
	15	Old Bridge Twp	3,751,355,700	30.17%	12,434,059,330	8,682,703,630	0	30.17%	0	0	0
E	16	Perth Amboy City	3,504,864,500	73.32%	4,780,229,815	1,275,365,315	0	73.32%	0	0	0
rE	17	Piscataway Twp	11,616,991,600	97.99%	11,855,282,784	238,291,184	24,877,453	100.00%	24,877,453	24,877,453	0
E	18	Plainsboro Twp	4,401,977,400	83.00%	5,303,587,229	901,609,829	6,638,415	83.00%	7,998,090	6,638,415	0
E	19	Sayreville	2,367,893,100	33.84%	6,997,320,035	4,629,426,935	100	33.84%	296	100	0
	20	South Amboy City	902,341,000	64.05%	1,408,807,182	506,466,182	0	64.05%	0	0	0
E	21	South Brunswick Twp	4,268,392,100	34.80%	12,265,494,540	7,997,102,440	6,055,200	34.80%	17,400,000	6,055,200	0
E	22	South Plainfield	1,528,554,565	27.77%	5,504,337,649	3,975,783,084	1,612,900	27.77%	5,808,066	1,612,900	0
	23	South River	1,519,269,100	67.56%	2,248,770,130	729,501,030	0	67.56%	0	0	0
	24	Spotswood	753,179,600	60.50%	1,244,924,959	491,745,359	0	60.50%	0	0	0
FE	25	Woodbridge Twp	3,161,614,200	18.67%	16,934,194,965	13,772,580,765	0	18.67%	0	0	0
Totals			77,514,799,698		158,322,380,323	80,807,580,625	62,352,024		96,606,120	62,352,024	0

A=...Approximation r=...Reassessment R=...Revaluation C=...Compliance Plan E=...Includes Special Exemptions F=...Fiscal L=...Chapter 441 In-Lieu Of

			3 EQUALIZATION OF REPLACEMENT REVENUE UNDER PL 1966, C. 135 AS AMENDED					4 DEDUCT TRUE VALUE OF REAL PROPERTY EXCLUSIVE OF CLASS II RAILROAD PROPERTY WHERE TAXES ARE IN DEFAULT AND LIENS UNENFORCEABLE (PL 1974 C.166)			5 C.441 In Lieu	6 Net amount of (Col. 1[d] + 3[e] + 5) Transfer to Col.10 of County Abstract of Ratables
			(a) Business Personal Property Replacement Revenue Received during Preceding Year (PL 1966,C.135) (as amended)	(b) General Tax Rate	(c) Capitalization of Replacement Revenue in 3[a] Per PL 1966 C.135 (Col 3[a]/3[b])	(d) Real Property Ratio of Aggregate Assessed Value to Aggregate True Value (Same as Preceding Year County Equalization Table Col. 1[b]) Per PL 1971,c. 32	(e) Assumed Equalized Value of Amount in Col. 3c (Col. 3[c]/3d)	(a) Aggregate Assessed Value (Taxable Value)	(b) Real Property Ratio of Aggregate Assessed to Aggregate True	(c) Aggregate True Value (Col 4[a]/ 4[b])	In Lieu True Value	
RE	01	Carteret	893,875.92	3.188	28,038,768	68.28%	41,064,394		113.16%	0		-624,955,563
E	02	Cranbury Twp	140,505.93	1.834	7,661,174	82.85%	9,247,042		79.50%	0		528,594,609
r	03	Dunellen	213,461.59	2.508	8,511,228	102.05%	8,340,253		98.83%	0		19,985,250
E	04	East Brunswick Twp	587,008.89	11.822	4,965,394	20.35%	24,399,971		18.83%	0		8,362,558,046
E	05	Edison Twp	1,328,231.00	5.732	23,172,209	36.48%	63,520,310		35.12%	0		13,883,963,622
	06	Helmetta	68,541.32	3.389	2,022,464	65.28%	3,098,137		58.29%	0		137,834,818
	07	Highland Park	133,207.34	2.562	5,199,350	112.74%	4,611,806		103.16%	0		-61,107,096
E	08	Jamesburg	36,795.80	6.657	552,738	41.90%	1,319,184		37.90%	0		398,216,833
	09	Metuchen	296,771.18	6.955	4,267,019	35.54%	12,006,244		32.84%	0		2,256,841,719
rE	10	Middlesex	259,445.40	2.314	11,211,988	99.39%	11,280,801		102.58%	0		-53,722,802
E	11	Milltown	98,343.37	6.754	1,456,076	37.18%	3,916,288		36.09%	0		794,346,810
E	12	Monroe Twp	157,210.54	2.654	5,923,532	60.95%	9,718,674		56.85%	0		6,612,279,226
E	13	New Brunswick City	1,138,599.63	2.619	43,474,595	82.68%	52,581,755		78.68%	0		1,035,275,210
FE	14	North Brunswick Twp	1,104,157.37	6.336	17,426,726	40.44%	43,092,794		36.02%	0		4,605,091,843
	15	Old Bridge Twp	296,258.32	5.530	5,357,293	33.49%	15,996,695		30.17%	0		8,698,700,325
E	16	Perth Amboy City	1,672,438.90	3.017	55,433,838	78.29%	70,805,771		73.32%	0		1,346,171,086
rE	17	Piscataway Twp	829,027.21	1.898	43,678,989	95.31%	45,828,338		97.99%	0		284,119,522
E	18	Plainsboro Twp	74,379.48	2.559	2,906,584	89.99%	3,229,897		83.00%	0		904,839,726
E	19	Sayreville	1,449,161.70	6.105	23,737,292	35.85%	66,212,809		33.84%	0		4,695,639,744
	20	South Amboy City	57,453.26	3.209	1,790,379	68.99%	2,595,128		64.05%	0		509,061,310
E	21	South Brunswick Twp	607,979.16	5.357	11,349,247	36.72%	30,907,535		34.80%	0		8,028,009,975
E	22	South Plainfield	583,461.10	6.982	8,356,647	29.32%	28,501,525		27.77%	0		4,004,284,609
	23	South River	126,010.88	2.547	4,947,424	75.50%	6,552,879		67.56%	0		736,053,909
	24	Spotswood	236,686.87	3.641	6,500,601	67.53%	9,626,242		60.50%	0		501,371,601
FE	25	Woodbridge Twp	2,407,549.29	11.634	20,694,080	21.38%	96,791,768		18.67%	0		13,869,372,533
		Totals	14,796,561.45		348,635,635		665,246,240			0		81,472,826,865

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Limited Abatement Exemption

Taxing District	Fire Suppression (E)	Fallout Shelter (F)	Pollution Sewer (P)	Water Control (W)	Dwelling Abatement (J)	Dwelling Exemption (I)	New Dwelling/ Conversion Abatement (L)	New Dwelling/ Conversion Exemption (K)	Commerical Industrial Abatement (G)	Multi Dwelling Exemption (N)	Multi Dwelling Abatement (O)	UEZ Abatement (U)	Renewable Energy (Y)	Total
01 Carteret	0	0	0	2,428,217	0	30,000	0	0	0	0	0	0	0	2,458,217
02 Cranbury Twp	41,630,100	0	0	0	0	0	0	0	0	0	0	0	0	41,630,100
04 East Brunswick Twp	562,100	0	0	0	0	0	0	0	0	0	0	0	0	562,100
05 Edison Twp	2,630,200	0	0	0	0	0	0	0	0	0	0	0	0	2,630,200
08 Jamesburg	16,100	0	0	0	100,000	0	0	0	0	0	0	0	0	116,100
10 Middlesex	0	0	0	0	30,000	0	0	0	0	0	0	0	0	30,000
11 Milltown	0	0	0	0	0	0	0	0	0	0	0	0	275,100	275,100
12 Monroe Twp	747,800	0	0	0	0	0	0	0	0	0	0	0	0	747,800
13 New Brunswick City	0	0	0	0	0	207,600	0	0	500,000	0	0	0	0	707,600
14 North Brunswick Twp	3,817,200	0	0	5,000	0	0	0	0	0	0	0	0	4,105,400	7,927,600
16 Perth Amboy City	1,933,100	0	0	0	0	0	0	0	0	0	0	0	0	1,933,100
17 Piscataway Twp	85,500	0	0	0	0	4,072,700	0	0	0	0	0	0	0	4,158,200
18 Plainsboro Twp	4,911,000	0	6,535,100	0	0	0	0	0	0	0	0	0	5,960,900	17,407,000
19 Sayreville	673,000	0	0	0	369,800	0	0	0	0	0	0	0	0	1,042,800
21 South Brunswick Twp	33,124,600	0	0	0	0	0	0	0	0	0	0	0	0	33,124,600
22 South Plainfield	0	0	0	0	339,600	0	0	0	0	0	0	0	408,000	747,600
25 Woodbridge Twp	1,533,100	0	0	0	0	0	0	0	0	0	2,223,900	0	1,377,100	5,134,100
Totals	91,663,800	0	6,535,100	2,433,217	839,400	4,310,300	0	0	500,000	0	2,223,900	0	12,126,500	120,632,217