

FINAL EQUALIZATION TABLE, COUNTY OF MIDDLESEX FOR THE YEAR 2021

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.

We hereby certify this 11th day of March, 2021, that the table below reflects those items required to be set forth under R.S. 54:3-17, as amended

Richard Lorenzini, President

Michael E. Lachs, 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	2,496,082,733	87.72%	2,845,511,552	349,428,819	0	87.72%	0	0	0
E 02: CRANBURY TWP	1,912,791,300	91.76%	2,084,558,958	171,767,658	1,926,352	91.76%	2,099,337	1,926,352	0
R 03: DUNELLEN BORO	695,204,400	101.43%	685,403,135	9,801,265-	1	100.00%	1	1	0
E 04: EAST BRUNSWICK TWP	1,909,344,150	24.82%	7,692,764,504	5,783,420,354	2,410,316	24.82%	9,711,185	2,410,316	0
E 05: EDISON TWP	7,275,784,600	40.25%	18,076,483,478	10,800,698,878	6,195,391	40.25%	15,392,276	6,195,391	0
06: HELMETTA BORO	186,075,400	82.47%	225,627,986	39,552,586	194,118	82.47%	235,380	194,118	0
07: HIGHLAND PARK BORO	586,736,600	41.41%	1,416,895,919	830,159,319	41	41.41%	99	41	0
E 08: JAMESBURG BORO	238,573,200	52.22%	456,861,739	218,288,539	1,342,602	52.22%	2,571,049	1,342,602	0
09: METUCHEN BORO	1,091,764,400	43.39%	2,516,165,937	1,424,401,537	0	43.39%	0	0	0
E 10: MIDDLESEX BORO	490,927,834	28.73%	1,708,763,780	1,217,835,946	553,723	28.73%	1,927,334	553,723	0
E 11: MILLTOWN BORO	444,040,800	46.06%	964,048,632	520,007,832	0	46.06%	0	0	0
E 12: MONROE TWP	8,105,786,100	80.98%	10,009,614,843	1,903,828,743	6,180,038	80.98%	7,631,561	6,180,038	0
E 13: NEW BRUNSWICK CITY	3,483,447,100	94.99%	3,667,172,439	183,725,339	10,000,000	94.99%	10,527,424	10,000,000	0
FE 14: NORTH BRUNSWICK TWP	2,540,245,800	48.66%	5,220,398,274	2,680,152,474	0	48.66%	0	0	0
15: OLD BRIDGE TWP	3,552,622,500	41.11%	8,641,747,750	5,089,125,250	3,272,251	41.11%	7,959,745	3,272,251	0
16: PERTH AMBOY	3,368,903,800	93.24%	3,613,152,939	244,249,139	5,310,824	93.24%	5,695,864	5,310,824	0
RE 17: PISCATAWAY TWP	7,983,228,100	96.04%	8,312,399,105	329,171,005	22,414,516	100.00%	22,414,516	22,414,516	0
E 18: PLAINSBORO TWP	4,527,933,200	97.50%	4,644,034,051	116,100,851	7,541,325	97.50%	7,734,692	7,541,325	0
E 19: SAYREVILLE BORO	2,314,448,400	43.82%	5,281,717,024	2,967,268,624	44	43.82%	100	44	0
20: SOUTH AMBOY CITY	899,311,800	90.77%	990,758,841	91,447,041	0	90.77%	0	0	0
E 21: SOUTH BRUNSWICK TWP	4,084,073,700	42.87%	9,526,647,306	5,442,573,606	7,325,148	42.87%	17,086,886	7,325,148	0
E 22: SOUTH PLAINFIELD BOR	1,446,314,230	32.99%	4,384,098,909	2,937,784,679	1,701,339	32.99%	5,157,135	1,701,339	0
23: SOUTH RIVER BORO	1,509,579,100	99.20%	1,521,753,125	12,174,025	0	99.20%	0	0	0
24: SPOTSWOOD BORO	743,846,000	85.94%	865,541,075	121,695,075	0	85.94%	0	0	0
FE 25: WOODBRIDGE TWP	3,177,537,200	25.35%	12,534,663,511	9,357,126,311	3,883,753	25.35%	15,320,525	3,883,753	0
TOTALS	65,064,602,447		117,886,784,812	52,822,182,365	80,251,782		131,465,109	80,251,782	0

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