


FINAL EQUALIZATION TABLE, COUNTY OF MIDDLESEX FOR THE YEAR 2024

PERCENTAGE LEVEL OF TAXABLE VALUE OF REAL PROPERTY: 100%

We hereby certify this 03/21/2024, 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


Michael Lachs


Shelia Hobson


Ryan Riccio

| | | 1 REAL PROPERTY EXCLUSIVE OF CLASS II RAILROAD PROPERTY | | | | 2 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) Aggregate Assessed Value (Taxable Value) | (b) Real Property Ratio of Aggregate Assessed to Aggregate True Value Ratio of Aggregate Assessed to Aggregate True Value Value | (c) Aggregate True Value (Col 1[a]/1[b]) | (d) Amount by Which Col 1[a] Should be Changed to Correspond to 1[c] | (a) Aggregate Assessed Value (Taxable Value) | (b) Taxable % Level (The Lower of the County % Level or the Pre-TaxAid District Ratio) (N.J.S.A. 54:1-35.2) | (c) Aggregate True Value (Col 2[a]/2[b]) | (d) Aggregate Equalized Valuation (Col 2[c] x 2[b]) | (e) Amount by Which Col 2[a] Should be Changed to Correspond to 2[d] |
| E | 01 | Carteret | 2,601,317,183 | 68.28% | 3,809,779,120 | 1,208,461,937 | 0 | 68.28% | 0 | 0 |
| E | 02 | Cranbury Twp | 1,971,644,100 | 82.85% | 2,379,775,619 | 408,131,519 | 1,797,500 | 82.85% | 2,169,584 | 1,797,500 |
| R | 03 | Dunellen | 937,674,400 | 102.05% | 918,838,217 | -18,836,183 | 100 | 100.00% | 100 | 100 |
| E | 04 | East Brunswick Twp | 1,926,008,550 | 20.35% | 9,464,415,479 | 7,538,406,929 | 0 | 20.35% | 0 | 0 |
| E | 05 | Edison Twp | 7,418,032,100 | 36.48% | 20,334,517,818 | 12,916,485,718 | 5,685,000 | 36.48% | 15,583,882 | 5,685,000 |
| | 06 | Helmetta | 187,450,500 | 65.28% | 287,148,438 | 99,697,938 | 0 | 65.28% | 0 | 0 |
| | 07 | Highland Park | 2,146,292,600 | 112.74% | 1,903,754,302 | -242,538,298 | 100 | 100.00% | 100 | 100 |
| E | 08 | Jamesburg | 241,692,900 | 41.90% | 576,832,697 | 335,139,797 | 0 | 41.90% | 0 | 0 |
| | 09 | Metuchen | 1,096,817,600 | 35.54% | 3,086,149,690 | 1,989,332,090 | 0 | 35.54% | 0 | 0 |
| E | 10 | Middlesex | 2,307,991,700 | 99.39% | 2,322,156,857 | 14,165,157 | 1,997,100 | 99.39% | 2,009,357 | 1,997,100 |
| E | 11 | Milltown | 444,879,500 | 37.18% | 1,196,555,944 | 751,676,444 | 0 | 37.18% | 0 | 0 |
| E | 12 | Monroe Twp | 8,619,866,700 | 60.95% | 14,142,521,247 | 5,522,654,547 | 6,486,657 | 60.95% | 10,642,587 | 6,486,657 |
| E | 13 | New Brunswick City | 3,597,429,500 | 82.68% | 4,351,027,455 | 753,597,955 | 8,268,000 | 82.68% | 10,000,000 | 8,268,000 |
| FE | 14 | North Brunswick Twp | 2,561,895,400 | 40.44% | 6,335,052,918 | 3,773,157,518 | 0 | 40.44% | 0 | 0 |
| | 15 | Old Bridge Twp | 3,673,391,100 | 33.49% | 10,968,620,782 | 7,295,229,682 | 0 | 33.49% | 0 | 0 |
| E | 16 | Perth Amboy City | 3,499,282,500 | 78.29% | 4,469,641,717 | 970,359,217 | 0 | 78.29% | 0 | 0 |
| RE | 17 | Piscataway Twp | 10,331,102,900 | 95.31% | 10,839,474,242 | 508,371,342 | 23,830,284 | 100.00% | 23,830,284 | 23,830,284 |
| E | 18 | Plainsboro Twp | 4,474,070,800 | 89.99% | 4,971,742,194 | 497,671,394 | 7,209,500 | 89.99% | 8,011,446 | 7,209,500 |
| E | 19 | Sayreville | 2,374,739,400 | 35.85% | 6,624,098,745 | 4,249,359,345 | 100 | 35.85% | 279 | 100 |
| | 20 | South Amboy City | 897,811,600 | 68.99% | 1,301,364,835 | 403,553,235 | 0 | 68.99% | 0 | 0 |
| E | 21 | South Brunswick Twp | 4,223,855,260 | 36.72% | 11,502,873,802 | 7,279,018,542 | 6,338,600 | 36.72% | 17,261,983 | 6,338,600 |
| E | 22 | South Plainfield | 1,505,339,192 | 29.32% | 5,134,171,869 | 3,628,832,677 | 1,660,900 | 29.32% | 5,664,734 | 1,660,900 |
| | 23 | South River | 1,520,336,000 | 75.50% | 2,013,690,066 | 493,354,066 | 0 | 75.50% | 0 | 0 |
| | 24 | Spotswood | 749,053,200 | 67.53% | 1,109,215,460 | 360,162,260 | 0 | 67.53% | 0 | 0 |
| FE | 25 | Woodbridge Twp | 3,159,336,800 | 21.38% | 14,777,066,417 | 11,617,729,617 | 0 | 21.38% | 0 | 0 |
| | | Totals | 72,467,311,485 | | 144,820,485,930 | 72,353,174,445 | 63,273,841 | | 95,174,336 | 63,273,841 |

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

| | | | 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 |
|-----------------|----|---------------------|--|----------------------------|--|--|---|---|--|--|-----------------------|--|
| | | | (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 | Net amount of (Col. 1[d] + 3[e] + 5) Transfer to Col.10 of County Abstract of Ratables |
| TAXING DISTRICT | | | | | | | | | | | | |
| E | 01 | Carteret | 893,875.92 | 3.106 | 28,779,006 | 70.19% | 41,001,576 | | 68.28% | 0 | | 1,249,463,513 |
| E | 02 | Cranbury Twp | 140,505.93 | 1.808 | 7,771,346 | 90.03% | 8,631,952 | | 82.85% | 0 | | 416,763,471 |
| R | 03 | Dunellen | 213,461.59 | 2.708 | 7,882,629 | 99.83% | 7,896,052 | | 102.05% | 0 | | -10,940,131 |
| E | 04 | East Brunswick Twp | 587,008.89 | 11.502 | 5,103,538 | 22.16% | 23,030,406 | | 20.35% | 0 | | 7,561,437,335 |
| E | 05 | Edison Twp | 1,328,231.00 | 5.703 | 23,290,040 | 38.14% | 61,064,604 | | 36.48% | 0 | | 12,977,550,322 |
| | 06 | Helmetta | 68,541.32 | 3.262 | 2,101,205 | 70.05% | 2,999,579 | | 65.28% | 0 | | 102,697,517 |
| | 07 | Highland Park | 133,207.34 | 2.498 | 5,332,560 | 114.76% | 4,646,706 | | 112.74% | 0 | | -237,891,592 |
| E | 08 | Jamesburg | 36,795.80 | 6.434 | 571,896 | 45.44% | 1,258,574 | | 41.90% | 0 | | 336,398,371 |
| | 09 | Metuchen | 296,771.18 | 6.722 | 4,414,924 | 36.70% | 12,029,766 | | 35.54% | 0 | | 2,001,361,856 |
| E | 10 | Middlesex | 259,445.40 | 2.203 | 11,776,913 | 105.30% | 11,184,153 | | 99.39% | 0 | | 25,349,310 |
| E | 11 | Milltown | 98,343.37 | 6.631 | 1,483,085 | 39.21% | 3,782,415 | | 37.18% | 0 | | 755,458,859 |
| E | 12 | Monroe Twp | 157,210.54 | 2.559 | 6,143,436 | 70.07% | 8,767,570 | | 60.95% | 0 | | 5,531,422,117 |
| E | 13 | New Brunswick City | 1,138,599.63 | 2.543 | 44,773,875 | 87.87% | 50,954,677 | | 82.68% | 0 | | 804,552,632 |
| FE | 14 | North Brunswick Twp | 1,104,157.37 | 6.222 | 17,746,020 | 40.83% | 43,463,189 | | 40.44% | 0 | | 3,816,620,707 |
| | 15 | Old Bridge Twp | 296,258.32 | 5.302 | 5,587,671 | 35.30% | 15,829,096 | | 33.49% | 0 | | 7,311,058,778 |
| E | 16 | Perth Amboy City | 1,672,438.90 | 3.011 | 55,544,301 | 82.08% | 67,670,932 | | 78.29% | 0 | | 1,038,030,149 |
| RE | 17 | Piscataway Twp | 829,027.21 | 2.031 | 40,818,671 | 94.22% | 43,322,724 | | 95.31% | 0 | | 551,694,066 |
| E | 18 | Plainsboro Twp | 74,379.48 | 2.498 | 2,977,561 | 93.09% | 3,198,583 | | 89.99% | 0 | | 500,869,977 |
| E | 19 | Sayreville | 1,449,161.70 | 5.936 | 24,413,101 | 39.41% | 61,946,463 | | 35.85% | 0 | | 4,311,305,808 |
| | 20 | South Amboy City | 57,453.26 | 3.088 | 1,860,533 | 76.52% | 2,431,434 | | 68.99% | 0 | | 405,984,669 |
| E | 21 | South Brunswick Twp | 607,979.16 | 5.165 | 11,771,136 | 37.74% | 31,190,079 | | 36.72% | 0 | | 7,310,208,621 |
| E | 22 | South Plainfield | 583,461.10 | 6.678 | 8,737,063 | 32.59% | 26,809,030 | | 29.32% | 0 | | 3,655,641,707 |
| | 23 | South River | 126,010.88 | 2.471 | 5,099,590 | 81.92% | 6,225,085 | | 75.50% | 0 | | 499,579,151 |
| | 24 | Spotswood | 236,686.87 | 3.581 | 6,609,519 | 72.95% | 9,060,341 | | 67.53% | 0 | | 369,222,601 |
| FE | 25 | Woodbridge Twp | 2,407,549.29 | 11.381 | 21,154,110 | 22.38% | 94,522,386 | | 21.38% | 0 | | 11,712,252,003 |
| | | Totals | 14,796,561.45 | | 351,743,729 | | 642,917,372 | | | 0 | | 72,996,091,817 |

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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 | 157,600 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 157,600 |
| 14 North Brunswick Twp | 3,817,200 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,678,100 | 7,495,300 |
| 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 | 7,429,100 | 0 | 6,535,100 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,458,100 | 17,422,300 |
| 19 Sayreville | 673,000 | 0 | 0 | 0 | 321,100 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 994,100 |
| 21 South Brunswick Twp | 31,937,200 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 31,937,200 |
| 22 South Plainfield | 0 | 0 | 0 | 0 | 551,191 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 408,000 | 959,191 |
| 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 | 92,994,500 | 0 | 6,535,100 | 2,428,217 | 1,002,291 | 4,260,300 | 0 | 0 | 0 | 0 | 2,223,900 | 0 | 9,196,400 | 118,640,708 |