

FINAL EQUALIZATION TABLE, COUNTY OF MIDDLESEX FOR THE YEAR 2020

We hereby certify this 5th day of March, 2020, that the table below reflects those items required to be set forth under R.S. 54:3-17, as amended

County Percentage Level: 100%
 Section 54:3-18 of the Revised Statutes, as amended, 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 Lorenzen, President

Michael E. Lachs, Commissioner

Kevin P. Egan, Commissioner

Ryan Riccio, Tax Administrator

	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 SYSTEM COMPANIES				
	(a) Aggregate Assessed Value	(b) Real Property Ratio of Aggregate Assessed to Aggregate True Value	(c) Aggregate True Value (Col.1a / Col.1b)	(d) Amount by Which Col.1a Should be Increased or Decreased to Correspond to Col. 1c	(a) Aggregate Assessed Value	(b) Taxable % Level (The Lower of the County % Level of the Pre-Tax Year's School Aid District Ratio) (N.J.S.A.54:1-35.2)	(c) Aggregate True Value (Col.2a / Col.2b)	(d) Aggregate Equalized Valuation (Col.2c * Col.2b)	(e) Amount by Which Col.2a Should be Increased or Decreased to Correspond to Col.2d
E 01: CARTERET BORO	2,446,814,583	90.07%	2,716,569,982	269,755,399	0	90.07%	0	0	0
E 02: CRANBURY TWP	1,836,590,500	96.83%	1,896,716,410	60,125,910	1,974,681	96.83%	2,039,328	1,974,681	0
03: DUNELLEN BORO	650,278,600	101.45%	640,984,327	9,294,273-	100	100.00%	100	100	0
E 04: EAST BRUNSWICK TWP	1,899,237,050	25.03%	7,587,842,789	5,688,605,739	2,321,388	25.03%	9,274,423	2,321,388	0
E 05: EDISON TWP	7,255,881,050	37.88%	19,154,913,015	11,899,031,965	5,624,016	37.88%	14,846,927	5,624,016	0
06: HELMETTA BORO	185,387,800	86.46%	214,420,310	29,032,510	198,758	86.46%	229,884	198,758	0
07: HIGHLAND PARK BORO	582,981,100	41.35%	1,409,869,649	826,888,549	41	41.35%	99	41	0
E 08: JAMESBURG BORO	237,328,600	54.24%	437,552,729	200,224,129	1,365,004	54.24%	2,516,600	1,365,004	0
09: METUCHEN BORO	1,081,688,100	43.66%	2,477,526,569	1,395,838,469	0	43.66%	0	0	0
E 10: MIDDLESEX BORO	491,507,700	31.97%	1,537,402,878	1,045,895,178	596,666	31.97%	1,866,331	596,666	0
E 11: MILLTOWN BORO	443,606,400	46.10%	962,269,848	518,663,448	0	46.10%	0	0	0
E 12: MONROE TWP	7,861,493,000	81.72%	9,620,035,487	1,758,542,487	6,025,563	81.72%	7,373,425	6,025,563	0
E 13: NEW BRUNSWICK CITY	3,416,880,300	97.39%	3,508,450,868	91,570,568	10,000,000	97.39%	10,267,995	10,000,000	0
FE 14: NORTH BRUNSWICK TWP	2,525,325,600	53.09%	4,756,687,888	2,231,362,288	0	53.09%	0	0	0
E 15: OLD BRIDGE TWP	3,521,750,100	41.82%	8,421,210,187	4,899,460,087	3,036,702	41.82%	7,261,363	3,036,702	0
E 16: PERTH AMBOY	3,325,376,500	96.40%	3,449,560,685	124,184,185	5,076,012	96.40%	5,265,573	5,076,012	0
RE 17: PISCATAWAY TWP	7,840,248,200	96.38%	8,134,725,254	294,477,054	20,212,832	100.00%	20,212,832	20,212,832	0
E 18: PLAINSBORO TWP	4,525,442,700	98.82%	4,579,480,571	54,037,871	7,577,199	98.82%	7,667,678	7,577,199	0
E 19: SAYREVILLE BORO	2,301,984,600	46.03%	5,001,052,792	2,699,068,192	46	46.03%	100	46	0
20: SOUTH AMBOY CITY	902,450,400	94.33%	956,695,007	54,244,607	0	94.33%	0	0	0
E 21: SOUTH BRUNSWICK TWP	3,956,047,200	39.46%	10,025,461,733	6,069,414,533	6,517,147	39.46%	16,515,831	6,517,147	0
E 22: SOUTH PLAINFIELD BOR	1,437,407,226	33.20%	4,329,539,837	2,892,132,611	1,676,515	33.20%	5,049,744	1,676,515	0
R 23: SOUTH RIVER BORO	1,511,133,400	104.58%	1,444,954,485	66,178,915-	0	100.00%	0	0	0
24: SPOTSWOOD BORO	741,655,700	87.60%	846,638,927	104,983,227	0	87.60%	0	0	0
FE 25: WOODBRIDGE TWP	3,192,247,300	27.13%	11,766,484,703	8,574,237,403	3,955,395	27.13%	14,579,414	3,955,395	0
TOTALS	64,170,743,709		115,877,046,930	51,706,303,221	76,158,065		124,967,647	76,158,065	0

R = Reval / Reassessment F = Fiscal Year District L = Chapter 441 in Lieu of Taxes C = Chapter 101 Compliance Plan E = Exemption

	3 EQUALIZATION OF REPLACEMENT REVENUES (PL 1966, C.135 AS AMENDED)					4 DEDUCT TRUE VALUE OF REAL PROPERTY EXCLUSIVE OF CLASS II RAILROAD PROPERTY WHERE TAXES ARE IN DEFAULT & LIENS UNENFORCEABLE (PL 1974 C.166)			5 C. 441 IN LIEU	6 NET AMOUNT OF (Col.1d + Col.2e + Col.3e - Col.4c + Col.5) Transfer to Col.10 County Abstract of Ratables
	(a) Business Personal Property Replacement Revenue Received during Preceding Year	(b) Preceding Year General Tax Rate	(c) Capitalization of Replacement Revenues (Col.3a / Col.3b)	(d) Real Property Ratio of Aggregate Assessed Value to Aggregate True Value (PL 1971,C.32)	(e) Assumed Equalized Value of Amount in Col.3c (Col.3c / Col.3d)	(a) Aggregate Assessed Value	(b) Real Property Ratio of Aggregate Assessed to Aggregate True	(c) Aggregate True Value (Col.4a / Col.4b)	In Lieu True Value	
E 01: CARTERET BORO	893,875.92	2.793	32,004,150	96.27%	33,244,157	0	90.07%	0	0	302,999,556
E 02: CRANBURY TWP	140,505.93	1.799	7,810,224	96.82%	8,066,747	0	96.83%	0	0	68,192,657
03: DUNELLEN BORO	213,461.59	3.103	6,879,200	106.34%	6,469,062	0	101.45%	0	0	2,825,211-
E 04: EAST BRUNSWICK TWP	587,008.89	11.020	5,326,759	24.36%	21,866,827	0	25.03%	0	0	5,710,472,566
E 05: EDISON TWP	1,328,231.00	5.408	24,560,484	41.11%	59,743,333	0	37.88%	0	0	11,958,775,298
06: HELMETTA BORO	68,541.32	3.089	2,218,884	86.16%	2,575,306	0	86.46%	0	0	31,607,816
07: HIGHLAND PARK BORO	133,207.34	8.415	1,582,975	40.78%	3,881,744	0	41.35%	0	0	830,770,293
E 08: JAMESBURG BORO	36,795.80	6.185	594,920	52.85%	1,125,676	0	54.24%	0	0	201,349,805
09: METUCHEN BORO	296,771.18	5.962	4,977,712	44.29%	11,238,907	0	43.66%	0	0	1,407,077,376
E 10: MIDDLESEX BORO	259,445.40	9.167	2,830,211	31.78%	8,905,636	0	31.97%	0	0	1,054,800,814
E 11: MILLTOWN BORO	98,343.37	6.062	1,622,292	48.78%	3,325,732	0	46.10%	0	0	521,989,180
E 12: MONROE TWP	157,210.54	2.456	6,401,081	83.43%	7,672,397	0	81.72%	0	0	1,766,214,884
E 13: NEW BRUNSWICK CITY	1,138,599.63	2.423	46,991,318	99.36%	47,294,000	0	97.39%	0	0	138,864,568
FE 14: NORTH BRUNSWICK TWP	1,104,157.37	5.668	19,480,546	54.28%	35,888,994	0	53.09%	0	0	2,267,251,282
E 15: OLD BRIDGE TWP	296,258.32	4.952	5,982,599	43.16%	13,861,443	0	41.82%	0	0	4,913,321,530
E 16: PERTH AMBOY	1,672,438.90	2.989	55,953,125	96.59%	57,928,486	0	96.40%	0	0	182,112,671
RE 17: PISCATAWAY TWP	829,027.21	2.308	35,919,723	95.95%	37,435,876	0	96.38%	0	0	331,912,930
E 18: PLAINSBORO TWP	74,379.48	2.298	3,236,705	96.98%	3,337,497	0	98.82%	0	0	57,375,368
E 19: SAYREVILLE BORO	1,449,161.70	5.233	27,692,752	48.05%	57,633,199	0	46.03%	0	0	2,756,701,391
20: SOUTH AMBOY CITY	57,453.26	2.772	2,072,628	96.41%	2,149,806	0	94.33%	0	0	56,394,413
E 21: SOUTH BRUNSWICK TWP	607,979.16	5.085	11,956,326	37.66%	31,748,078	0	39.46%	0	0	6,101,162,611
E 22: SOUTH PLAINFIELD BOR	583,461.10	6.089	9,582,215	35.86%	26,721,180	0	33.20%	0	0	2,918,853,791
R 23: SOUTH RIVER BORO	126,010.88	8.237	1,529,815	28.91%	5,291,646	0	104.58%	0	0	60,887,269-
24: SPOTSWOOD BORO	236,686.87	3.321	7,126,976	91.26%	7,809,529	0	87.60%	0	0	112,792,756
FE 25: WOODBRIDGE TWP	2,407,549.29	10.404	23,140,612	27.82%	83,179,770	0	27.13%	0	0	8,657,417,173
TOTALS	14,796,561		347,474,232		578,395,028	0		0	0	52,284,698,249

R = Reval / Reassessment F = Fiscal Year District L = Chapter 441 in Lieu of Taxes C = Chapter 101 Compliance Plan E = Exemption