

2025 EQUALIZATION TABLE, COUNTY OF OCEAN

Section 54:3-18 of the Revised Statutes, as amended, requires the County Board of Taxation to complete its equalization of the property in the several taxing districts before the tenth day of March. 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 of the Division of Taxation, one to the Tax Court, and one to each taxing district in the county. We hereby certify this sixth day of March, 2025, that the table below reflects those items required to be set forth under R.S. 54:3-17.

COUNTY PERCENTAGE LEVEL OF TAXABLE VALUE OF REAL PROPERTY - 100%

Christine Allen
Attest: Christine Allen, Assistant Tax Administrator

Glenn Harrison, Esq. Lisa Hodgson Henson
Robert Kirwan
Nicholas C. Montenegro, Esq., President

Code	District Number	1 REAL PROPERTY EXCLUSIVE OF CLASS II RAILROAD PROPERTY					2 TAXABLE VALUE OF LOCALLY ASSESSED PERSONAL PROPERTY					District Number
		Taxing District	-A- Aggregate Assessed Value	-B- Real Property Ratio of Assessed to True Value	-C- Aggregate True Value	-D- Amount Column 1A should be Increased or Decreased	-A- Aggregate Assessed Value	-B- Taxable Percentage Level	-C- Aggregate True Value	-D- Aggregate Equalized Valuation	-E- Amount Col 2A Should be Increased or Decreased	
E	1	BARNEGAT	2,724,679,100	59.96	4,544,161,274	1,819,482,174	-	59.96	-	-	-	1
	2	BARNEGAT LIGHT	1,078,702,600	53.74	2,007,262,002	928,559,402	-	53.74	-	-	-	2
	3	BAY HEAD	1,683,567,600	58.51	2,877,401,470	1,193,833,870	-	58.51	-	-	-	3
	4	BEACH HAVEN	2,208,189,100	53.84	4,101,391,345	1,893,202,245	-	53.84	-	-	-	4
	5	BEACHWOOD	831,369,900	56.17	1,480,095,959	648,726,059	-	56.17	-	-	-	5
	6	BERKELEY	5,442,518,700	57.87	9,404,732,504	3,962,213,804	-	57.87	-	-	-	6
	7	BRICK	10,601,508,800	59.18	17,914,006,083	7,312,497,283	-	59.18	-	-	-	7
E	8	TOMS RIVER	20,539,157,800	80.22	25,603,537,522	5,064,379,722	-	80.22	-	-	-	8
	9	EAGLESWOOD	242,435,800	67.81	357,522,194	115,086,394	-	67.81	-	-	-	9
	10	HARVEY CEDARS	1,377,233,800	59.18	2,327,194,660	949,960,860	-	59.18	-	-	-	10
R	11	ISLAND HEIGHTS	385,720,200	65.79	586,290,014	200,569,814	-	65.79	-	-	-	11
	12	JACKSON	14,431,200,800	105.32	13,702,241,550	(728,959,250)	-	100.00	-	-	-	12
E	13	LACEY	4,063,819,500	64.80	6,271,326,389	2,207,506,889	-	64.80	-	-	-	13
	14	LAKEHURST	234,843,600	90.83	258,552,901	23,709,301	-	90.83	-	-	-	14
E	15	LAKEWOOD	11,531,970,900	56.28	20,490,353,412	8,958,382,512	-	56.28	-	-	-	15
	16	LAVALLETTE	2,449,044,900	61.10	4,008,256,792	1,559,211,892	-	61.10	-	-	-	16
r, E	17	LITTLE EGG HARBOR	2,388,487,150	58.17	4,106,046,330	1,717,559,180	-	58.17	-	-	-	17
	18	LONG BEACH	11,041,521,900	72.88	15,150,277,031	4,108,755,131	-	72.88	-	-	-	18
	19	MANCHESTER	7,707,377,900	104.14	7,400,977,434	(306,400,466)	-	100.00	-	-	-	19
	20	MANTOLOKING	1,567,387,500	58.28	2,689,408,888	1,122,021,388	-	58.28	-	-	-	20
	21	OCEAN	2,295,595,600	99.33	2,311,079,835	15,484,235	-	99.33	-	-	-	21
	22	OCEAN GATE	454,710,800	97.63	465,749,053	11,038,253	-	97.63	-	-	-	22
E	23	PINE BEACH	385,331,200	84.55	455,743,584	70,412,384	-	84.55	-	-	-	23
	24	PLUMSTED	793,509,100	62.10	1,277,792,432	484,283,332	-	62.10	-	-	-	24
E	25	POINT PLEASANT	3,406,585,400	59.35	5,739,823,757	2,333,238,357	-	59.35	-	-	-	25
	26	PT PLEASANT BEACH	2,081,798,000	60.93	3,416,704,415	1,334,906,415	-	60.93	-	-	-	26
r	27	SEASIDE HEIGHTS	1,705,658,300	112.12	1,521,279,254	(184,379,046)	-	100.00	-	-	-	27
	28	SEASIDE PARK	1,176,093,800	62.46	1,882,955,171	706,861,371	-	62.46	-	-	-	28
E	29	SHIP BOTTOM	1,473,545,000	56.61	2,602,976,506	1,129,431,506	-	56.61	-	-	-	29
	30	SO TOMS RIVER	230,943,200	60.47	381,913,676	150,970,476	-	60.47	-	-	-	30
	31	STAFFORD	4,527,082,400	55.89	8,099,986,402	3,572,904,002	-	55.89	-	-	-	31
	32	SURF CITY	2,087,309,700	61.05	3,419,016,708	1,331,707,008	-	61.05	-	-	-	32
	33	TUCKERTON	447,971,600	61.39	729,714,286	281,742,686	-	61.39	-	-	-	33
TOTAL			123,596,871,650		177,585,770,833	53,988,899,183	-		-	-	-	

R = REVALUATION r = REASSESSMENT E = EXCLUDES SPECIAL EXEMPTIONS:

Barnegat - Fire Suppression Exemption 50,000

Lacey - Renewable Energy Exemption 48,500

Lakewood - Fire Suppression Exemption 1,795,500

Manchester - Renewable Energy Exemption 14,200

Plumsted - Pollution Control 48,600

Pt. Pleasant Boro - Fire Suppression Exemption 92,100

Stafford - Fire Suppression Exemption 387,300

Toms River - Fire Suppression Exemption 209,900

2025 EQUALIZATION TABLE, COUNTY OF OCEAN

District Number	3					4			5	6	District Number	Code
	EQUALIZATION OF REPLACEMENT REVENUES					TRUE VALUE OF REAL PROPERTY, EXCLUSIVE OF CLASS II RAILROAD PROPERTY, IN DEFAULT			-A- In Lieu of True Value	-A- Amount of Col 1D + Col 2E +Col 3E - Col 4C +Col 5A		
	-A- Business Personal Property Replacement Revenues Received During Preceding Year	-B- Preceding Year General Tax Rate	-C- Capitalization of Replacement Revenues in Col 3A for PL 1966, c 135	-D- Real Property Ratio	-E- Assumed Equalized Value of Amount in Col 3A	-A- Aggregate Assessed Value	-B- Real Property Ratio	-C- Aggregate True Value				
1	14,785.65	2.977	496,663	65.57	757,455	-	59.96	-	-	1,820,239,629	1	E
2	5,978.91	1.008	593,146	61.27	968,086	-	53.74	-	-	929,527,488	2	
3	8,387.54	1.010	830,450	67.52	1,229,932	-	58.51	-	-	1,195,063,802	3	
4	25,666.55	1.312	1,956,292	58.61	3,337,813	-	53.84	-	10,351,860	1,906,891,918	4	
5	10,925.90	2.904	376,236	61.77	609,092	-	56.17	-	-	649,335,151	5	
6	94,592.39	2.411	3,923,367	62.64	6,263,357	-	57.87	-	-	3,968,477,161	6	
7	199,357.00	2.534	7,867,285	65.34	12,040,534	-	59.18	-	-	7,324,537,817	7	
8	714,100.53	1.770	40,344,663	85.07	47,425,253	-	80.22	-	-	5,111,804,975	8	E
9	4,648.76	2.753	168,862	75.58	223,422	-	67.81	-	-	115,309,816	9	
10	2,973.96	1.125	264,352	63.47	416,499	-	59.18	-	-	950,377,359	10	
11	5,714.75	2.129	268,424	73.03	367,553	-	65.79	-	-	200,937,367	11	
12	128,908.69	2.554	5,047,325	60.56	8,334,420	-	105.32	-	-	(720,624,830)	12	R
13	40,864.31	2.534	1,612,640	70.37	2,291,658	-	64.80	-	-	2,209,798,547	13	E
14	9,725.21	2.193	443,466	101.55	436,697	-	90.83	-	-	24,145,998	14	
15	247,479.83	2.374	10,424,593	60.73	17,165,475	-	56.28	-	91,883,581	9,067,431,568	15	E
16	10,779.57	0.946	1,139,489	68.41	1,665,676	-	61.10	-	-	1,560,877,568	16	
17	23,647.81	2.891	817,980	64.35	1,271,142	-	58.17	-	-	1,718,830,322	17	
18	26,800.41	0.893	3,001,166	74.56	4,025,169	-	72.88	-	-	4,112,780,300	18	
19	39,040.51	2.455	1,590,245	64.93	2,449,168	-	104.14	-	-	(303,951,298)	19	r, E
20	1,129.49	0.858	131,642	63.73	206,562	-	58.28	-	-	1,122,227,950	20	
21	12,628.95	1.509	836,909	104.30	802,406	-	99.33	-	-	16,286,641	21	
22	2,976.30	1.644	181,040	107.25	168,802	-	97.63	-	-	11,207,055	22	
23	3,011.59	1.870	161,048	90.03	178,883	-	84.55	-	-	70,591,267	23	
24	20,169.32	2.765	729,451	67.02	1,088,408	-	62.10	-	-	485,371,740	24	E
25	75,687.99	2.287	3,309,488	65.74	5,034,207	-	59.35	-	-	2,338,272,564	25	E
26	102,743.10	1.718	5,980,390	66.14	9,042,017	-	60.93	-	-	1,343,948,432	26	
27	47,688.61	2.834	1,682,731	61.17	2,750,909	-	112.12	-	4,902,426	(176,725,711)	27	r
28	19,667.28	1.636	1,202,156	69.41	1,731,964	-	62.46	-	-	708,593,335	28	
29	23,691.83	1.205	1,966,127	61.58	3,192,801	-	56.61	-	-	1,132,624,307	29	
30	19,093.43	3.286	581,054	66.56	872,978	-	60.47	-	-	151,843,454	30	
31	32,873.09	2.483	1,323,926	60.96	2,171,795	-	55.89	-	-	3,575,075,797	31	E
32	10,951.68	1.043	1,050,017	65.36	1,606,513	-	61.05	-	-	1,333,313,521	32	
33	17,107.60	3.098	552,214	67.60	816,885	-	61.39	-	1,478,123	284,037,694	33	
	2,003,798.54		100,854,837		140,943,531				108,615,990	54,238,458,704		

R = REVALUATION r = REASSESSMENT E = EXCLUDES SPECIAL EXEMPTIONS