

MIDDLESEX COUNTY
BOARD OF TAXATION

Taxing District	2013 Rate	2014 Ratio
Carteret	2.942	97.86%
Cranbury	1.832	98.57
Dunellen	11.771	26.40
East Brunswick	9.600	26.19
Edison	4.576	49.83
Helmetta	2.762	92.70
Highland Park	7.166	42.13
Jamesburg	5.481	54.62
Metuchen	5.389	46.17
Middlesex	7.804	35.47
Milltown	4.871	52.45
Monroe *	4.125	104.07
New Brunswick	5.579	39.00
North Brunswick	5.103	54.05
Old Bridge	4.421	49.95
Perth Amboy	2.837	101.05
Piscataway *	6.634	100.27
Plainsboro	2.433	97.84
Sayreville	4.591	52.13
South Amboy	2.495	102.78
South Brunswick	4.528	45.98
South Plainfield	5.387	37.79
South River	6.910	31.51
Spotswood	2.866	98.22
Woodbridge	9.390	29.31

*Undergoing revaluation-Ratio subject to change

Middlesex County Board of Taxation Rates & Ratios

<u>Municipality</u>	<u>2013 Ratio</u>	<u>2012 Tax Rate</u>	<u>Assessor</u>
1. Carteret	92.53	2.872	Charles Heck
2. Cranbury	103.85	1.834	Steven Benner
3. Dunellen	25.65	11.771	Richard Gianchiglia
4. East Brunswick	26.39	9.290	Frank Colon
5. Edison	50.10	4.529	Victoria Riddle
6. Helmetta	87.05	2.713	Kenneth Pacera
7. Highland Park	39.50	6.988	Thomas Mancuso
8. Jamesburg	52.18	5.362	Kenneth Pacera
9. Metuchen	45.20	5.245	Robert Sweeney
10. Middlesex	34.38	7.700	Frank Betts
11. Milltown	49.81	4.702	Eldo Magnani
12. Monroe	54.37	4.091	Mitchell Elias
13. New Brunswick	39.87	5.474	Philip Duchesneau
14. North Brunswick	55.48	5.011	Dianne Walker
15. Old Bridge	49.22	4.370	Brian Enright
16. Perth Amboy	105.34	2.680	JoAnn Jimenez
17. Piscataway	36.39	6.312	Lisa Stephens
18. Plainsboro	95.02	2.390	Thomas Mancuso
19. Sayreville	48.50	4.496	Joseph Kupsch
20. South Amboy	99.02	2.336	Brian Enright
21. South Brunswick	47.06	4.491	Keith Fasanella
22. South Plainfield	38.59	5.244	Mary Frances Hildebrandt
23. South River	31.19	6.716	Michael Frangella
24. Spotswood	95.35	2.844	Patricia Williams
25. Woodbridge	28.05	9.114	Richard Duda

MIDDLESEX COUNTY
BOARD OF TAXATION

Taxing District	2011 Rate	2012 Ratio
Carteret	5.339	89.79%
Cranbury	1.738	96.28
Dunellen	11.607	24.23
East Brunswick	9.097	25.67
Edison	4.478	47.86
Helmetta	2.091	88.80
Highland Park	6.854	39.55
Jamesburg	5.109	47.79
Metuchen	5.143	44.05
Middlesex	7.559	31.67
Milltown	4.596	48.97
Monroe	3.696	51.66
New Brunswick	5.333	39.40
North Brunswick	4.821	51.30
Old Bridge	4.317	46.39
Perth Amboy	2.655	93.56
Piscataway	6.312	35.65
Plainsboro	2.337	95.51
Sayreville	4.400	45.61
South Amboy	2.247	96.07
South Brunswick	4.382	44.46
South Plainfield	5.114	36.03
South River	6.666	29.31
Spotswood	2.834	88.96
Woodbridge	8.787	26.29

MIDDLESEX COUNTY
BOARD OF TAXATION

Taxing District	2009 Rate	2010 Ratio
Carteret	5.164%	37.18%
Cranbury	1.603	99.97
Dunellen	10.883	21.51
East Brunswick	8.570	24.54
Edison	4.128	45.49
Helmetta	2.003	99.11
Highland Park	6.487	35.62
Jamesburg	4.985	44.80
Metuchen	4.772	41.72
Middlesex	7.248	29.52
Milltown	4.264	45.08
Monroe	3.368	47.81
New Brunswick	5.027	37.03
North Brunswick	4.443	50.23
Old Bridge	4.111	43.29
Perth Amboy	2.373	92.31
Piscataway	5.904	32.63
Plainsboro	2.098	97.06
Sayreville	4.196	42.99
South Amboy	2.057	87.84
South Brunswick	3.941	46.46
South Plainfield	5.018	34.54
South River	6.249	26.38
Spotswood	2.658	80.97
Woodbridge	7.935	22.06

MIDDLESEX COUNTY
BOARD OF TAXATION

Taxing District	2008 Rate	2009 Ratio
Carteret	5.076	37.55%
Cranbury	1.534	100.13
Dunellen	10.728	20.22
East Brunswick	8.290	24.48
Edison	3.945	45.79
Helmetta	1.965	97.52
Highland Park	6.301	35.37
Jamesburg	4.810	42.38
Metuchen	4.594	40.75
Middlesex	7.022	28.87
Milltown	4.047	43.18
Monroe	3.294	44.88
New Brunswick	4.884	37.15
North Brunswick	4.351	48.17
Old Bridge	4.041	42.35
Perth Amboy	2.177	92.51
Piscataway	5.648	32.04
Plainsboro	1.979	97.92
Sayreville	3.992	41.63
South Amboy	1.810	84.15
South Brunswick	3.883	47.22
South Plainfield	4.668	36.25
South River	6.237	25.46
Spotswood	2.590	79.26
Woodbridge	7.328	22.95

MIDDLESEX COUNTY
BOARD OF TAXATION

2007	Rate	Ratio
Carteret	4.97	41.22%
Cranbury	1.47	102.11
Dunellen	10.31	22.36
East Brunswick	7.91	26.23
Edison	3.72	52.93
Helmetta	1.91	101.71
Highland Park	6.05	37.28
Jamesburg	4.58	46.52
Metuchen	4.38	43.65
Middlesex	6.70	31.40
Milltown	3.89	48.73
Monroe	3.13	48.47
New Brunswick	4.57	40.85
North Brunswick	4.24	54.20
Old Bridge	3.99	45.47
Perth Amboy	2.08	106.60
Piscataway	5.54	34.23
Plainsboro	2.06	92.63
Sayreville	3.81	45.86
South Amboy	1.72	88.16
South Brunswick	3.82	48.53
South Plainfield	4.39	40.71
South River	5.85	26.72
Spotswood	2.46	86.22
Woodbridge	7.09	26.51

MIDDLESEX COUNTY
Chapter 123 Laws of 1973

Applicable to tax appeals for tax year 2014

District	Average Ratio	Lower Limit	Upper Limit
Carteret*	97.86	83.18	112.54
Cranbury*	98.57	83.78	113.36
Dunellen	26.40	22.44	30.36
East Brunswick	26.19	22.26	30.12
Edison	49.83	42.36	57.30
Helmetta*	92.70	78.79	106.61
Highland Park	42.13	35.81	48.45
Jamesburg	54.62	46.43	62.81
Metuchen	46.17	39.24	53.10
Middlesex	35.47	30.15	40.79
Milltown	52.45	44.58	60.32
Monroe**	54.15	46.03	62.27
New Brunswick	39.00	33.15	44.85
North Brunswick	54.05	45.94	62.16
Old Bridge	49.95	42.46	57.44
Perth Amboy*	101.05	85.89	116.21
Piscataway**	37.18	31.60	42.76
Plainsboro*	97.84	83.16	112.52
Sayreville	52.13	44.31	59.95
South Amboy*	102.78	87.36	118.20
South Brunswick	45.98	39.08	52.88
South Plainfield	37.79	32.12	43.46
South River	31.51	26.78	36.24
Spotswood*	98.22	83.49	112.95
Woodbridge	29.31	24.91	33.71

* Ratios in excess of 100% are to be Considered 100%

**Districts under revaluation. Ratios to change for 2014.
The Laws of Chapter 123 shall not apply.

**COMPARABLE SALES MUST BE WITHIN
THE PRE-TAX YEAR.
10/01/2012-09/30/2013**

MIDDLESEX COUNTY
COMPARATIVE REAL ESTATE RATES

	2013	2012	Difference
CARTERET			
County Budget	0.382	0.360	0.022
County Open Space	0.033	0.033	0.000
Local Government	1.165	1.122	0.043
School District	1.297	1.287	0.010
Municipal Library	0.035	0.040	-0.005
Municipal Open Space	0.030	0.030	0.000
TOTAL	<u>2.942</u>	<u>2.872</u>	<u>0.070</u>
CRANBURY			
County Budget	0.342	0.341	0.001
County Open Space	0.030	0.032	-0.002
Local Government	0.378	0.375	0.003
School District	1.031	1.031	0.000
Municipal Library	0.032	0.035	-0.003
Municipal Open Space	0.019	0.020	-0.001
TOTAL	<u>1.832</u>	<u>1.834</u>	<u>-0.002</u>
DUNELLEN			
County Budget	1.393	1.361	0.032
County Open Space	0.119	0.125	-0.006
Local Government	3.150	3.319	-0.169
School District	6.979	6.830	0.149
Municipal Library	0.130	0.136	-0.006
Municipal Open Space	0.000	0.000	0.000
TOTAL	<u>11.771</u>	<u>11.771</u>	<u>0.000</u>
EAST BRUNSWICK			
County Budget	1.316	1.255	0.061
County Open Space	0.112	0.116	0.082
Local Government	1.714	1.680	0.034
School District	6.311	6.089	0.222
Municipal Library	0.128	0.131	-0.003
Municipal Open Space	0.019	0.019	0.000
TOTAL	<u>9.600</u>	<u>9.290</u>	<u>0.310</u>

MIDDLESEX COUNTY
COMPARATIVE REAL ESTATE RATES

	<u>2013</u>	<u>2012</u>	<u>Difference</u>
EDISON			
County Budget	0.687	0.671	0.000
County Open Space	0.059	0.062	-0.003
Local Government	1.049	1.048	0.001
School District	2.704	2.668	0.036
Municipal Library	0.067	0.070	-0.003
Municipal Open Space	<u>0.010</u>	<u>0.010</u>	<u>0.000</u>
TOTAL	4.576	4.529	0.047
HELMETTA			
County Budget	0.411	0.370	0.041
County Open Space	0.035	0.034	-0.034
Local Government	0.652	0.635	0.017
School District	1.664	1.674	-0.010
Municipal Library	0.000	0.000	0.000
Municipal Open Space	<u>0.000</u>	<u>0.000</u>	<u>0.000</u>
TOTAL	2.762	2.713	0.014
HIGHLAND PARK			
County Budget	0.897	0.829	0.068
County Open Space	0.077	0.077	0.000
Local Government	1.775	1.693	0.082
School District	4.334	4.306	0.028
Municipal Library	0.083	0.083	0.000
Municipal Open Space	<u>0.000</u>	<u>0.000</u>	<u>0.000</u>
TOTAL	7.166	6.988	0.178
JAMESBURG			
County Budget	0.672	0.683	-0.011
County Open Space	0.058	0.063	-0.005
Local Government	1.475	1.428	0.047
School District	3.212	3.119	0.093
Municipal Library	0.064	0.069	-0.005
Municipal Open Space	<u>0.000</u>	<u>0.000</u>	<u>0.000</u>
TOTAL	5.481	5.362	0.119

MIDDLESEX COUNTY
COMPARATIVE REAL ESTATE RATES

	<u>2013</u>	<u>2012</u>	<u>Difference</u>
METUCHEN			
County Budget	0.783	0.741	-0.741
County Open Space	0.067	0.069	-0.002
Local Government	1.053	1.023	0.03
School District	3.412	3.337	0.075
Municipal Library	0.074	0.075	-0.001
Municipal Open Space	0.000	0.000	0.000
TOTAL	<u>5.389</u>	<u>5.245</u>	<u>-0.639</u>
MIDDLESEX			
County Budget	1.033	1.039	-0.006
County Open Space	0.088	0.096	-0.008
Local Government	2.226	2.184	0.042
School District	4.361	4.276	0.085
Municipal Library	0.096	0.105	-0.009
Municipal Open Space	0.000	0.000	0.000
TOTAL	<u>7.804</u>	<u>7.700</u>	<u>0.104</u>
MILLTOWN			
County Budget	0.712	0.671	0.041
County Open Space	0.061	0.062	-0.001
Local Government	1.035	1.004	0.031
School District	2.996	2.897	0.099
Municipal Library	0.067	0.068	-0.001
Municipal Open Space	0.000	0.000	0.000
TOTAL	<u>4.871</u>	<u>4.702</u>	<u>0.169</u>
MONROE			
County Budget	0.640	0.615	0.025
County Open Space	0.055	0.057	-0.002
Local Government	0.833	0.843	-0.010
School District	2.511	2.486	0.025
Municipal Library	0.061	0.065	-0.004
Municipal Open Space	0.025	0.025	0.000
TOTAL	<u>4.125</u>	<u>4.091</u>	<u>0.034</u>

MIDDLESEX COUNTY
COMPARATIVE REAL ESTATE RATES

	<u>2013</u>	<u>2012</u>	<u>Difference</u>
NEW BRUNSWICK			
County Budget	0.884	0.831	0.053
County Open Space	0.076	0.077	-0.001
Local Government	2.258	2.219	0.039
School District	2.208	2.201	0.007
Local School	0.071	0.062	0.009
Municipal Library	0.082	0.084	-0.002
Municipal Open Space	<u>0.000</u>	<u>0.000</u>	<u>0.000</u>
TOTAL	5.579	5.474	0.105
NORTH BRUNSWICK			
County Budget	0.640	0.643	-0.003
County Open Space	0.055	0.059	-0.004
Local Government	1.134	1.105	0.029
School District	3.184	3.109	0.075
Municipal Library	0.060	0.065	-0.005
Municipal Open Space	<u>0.030</u>	<u>0.030</u>	<u>0.000</u>
TOTAL	5.103	5.011	0.092
OLD BRIDGE			
County Budget	0.718	0.705	0.013
County Open Space	0.061	0.065	-0.004
Local Government	0.940	0.930	0.010
School District	2.635	2.599	0.036
Municipal Library	0.067	0.071	-0.004
Municipal Open Space	<u>0.000</u>	<u>0.000</u>	<u>0.000</u>
TOTAL	4.421	4.370	0.051
PERTH AMBOY			
County Budget	0.333	0.322	0.011
County Open Space	0.029	0.030	-0.001
Local Government	1.705	1.593	0.112
School District	0.737	0.699	0.038
Municipal Library	0.033	0.036	-0.003
Municipal Open Space	<u>0.000</u>	<u>0.000</u>	<u>0.000</u>
TOTAL	2.837	2.680	0.157

MIDDLESEX COUNTY
COMPARATIVE REAL ESTATE RATES

	<u>2013</u>	<u>2012</u>	<u>Difference</u>
PISCATAWAY			
County Budget	0.963	0.882	0.081
County Open Space	0.082	0.081	0.001
Local Government	1.754	1.579	0.175
School District	3.744	3.679	0.065
Municipal Library	0.091	0.091	0.000
Municipal Open Space	0.000	0.000	0.000
TOTAL	<u>6.634</u>	<u>6.312</u>	<u>0.322</u>
PLAINSBORO			
County Budget	0.372	0.347	0.025
County Open Space	0.032	0.032	0.000
Local Government	0.333	0.324	0.009
School District	1.651	1.642	0.009
Municipal Library	0.035	0.035	0.000
Municipal Open Space	0.010	0.010	0.000
TOTAL	<u>2.433</u>	<u>2.390</u>	<u>0.043</u>
SAYREVILLE			
County Budget	0.738	0.726	0.012
County Open Space	0.063	0.067	-0.004
Local Government	1.159	1.116	0.043
School District	2.543	2.495	0.048
Municipal Library	0.068	0.072	-0.004
Municipal Open Space	0.020	0.020	0.000
TOTAL	<u>4.591</u>	<u>4.496</u>	<u>0.095</u>
SOUTH AMBOY			
County Budget	0.356	0.332	0.024
County Open Space	0.031	0.031	0.000
Local Government	1.055	0.943	0.112
School District	1.020	0.995	0.025
Municipal Library	0.033	0.035	-0.002
Municipal Open Space	0.000	0.000	0.000
TOTAL	<u>2.495</u>	<u>2.336</u>	<u>0.159</u>

MIDDLESEX COUNTY
COMPARATIVE REAL ESTATE RATES

	<u>2013</u>	<u>2012</u>	<u>Difference</u>
SOUTH BRUNSWICK			
County Budget	0.749	0.733	0.016
County Open Space	0.064	0.068	-0.004
Local Government	0.751	0.721	0.030
School District	2.853	2.853	0.000
Municipal Library	0.070	0.076	-0.006
Municipal Open Space	0.041	0.040	0.001
TOTAL	<u>4.528</u>	<u>4.491</u>	<u>0.037</u>
SOUTH PLAINFIELD			
County Budget	0.917	0.906	0.011
County Open Space	0.078	0.084	-0.006
Local Government	1.222	1.201	0.021
School District	3.083	2.961	0.122
Municipal Library	0.087	0.092	-0.005
Municipal Open Space	0.000	0.000	0.000
TOTAL	<u>5.387</u>	<u>5.244</u>	<u>5.244</u>
SOUTH RIVER			
County Budget	1.134	1.118	0.016
County Open Space	0.097	0.103	-0.006
Local Government	1.854	1.864	-0.010
School District	3.717	3.517	0.200
Municipal Library	0.108	0.114	-0.006
Municipal Open Space	0.000	0.000	0.000
TOTAL	<u>6.910</u>	<u>6.716</u>	<u>0.194</u>
SPOTSWOOD			
County Budget	0.374	0.371	0.003
County Open Space	0.032	0.035	-0.003
Local Government	0.840	0.828	0.012
School District	1.586	1.573	0.013
Municipal Library	0.034	0.037	-0.003
Municipal Open Space	0.000	0.000	0.000
TOTAL	<u>2.866</u>	<u>2.844</u>	<u>0.022</u>

MIDDLESEX COUNTY

COMPARATIVE REAL ESTATE RATES

	<u>2013</u>	<u>2012</u>	<u>Difference</u>
WOODBIDGE			
County Budget	1.248	1.233	0.015
County Open Space	0.106	0.114	-0.008
Local Government	2.602	2.472	0.130
School District	5.315	5.169	0.146
Municipal Library	0.119	0.126	-0.007
Municipal Open Space	<u>0.000</u>	<u>0.000</u>	<u>0.000</u>
TOTAL	9.390	9.114	0.276