


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

Section 54:3-16 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.


FINAL EQUALIZATION HEARING: Tuesday, May 19, 2026 at 8:30 a.m.  
 LOCATION: 1200 N Delaware Drive Clayton NJ 08312 BLDG A  
 COUNTY PERCENTAGE LEVEL OF TAXABLE VALUE OF REAL PROPERTY 100% .

  
 Craig Blakk, County Assessor

  
 Lou Sebastiani, President

  
 Bradley R. Flubaugh, Commissioner

  
 Elizabeth S. Rogale, Commissioner

  
 Justin Kolman, Commissioner

COLUMN (1)			COLUMN (2)							
REAL PROPERTY EXCLUSIVE OF CLASS II RAILROAD PROPERTY			MACHINERY, IMPLEMENTS, EQUIPMENT & ALL OTHER TAXABLE PERSONAL PROPERTY USED IN BUSINESS OF TELEPHONE, TELEGRAPH & MESSENGER SYSTEM COMPANIES (C.138 L.1966)							
	(a) AGGREGATE ASSESSED VALUE	(b) REAL PROPERTY RATIO OF AGGREGATE ASSESSED TO 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)	
TAXING DISTRICT										
1 E	CLAYTON BORO	925,235,900	100.00	925,235,900	0	0	100.00	0	0	
2 E	DEPTFORD TWP	2,810,317,600	63.42	4,431,279,722	1,620,962,122	0	63.42	0	0	
3	EAST GREENWICH TWP	1,326,691,200	62.29	2,129,862,257	803,171,057	0	62.29	0	0	
4	ELK TWP	415,716,500	60.42	686,044,522	272,328,022	0	60.42	0	0	
5	FRANKLIN TWP	1,284,560,200	58.44	2,183,860,712	899,300,512	0	58.44	0	0	
6 E	GLASSBORO BORO	1,366,127,502	56.97	2,397,977,009	1,031,849,507	0	56.97	0	0	
7 E	GREENWICH TWP	683,673,986	57.69	1,185,082,312	501,408,326	16,219,437	57.69	28,114,815	16,219,437	0
8 E	HARRISON TWP	1,597,672,600	60.14	2,656,588,959	1,058,916,359	0	60.14	0	0	
9 E	LOGAN TWP	3,313,587,140	100.00	3,313,587,140	0	0	100.00	0	0	
10 E	MANTUA TWP	2,000,639,800	85.33	2,344,591,351	343,951,551	0	85.33	0	0	
11 E	MONROE TWP	2,890,293,300	59.47	4,860,086,262	1,969,792,962	0	59.47	0	0	
12	NATIONAL PARK BORO	162,706,300	59.44	273,731,999	111,025,699	0	59.44	0	0	
13	NEWFIELD BORO	137,596,200	60.86	226,086,428	88,490,228	0	60.86	0	0	
14 E	PAULSBORO BORO	333,777,700	58.83	567,399,680	233,581,980	0	58.83	0	0	
15 E	PITMAN BORO	794,384,660	73.31	1,083,596,590	289,211,930	0	73.31	0	0	
16	SOUTH HARRISON TWP	415,935,400	59.13	703,425,334	287,489,934	0	59.13	0	0	
17	SWEDSBORO BORO	177,292,300	57.73	307,106,011	129,813,711	0	57.73	0	0	
18 E	WASHINGTON TWP	4,706,351,115	59.41	7,921,816,386	3,215,465,271	0	59.41	0	0	
19 E	WENONAH BORO	216,341,300	61.89	349,557,764	133,216,464	0	61.89	0	0	
20 E	WEST DEPTFORD TWP	3,974,394,600	100.00	3,974,394,600	0	0	100.00	0	0	
21 RE	WESTVILLE BORO	486,269,950	100.00	486,269,950	0	0	100.00	0	0	
22 E	WOODBURY CITY	625,492,765	61.62	1,015,080,761	389,587,996	0	61.62	0	0	
23	WOODBURY HGTS BORO	248,300,500	62.28	398,684,168	150,383,668	0	62.28	0	0	
24 E	WOOLWICH TWP	1,713,638,410	64.34	2,663,410,647	949,772,237	0	64.34	0	0	
		32,586,996,928		47,066,716,464	14,479,719,536	16,219,437	28,114,815	16,219,437	0	

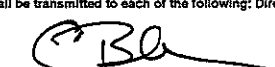
R = Revaluation  
 r = reassessment  
 A = Approximation  
 E = EXCLUDES SPECIAL EXEMPTION


TAXING DISTRICT	TYPE	AMOUNT
CLAYTON BORO	DWELL EXEMPTION	42,600
DEPTFORD TWP	FIRE SUPPRESSION	1,575,000
GLASSBORO BORO	FIRE SUPPRESSION	130,298
GLASSBORO BORO	DWELL EXEMPTION	25,000
GREENWICH TWP	DWELL EXEMPTION	534,014
LOGAN TWP	FIRE SUPPRESSION	15,420,660
MANTUA TWP	DWELL EXEMPTION	8,800
MONROE TWP	FIRE SUPPRESSION	130,500
MONROE TWP	DWELL EXEMPTION	46,100
PAULSBORO BORO	DWELL EXEMPTION	115,600

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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.


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 COUNTY PERCENTAGE LEVEL OF TAXABLE VALUE OF REAL PROPERTY 100%

  
 Craig Black  
 County Assessor

  
 Lou Sebastiani, President

  
 Bradley A. Blubugh, Commissioner

  
 Elizabeth J. Legale, Commissioner

  
 Justin Kolman, Commissioner

TAXING DISTRICT	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)]*COL5 TRANSFER TO COLUMN 10 COUNTY ABSTRACT OF RATABLE	
	(a)	(b)	(c)	(d)	(e)	(a)	(b)	(c)			
	BUSINESS PERSONAL PROPERTY REPLACEMENT REVENUE RECEIVED DURING PRECEDING YEAR P.L.1966 C.135	PRECEDING YEAR GENERAL TAX RATE	CAPITALIZATION OF REPLACEMENT REVENUES IN COL.3(a) PER C.135 P.L.1966 [COL.3(a)/COL.3(b)]	AL PROPERTY RA' OF AGGREGATE ASSESSED VALUE TO AGGREGATE JE VALUE [SAME. PRECEDING YEAR COUNTY EQUAL. TAX COL.1(b)] PER P.L. 1971 C.32	ASSUMED EQUALIZED VALUE OF AMOUNT IN COL.3(c) (COL.3(c)/ COL.3(d)	AGGREGATE ASSESSED VALUE (TAXABLE VALUE)	REAL PROPERTY RATIO OF AGGREGATE ASSESSED TO VALUE [SAME AS COL.1(b)]	AGGREGATE TRUE VALUE [COL.4(a) / COL.4(b)]			
1	CLAYTON BORO	45,148.36	2,569	1,757,429	100.92	1,741,408	0	100.00	0	-	1,741,408
2	DEPTFORD TWP	169,201.24	3,440	4,918,641	67.24	7,315,052	0	63.42	0	-	1,628,277,174
3	EAST GREENWICH TWP	33,032.38	3,187	1,036,473	67.61	1,533,017	0	62.29	0	141,750	804,845,824
4	ELK TWP	19,123.18	3,688	518,524	64.10	808,930	0	60.42	0	-	273,136,952
5	FRANKLIN TWP	56,009.25	3,741	1,497,173	62.31	2,402,781	0	58.44	0	-	901,703,293
6	GLASSBORO BORO	245,854.94	3,637	6,759,828	65.01	10,398,136	0	56.97	0	28,511,580	1,070,759,223
7	GREENWICH TWP	393,108.30	3,566	11,023,789	65.90	16,728,056	0	57.69	0	-	518,136,382
8	HARRISON TWP	38,490.38	3,300	1,166,375	64.94	1,796,081	0	60.14	0	19,910,870	1,080,623,310
9	LOGAN TWP	66,547.54	1,445	4,605,366	103.08	4,467,759	0	100.00	0	-	4,467,759
10	MANTUA TWP	60,696.07	2,516	2,412,403	91.01	2,650,701	0	85.33	0	-	346,602,252
11	MONROE TWP	126,176.11	3,769	3,347,734	65.78	5,069,289	0	59.47	0	19,810,140	1,994,692,391
12	NATIONAL PARK BORO	8,747.87	4,783	141,080	65.10	216,713	0	59.44	0	-	111,242,412
13	NEWFIELD BORO	20,445.76	3,743	546,240	65.45	834,591	0	60.66	0	-	89,324,819
14	PAULSBORO BORO	122,361.64	4,854	2,520,841	66.90	3,768,073	0	58.83	0	-	237,350,053
15	PITMAN BORO	120,456.58	3,596	3,349,738	78.68	4,257,420	0	73.31	0	-	293,469,350
16	SOUTH HARRISON TWP	20,756.95	3,306	627,857	62.07	1,011,531	0	59.13	0	-	288,501,465
17	SWEDESBORO BORO	86,783.15	4,358	1,991,353	61.94	3,214,971	0	57.73	0	-	133,028,682
18	WASHINGTON TWP	106,319.86	3,665	2,900,951	65.88	4,403,386	0	59.41	0	2,444,620	3,222,313,277
19	WENONAH BORO	3,976.42	4,481	88,740	67.42	131,623	0	61.89	0	-	133,349,087
20	WEST DEPTFORD TWP	407,630.39	3,483	11,703,428	65.76	17,797,184	0	100.00	0	-	17,797,184
21	WESTVILLE BORO	45,409.11	5,387	842,939	59.03	1,427,984	0	100.00	0	159,360	1,587,344
22	WOODBURY CITY	161,160.23	4,855	3,312,646	67.22	4,928,066	0	61.62	0	-	394,516,062
23	WOODBURY HGTS BORO	41,968.03	4,832	868,544	66.81	1,300,021	0	62.28	0	-	151,683,689
24	WOOLWICH TWP	59,527.91	3,377	1,762,745	68.61	2,569,225	0	64.34	0	-	952,341,462
		2,456,931.85		69,700,837		100,791,998	0		0	70,978,320	14,651,489,854

TAXING DISTRICT	TYPE	AMOUNT
PITMAN BORO	DWELL EXEMPTION	444,100
PITMAN BORO	NEW DWL/CONV EXEMPT	202,140
WASHINGTON TWP	FIRE SUPPRESSION	1,334,485
WENONAH BORO	DWELL EXEMPTION	183,900
WEST DEPTFORD TWP	POLLUTION CONTROL	2,311,700
WEST DEPTFORD TWP	FIRE SUPPRESSION	4,467,200
WEST DEPTFORD TWP	DWELL EXEMPTION	189,200
WESTVILLE BORO	DWELL EXEMPTION	38,250
WOODBURY CITY	FIRE SUPPRESSION	120,735
WOOLWICH TWP	FIRE SUPPRESSION	1,539,390

Net Valuation on which County Taxes are apportioned: 1c+2d+3e+5 \$ 47,254,706,219