

FINAL EQUALIZATION TABLE FOR THE COUNTY OF SUSSEX FOR THE YEAR 2025

Section 54:3-18 of the Revised Statutes, as amended, required 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: Director, Division of Taxation, the Tax court of New Jersey, and to each taxing district in the County.

Melissa Rockwell
Melissa Rockwell
COUNTY TAX ADMINISTRATOR

Commissioner John Fierro
Commissioner John Fierro
President

Commissioner Richard Ecke
Commissioner Richard Ecke
Vice President

Commissioner George Conway
Commissioner George Conway

Commissioner Howard Zatowsky
Commissioner Howard Zatowsky

COUNTY PERCENTAGE LEVEL OF TAXABLE VALUE OF REAL PROPERTY 100%

TAXING DISTRICT		COLUMN (1) REAL PROPERTY EXCLUSIVE OF CLASS II RAILROAD PROPERTY				COLUMN (2) MACHINERY, IMPLEMENTS, EQUIPMENT & ALL OTHER TAXABLE PERSONAL PROPERTY USED IN BUSINESS OF TELEPHONE, TELEGRAPH & MESSENGER SYSTEM COMPANIES (C.138 L.1966)					COLUMN (3) EQUALIZATION OF REPLACEMENT REVENUES UNDER P.L.1966 C.135 AS AMENDED					COLUMN (4) DEDUCT TRUE VALUE OF REAL PROPERTY EXCLUSIVE OF CLASS II RAILROAD PROPERTY WHERE THE TAXES ARE IN DEFAULT AND LIENS UNENFORCEABLE (C.168, L.1974)			COLUMN (5) C. 441 IN LIEU TRUE VALUE	COLUMN (6) NET AMOUNT OF CALCULATIONS [COL.1(d) + COL.2(e) + COL.3 (e) - COL.4(c)] TRANSFER TO COLUMN 10 COUNTY ABSTRACT OF RATABLE
		(a) AGGREGATE ASSESSED VALUE	(b) REAL PROPERTY RATIO OF AGGREGATE ASSESSED TO AGGREGATE TRUE VALUE	(c) AGGREGATE TRUE VALUE [COL.1(a)/ COL.19(c)]	(d) AMOUNT BY WHICH COL.1(a) SHOULD BE INCREASED OR DECREASED TO CORRESPOND TO COL.1(c)	(a) AGGREGATE ASSESSED VALUE (TAXABLE VALUE)	(b) TAXABLE % LEVEL (LOWER OF COUNTY % LEVEL OR PRE- TAX YEAR SCHOOL AID DIST. RATIO) (NJSA 54:1-35.2)	(c) AGGREGATE TRUE VALUE [COL.2(a)/ COL.2(b)]	(d) AGGREGATE EQUALIZED VALUATION [COL.2(c) x COL.2(b)]	(e) AMOUNT BY WHICH COL.2(a) SHOULD BE INCREASED OR DECREASED TO CORRESPOND TO COL.2(d)	(a) BUSINESS PERSONAL PROPERTY REPLACEMENT REVENUE RECEIVED DURING PRECEDING YEAR P.L.1966 C.135	(b) PRECEDING YEAR GENERAL TAX RATE	(c) CAPITALIZATION OF REPLACEMENT REVENUES IN COL.3(a) PER C.135 P.L.1966 [COL.3(a)/COL.3(b)]	(d) REAL PROPERTY RATIO OF AGGREGATE ASSESSED VALUE TO AGGREGATE TRUE VALUE [SAME AS PRECEDING YEAR COUNTY EQUAL. TABLE COL.1(b)] PER P.L. 1971 C.32	(e) ASSUMED EQUALIZED VALUE OF AMOUNT IN COL.3(c) (COL.3(c)/ COL.3(d)	(a) AGGREGATE ASSESSED VALUE (TAXABLE VALUE)	(b) REAL PROPERTY RATIO OF AGGREGATE ASSESSED TO AGGREGATE TRUE VALUE [SAME AS COL.1(b)]	(c) AGGREGATE TRUE VALUE [COL.4(a) / COL.4(b)]		
1	ANDOVER BORO	67,936,800	72.01	94,343,563	26,406,763	0	72.01	0	0	0	12,634.41	3.251	388,631	81.09	479,259	0	72.01	0	-	26,886,022
2	ANDOVER TWP	631,118,900	61.50	1,026,209,593	395,090,693	2,377	61.50	3,865	2,377	0	62,434.29	4.213	1,481,944	69.85	2,121,609	0	61.50	0	-	397,212,302
3	BRANCHVILLE BORO	129,116,400	81.73	157,979,200	28,862,800	0	81.73	0	0	0	32,684.48	2.452	1,332,972	86.31	1,544,400	0	81.73	0	-	30,407,200
4	BYRAM TWP	928,611,500	64.13	1,448,014,190	519,402,690	0	64.13	0	0	0	31,666.62	3.830	826,805	72.00	1,148,340	0	64.13	0	-	520,551,030
5	FRANKFORD TWP	747,226,900	70.56	1,058,995,040	311,768,140	0	70.56	0	0	0	61,589.66	2.974	2,070,937	73.75	2,808,050	0	70.56	0	-	314,576,190
6	AE FRANKLIN BORO	696,868,000	102.41	680,468,704	(16,399,296)	1,019	100.00	1,019	1,019	0	68,315.80	2.654	2,574,069	106.67	2,413,114	0	102.41	0	-	(13,986,182)
7	FREDON TWP	434,171,600	72.84	596,062,054	161,890,454	0	72.84	0	0	0	35,776.48	3.117	1,147,786	78.71	1,458,247	0	72.84	0	-	163,348,701
8	A GREEN TWP	782,495,800	105.71	740,228,739	(42,267,061)	0	100.00	0	0	0	25,218.37	3.892	647,954	69.96	926,178	0	105.71	0	-	(41,340,883)
9	HAMBURG BORO	256,949,600	57.39	447,725,388	190,775,788	0	57.39	0	0	0	38,493.19	4.958	776,385	68.38	1,135,398	0	57.39	0	-	191,911,186
10	HAMPTON TWP	611,848,500	61.45	995,685,110	383,836,610	0	61.45	0	0	0	46,064.36	3.338	1,379,999	68.08	2,027,026	0	61.45	0	-	385,863,636
11	A HARDYSTON TWP	1,838,417,900	100.50	1,829,271,542	(9,146,358)	0	100.00	0	0	0	43,946.70	2.008	2,188,581	105.70	2,070,559	0	100.50	0	-	(7,075,799)
12	HOPATCONG BORO	2,497,065,300	95.51	2,614,454,298	117,388,998	0	95.51	0	0	0	21,248.03	2.085	1,019,090	104.49	975,299	0	95.51	0	2,012,960	120,377,257
13	LAFAYETTE TWP	336,402,400	67.68	497,048,463	160,646,063	0	67.68	0	0	0	43,294.52	2.915	1,485,232	73.92	2,009,242	0	67.68	0	-	162,655,305
14	MONTAGUE TWP	358,038,500	67.34	531,687,704	173,649,204	0	67.34	0	0	0	12,412.10	2.943	421,750	77.48	544,334	0	67.34	0	-	174,193,538
15	AE TOWN OF NEWTON	1,109,165,100	103.44	1,072,278,712	(36,886,388)	554	100.00	554	554	0	246,691.06	2.727	9,046,243	108.12	8,366,854	0	103.44	0	-	(28,519,534)
16	OGDENSBURG BORO	194,497,700	65.08	298,859,404	104,361,704	0	65.08	0	0	0	68,393.99	3.997	1,711,133	73.06	2,342,093	0	65.08	0	-	106,703,797
17	SANDYSTON TWP	226,074,000	60.87	371,404,633	145,330,633	0	60.87	0	0	0	14,602.85	3.160	462,116	69.22	667,605	0	60.87	0	-	145,998,238
18	SPARTA TWP	3,073,320,500	64.08	4,796,068,196	1,722,747,696	0	64.08	0	0	0	122,245.46	3.589	3,406,115	70.81	4,810,217	0	64.08	0	-	1,727,557,913
19	STANHOPE BORO	300,287,700	63.10	475,891,759	175,604,059	0	63.10	0	0	0	40,217.31	4.514	890,946	69.22	1,287,122	0	63.10	0	-	176,891,181
20	STILLWATER TWP	409,258,100	60.16	680,282,746	271,024,646	0	60.16	0	0	0	21,577.97	3.628	594,762	65.46	908,588	0	60.16	0	-	271,933,234
21	SUSSEX BORO	126,103,400	71.87	175,460,415	49,357,015	0	71.87	0	0	0	38,013.23	3.495	1,087,646	80.16	1,356,844	0	71.87	0	-	50,713,859
22	A VERNON TWP	3,742,353,300	98.65	3,793,566,447	51,213,147	2,374,712	100.00	2,374,712	2,374,712	0	112,513.64	2.441	4,609,326	98.97	4,657,296	0	98.65	0	-	55,870,443
23	WALPACK TWP	5,596,100	93.55	5,981,935	385,835	5,900	93.55	6,307	5,900	0	2,850.72	0.508	561,165	100.00	561,165	0	93.55	0	-	947,000
24	WANTAGE TWP	1,232,915,900	73.58	1,675,612,802	442,696,902	0	73.58	0	0	0	99,519.15	2.953	3,370,103	77.68	4,338,444	0	73.58	0	-	447,035,346
		20,735,839,900		26,063,580,637	5,327,740,737	2,384,562		2,386,457	2,384,562	0	1,302,404.39		43,481,690		50,957,283	0		0	2,012,960	5,380,710,980

r = REASSESSMENT
R = REVALUATION
E = EXCLUDES SPECIAL EXEMPTION

FIRE SUPPRESSION
FIRE SUPPRESSION
COM/IND EXEMPTION

66,500 FRANKLIN BORO
295,500 TOWN OF NEWTON
1,320,700 TOWN OF NEWTON

Net Valuation on Which County Taxes are Apportioned; 1(c) + 2(d) + 3(e) + 5

26,118,935,442