

F1

Average Residential Property Tax Bill

N.J. Department of Community Affairs, Div. LGS 1998 – 2017

Updated for 2018 LTEM with 2017 data

Highlight

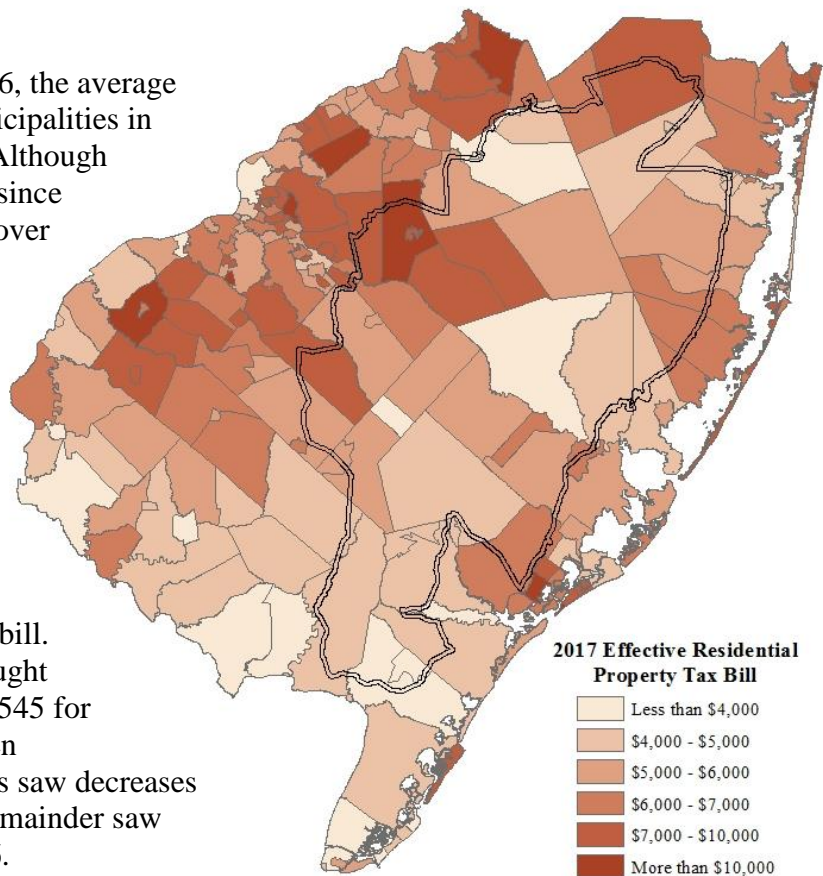
Average residential property tax bills in 2017 stabilized compared to 2016 across the State. Among all municipalities in New Jersey, the average residential property tax decreased by 0.4%. In the Pinelands region, the average residential property tax dropped by 1.45%, while the Non-Pinelands region of southern New Jersey saw a decrease of only 0.1%.

Description: The average residential property tax bill measures the impact of property taxes on municipal residents. It is calculated by dividing the average residential property value by 100 and multiplying the result by the general tax rate.

Unit of Analysis: Average residential property tax data is compiled at the municipal level and regionally aggregated to allow for inside/outside the Pinelands and state analysis. Unless otherwise noted, all dollar amounts are adjusted for inflation to 2017 dollars.

Findings: After increasing in 2016, the average residential tax bill among all municipalities in New Jersey leveled off in 2017. Although residential taxes have been rising since 1998, the rate of increase slowed over the past decade. The average residential tax bill for the State in 2017 was \$8,648, as compared with \$8,682 in 2016. That averages out to a decrease of \$35.

In the Pinelands region, that annual decline was more marked. The decrease was about 1.5% below the 2016 average tax bill. The average reduction of \$82 brought residential taxes to an average \$5,545 for Pinelands municipalities. Nineteen municipalities inside the Pinelands saw decreases ranging from \$15 to \$232. The remainder saw increases ranging from \$6 to \$216.

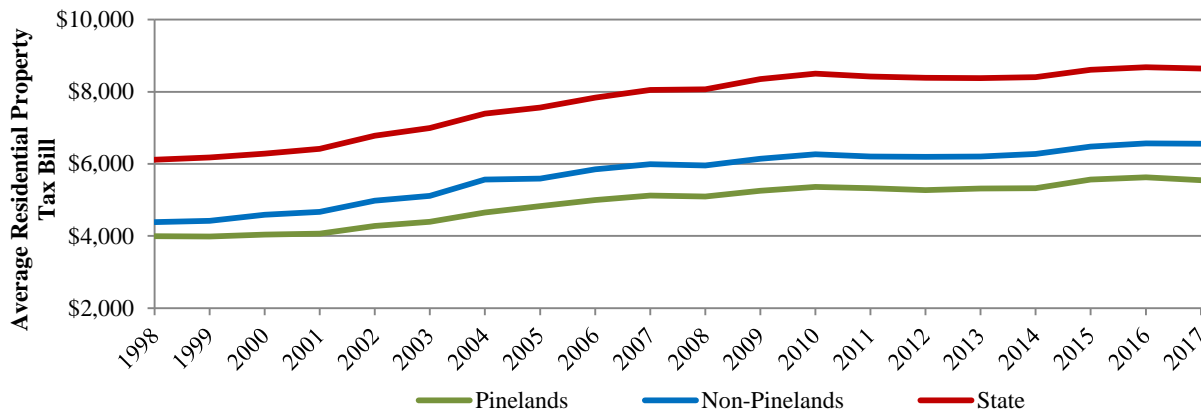


Non-Pinelands municipalities saw less of a reduction in residential tax bills. The average decrease outside the Pinelands in southern New Jersey was just \$7 or about 0.1%. The resulting average tax in the non-Pinelands region was \$6,560 in 2017, which was down from \$6,566 in 2016.

Among the Pinelands municipalities, Mullica Township had the largest increase in the average residential tax bill, going up by \$217 over the past year. The average tax bill in Mullica Township was \$5,459. Medford Township again retains the highest average tax bill at \$10,146, although residential taxes decreased by an average of \$196. The municipality with the lowest average residential tax burden for 2017 continued to be Woodbine Borough at \$1,892, an increase of \$71 from the previous year. The greatest percentage decrease (6%) was seen in Washington Township, where the average tax bill was \$3,948.

Graph 1 below shows the trend in average residential taxes for each of the three regions in 2017 dollars. Graph 2 represents comparative rise in residential tax bills since 1998. The average residential tax bill is indexed to the average in 1998.

Graph 1. Regional Average Residential Property Taxes



Graph 2. Residential Tax Bills Index

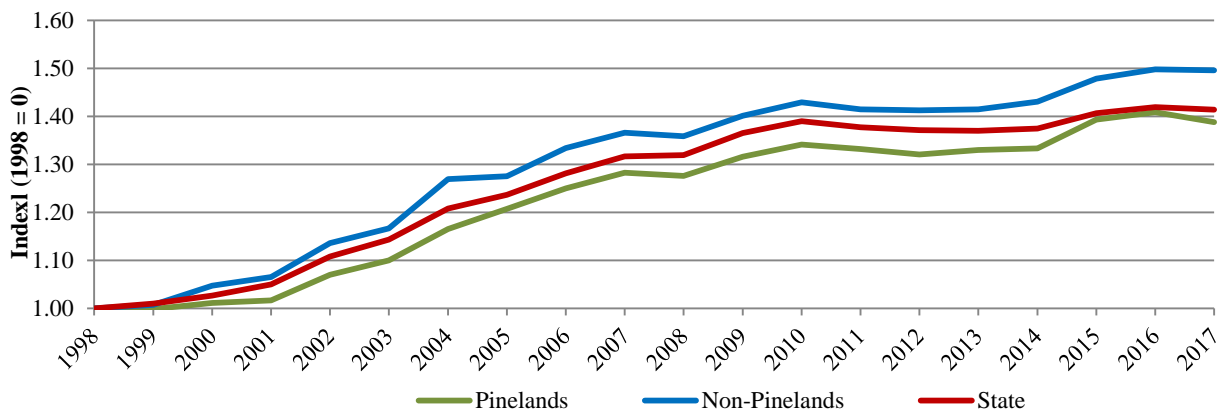


Table F1. Average Residential Property Tax Bill

Municipality	County	2016 Average Tax Bill	2017 Average Tax Bill	Actual Change 2016-2017	Percent Change 2016-2017	2016 South N.J. Rank	2017 South N.J. Rank
Medford Township	Burlington	\$10,342	\$10,146	-\$196	-2%	10	10
Medford Lakes Borough	Burlington	\$8,798	\$8,846	\$48	1%	21	20
Shamong Township	Burlington	\$8,609	\$8,729	\$120	1%	22	22
Tabernacle Township	Burlington	\$7,490	\$7,561	\$71	1%	43	41
Evesham Township	Burlington	\$7,305	\$7,343	\$38	1%	46	47
Jackson Township	Ocean	\$7,292	\$7,270	-\$22	0%	50	49
Monroe Township	Gloucester	\$7,161	\$7,110	-\$51	-1%	53	53
Waterford Township	Camden	\$6,850	\$6,812	-\$38	-1%	64	64
Plumsted Township	Ocean	\$6,609	\$6,575	-\$33	-1%	73	73
Egg Harbor Township	Atlantic	\$6,395	\$6,517	\$122	2%	81	76
Egg Harbor City	Atlantic	\$6,409	\$6,414	\$6	0%	79	80
Barneget Township	Ocean	\$6,381	\$6,389	\$9	0%	82	81
Berlin Township	Camden	\$6,253	\$6,289	\$36	1%	86	85
Eagleswood Township	Ocean	\$6,095	\$6,176	\$81	1%	93	92
Stafford Township	Ocean	\$6,114	\$6,132	\$18	0%	91	96
Port Republic City	Atlantic	\$5,982	\$6,026	\$44	1%	102	99
Franklin Township	Gloucester	\$6,079	\$5,986	-\$93	-2%	95	100
Winslow Township	Camden	\$5,887	\$5,836	-\$50	-1%	103	102
Hammonton Town	Atlantic	\$5,609	\$5,706	\$98	2%	112	109
Woodland Township	Burlington	\$5,583	\$5,682	\$99	2%	115	110
Lacey Township	Ocean	\$5,711	\$5,630	-\$82	-1%	108	114
Mullica Township	Atlantic	\$5,242	\$5,459	\$217	4%	130	123
Southampton Township	Burlington	\$5,396	\$5,402	\$6	0%	124	124
Chesilhurst Borough	Camden	\$5,392	\$5,400	\$8	0%	125	125
Buena Borough	Atlantic	\$5,142	\$5,307	\$164	3%	138	130
Buena Vista Township	Atlantic	\$5,207	\$5,295	\$88	2%	132	131
Ocean Township	Ocean	\$5,197	\$5,258	\$61	1%	133	132
Galloway Township	Atlantic	\$5,223	\$5,153	-\$70	-1%	131	139
Hamilton Township	Atlantic	\$4,903	\$4,934	\$31	1%	151	150
Lakehurst Borough	Ocean	\$4,979	\$4,889	-\$90	-2%	147	152
Upper Township	Cape May	\$4,814	\$4,841	\$27	1%	155	153
Beachwood Borough	Ocean	\$4,837	\$4,778	-\$59	-1%	154	155
Weymouth Township	Atlantic	\$4,665	\$4,763	\$98	2%	162	156
Bass River Township	Burlington	\$4,932	\$4,751	-\$181	-4%	150	158
South Toms River Borough	Ocean	\$4,701	\$4,726	\$24	1%	160	160
New Hanover Township	Burlington	\$4,507	\$4,708	\$201	4%	168	162
Little Egg Harbor Township	Ocean	\$4,642	\$4,558	-\$84	-2%	165	167
Maurice River Township	Cumberland	\$4,499	\$4,521	\$23	1%	169	169
Estell Manor City	Atlantic	\$4,400	\$4,325	-\$76	-2%	172	174
Berkeley Township	Ocean	\$4,208	\$4,149	-\$59	-1%	177	181
Manchester Township	Ocean	\$4,085	\$4,070	-\$15	0%	182	182
Washington Township	Burlington	\$4,180	\$3,948	-\$232	-6%	179	186
Folsom Borough	Atlantic	\$3,850	\$3,909	\$59	2%	189	187
Wrightstown Borough	Burlington	\$4,018	\$3,799	-\$218	-5%	185	189
Pemberton Township	Burlington	\$3,704	\$3,669	-\$35	-1%	192	191
Dennis Township	Cape May	\$2,894	\$2,932	\$38	1%	197	197
Woodbine Borough	Cape May	\$1,821	\$1,892	\$71	4%	201	201
<i>"Outside" Municipalities (less than 10% of total area inside Pinelands boundary)</i>							
Springfield Township	Burlington	\$8,296	\$8,193	-\$104	-1%	28	27
Berlin Borough	Camden	\$7,305	\$7,324	\$19	0%	47	48
North Hanover Township	Burlington	\$6,663	\$6,557	-\$107	-2%	71	74
Toms River Township	Ocean	\$6,044	\$6,139	\$96	2%	99	94
Vineland City	Cumberland	\$4,189	\$4,249	\$60	1%	178	175
Corbin City	Atlantic	\$3,524	\$3,613	\$89	3%	193	192