

NEW JERSEY REAL ESTATE TAX RATES BY COUNTIES

The first column after each taxing district is the General Tax Rate to apply per \$100 valuation.

The second column after each taxing district is the County Equalization-Average Ratio of Assessed to True Value of Real Property (R.S. 54:3-17 to R.S. 54:3-19).

ATLANTIC COUNTY

Absecon City	3.694	63.39
Atlantic City	3.502	64.81
Brigantine City	3.365	35.65
Buena Borough	3.773	65.87
Buena Vista Township	3.626	57.84
Corbin City	3.396	104.08
Egg Harbor City	5.183	55.87
Egg Harbor Township	3.245	57.29
Estell Manor City	2.408	69.28
Folsom Borough	2.387	69.53
Galloway Township	3.239	61.12
Hamilton Township	3.355	58.28
Hammonton Town	3.223	68.71
Linwood City	3.030	74.78
*Longport Borough	0.670	105.98
†Margate City	1.124	102.56
Mullica Township	3.273	61.16
Northfield City	3.644	55.08
Pleasantville City	4.166	64.95
Port Republic City	2.815	57.60
Somers Point City	3.358	52.70
Ventnor City	2.766	60.06
Weymouth Township	2.435	79.46

* Reassessed District

† Revalued District

BERGEN COUNTY

Allendale Borough	2.18	80.51
Alpine Borough	0.55	115.04
Bergenfield Borough	2.57	89.49
Bogota Borough	3.29	63.07
Carlstadt Borough	2.78	54.15
Cliffside Park Borough	1.86	85.33
Closter Borough	2.79	59.87
Cresskill Borough	1.79	87.60
Demarest Borough	1.96	93.78
Dumont Borough	1.94	106.18
East Rutherford Borough	2.50	58.14
Edgewater Borough	2.72	55.45
Elmwood Park Borough	1.87	90.26
Emerson Borough	3.42	55.99
Englewood City	4.02	48.68
Englewood Cliffs Borough	1.02	79.01
Fair Lawn Borough	3.89	50.67
Fairview Borough	3.43	56.20
Fort Lee Borough	1.59	102.20
Franklin Lakes Borough	2.28	54.75
Garfield City	3.32	53.35
Glen Rock Borough	2.54	82.24
Hackensack City	4.69	45.70
Harrington Park Boro.	3.27	54.03
Hasbrouck Heights Boro.	3.52	54.14
Haworth Borough	2.10	88.31
Hillsdale Borough	3.52	48.60
Ho-Ho-Kus Borough	2.47	57.15
Leonia Borough	3.46	54.10
Little Ferry Borough	1.78	113.50
Lodi Borough	2.40	94.05
Lyndhurst Township	3.20	55.25
Mahwah Township	1.69	70.42
Maywood Borough	3.64	52.51
Midland Park Borough	2.54	74.28
Montvale Borough	2.74	57.05
Moonachie Borough	1.35	109.71
New Milford Borough	1.79	105.69
North Arlington Borough	3.65	52.18
Northvale Borough	3.28	55.37
Norwood Borough	2.76	58.33
Oakland Borough	1.67	105.95
Old Tappan Borough	1.89	76.23
Oradell Borough	3.56	49.38
Palisades Park Borough	2.91	50.18
Paramus Borough	1.47	83.28
Park Ridge Borough	1.60	95.25
Ramsey Borough	2.04	84.78
Ridgefield Borough	1.17	108.53
Ridgefield Park Village	3.69	61.91
Ridgewood Village	2.56	67.73
*River Edge Borough	1.93	99.95
River Vale Township	3.36	51.63
Rochelle Park Township	2.18	77.99
Rockleigh Borough	1.33	58.68
Rutherford Borough	3.71	50.70
Saddle Brook Township	2.94	55.69
Saddle River Borough	0.78	91.74
South Hackensack Twp.	2.61	76.71
Teaneck Township	4.38	52.37
Tenafly Borough	2.15	83.24
Teterboro Borough	1.00	93.29
Upper Saddle River Boro.	1.77	79.19
Waldwick Borough	1.81	103.07
Wallington Borough	3.13	55.35
Washington Township	3.15	49.74
Westwood Borough	1.89	93.12
Woodcliff Lake Borough	1.75	87.18
Wood-Ridge Borough	2.44	71.02
Wyckoff Township	2.58	54.05

* Revalued District

BURLINGTON COUNTY

Bass River Township	3.260	65.51
Beverly City	4.658	79.20
Bordentown City	4.302	66.28
Bordentown Township	3.492	65.18
*Burlington City	3.257	81.92
Burlington Township	1.867	114.58
Chesterfield Township	3.104	66.28
Cinnaminson Township	3.756	66.18
Delanco Township	3.596	73.26
*Delran Township	2.249	115.24
Eastampton Township	4.187	66.18
Edgewater Park Twp.	3.470	67.76
Evesham Township	3.885	65.20
Fieldsboro Borough	3.637	74.25
Florence Township	3.557	71.72
Hainesport Township	3.103	67.34
Lumberton Township	3.388	67.52
Mansfield Township	3.365	67.23
Maple Shade Township	3.748	72.55
Medford Township	3.949	67.68
Medford Lakes Borough	4.686	63.44
Moorestown Township	4.020	57.90
Mt. Holly Township	3.900	69.23
Mt. Laurel Township	3.407	70.15
New Hanover Township	2.140	88.99
North Hanover Twp.	2.625	71.48
Palmyra Borough	3.687	73.24
Pemberton Borough	3.799	71.39
Pemberton Township	3.244	77.01
*Riverside Township	2.334	127.29
Riverton Borough	4.800	65.45
Shamong Township	3.405	66.53
Southampton Township	3.005	76.16
*Springfield Township	1.999	116.48
Tabernacle Township	3.656	64.32
Washington Township	2.798	52.79
Westampton Township	2.852	72.11
Willingboro Township	4.370	73.09
Woodland Township	2.829	76.01
Wrightstown Borough	2.150	100.52

* Revalued District

CAMDEN COUNTY

Audubon Borough	4.597	70.14
Audubon Park Borough	6.100	100.00
Barrington Borough	4.984	73.86
Bellmawr Borough	4.651	75.48
Berlin Borough	3.924	72.12
Berlin Township	4.111	82.14
Brooklawn Borough	3.793	87.63
Camden City	4.473	81.66
Cherry Hill Township	4.479	66.47
Chesilhurst Borough	3.463	84.42
Clementon Borough	4.251	88.21
Collingswood Borough	4.516	71.82
Gibbsboro Borough	3.345	88.90
Gloucester City	3.632	89.74
Gloucester Township	4.658	72.87
Haddon Township	4.373	71.20
Haddon Heights Boro.	4.574	69.72
Haddonfield Borough	4.450	64.91
Hi-Nella Borough	5.636	73.17
Laurel Springs Borough	4.383	77.14
Lawnside Borough	3.564	92.50
Lindenwold Borough	5.070	81.63
Magnolia Borough	4.636	84.95
Merchantville Borough	4.408	79.50
Mt. Ephraim Borough	4.456	80.06
Oaklyn Borough	4.531	77.92
Pennsauken Township	3.739	85.42
Pine Hill Borough	5.110	73.87
Pine Valley Borough	1.518	100.00
Runnemede Borough	4.491	82.47
Somerdale Borough	4.811	83.63
Stratford Borough	4.594	81.50
Tavistock Borough	1.396	100.00
Voorhees Township	5.321	56.78
Waterford Township	4.180	75.53
Winslow Township	4.224	73.73
Woodlynne Borough	6.568	79.68

CAPE MAY COUNTY

Avalon Borough	0.46	125.63
Cape May City	0.76	125.66
Cape May Point Borough	0.75	87.34
Dennis Township	2.27	69.92
Lower Township	2.73	62.78
Middle Township	2.81	71.80
North Wildwood City	2.56	57.12
Ocean City	0.96	97.63
Sea Isle City	0.57	132.95
†Stone Harbor Borough	0.45	73.23
Upper Township	2.55	71.85
West Cape May Borough	1.18	116.28
West Wildwood Borough	1.39	186.18
*Wildwood City	‡	61.56
Wildwood Crest Borough	1.25	100.03
Woodbine Borough	2.40	66.55

* Revalued District

† Reassessed District

‡ Tax Rate unavailable at Press Time

CUMBERLAND COUNTY

Bridgeton City	4.082	92.65
†Commercial Township	3.545	73.36
Deerfield Township	2.866	104.81
†Downe Township	3.367	74.11
Fairfield Township	2.676	91.45
Greenwich Township	2.809	119.27
Hopewell Township	3.230	92.02
Lawrence Township	3.397	82.61
†Maurice River Twp.	3.329	73.47
*Millville City.	2.340	128.52
Shiloh Borough	3.625	89.12
Stow Creek Township	2.821	95.59
Upper Deerfield Twp.	3.214	88.30
Vineland City.	3.597	70.51

† Does not include Fire Dept. Dist. Taxes

* Revalued District

ESSEX COUNTY

Belleville Township	15.07	15.28
Bloomfield Township	4.79	49.13
Caldwell Borough	1.88	101.12
Cedar Grove Township	10.84	15.13
East Orange City	27.09	13.23
†Essex Fells Borough	1.40	100.15
Fairfield Township	2.44	60.84
Glen Ridge Borough	14.27	18.10
Irvington Township	23.82	12.71
Livingston Township	12.63	14.70
Maplewood Township	3.79	66.38
Millburn Township	2.05	78.37
Montclair Township	5.09	45.16
†Newark City	*	80.89
North Caldwell Borough	7.22	23.61
Nutley Township	15.66	13.24
Orange City	37.77	8.43
†Roseland Borough	10.13	14.66
South Orange Township	5.82	42.92
Verona Borough	8.31	23.71
West Caldwell Borough	3.42	56.79
West Orange Township	9.85	26.25

† Municipality appealing its ratio

* Tax rate unavailable at press time

GLOUCESTER COUNTY

Clayton Borough	4.205	77.43
†Deptford Township.	3.279	80.88
East Greenwich Twp.	3.751	70.55
Elk Township.	3.572	78.03
†Franklin Township	3.396	75.47
Glassboro Borough.	4.373	82.32
Greenwich Township.	3.326	77.30
†Harrison Township.	3.727	69.67
Logan Township	2.835	83.08
Mantua Township	4.127	70.36
Monroe Township	4.318	71.70
National Park Borough	4.435	81.39
Newfield Borough	4.459	71.30
Paulsboro Borough	3.502	88.30
Pitman Borough	4.137	74.60
South Harrison Twp.	3.198	74.50
Swedesboro Borough	4.324	78.56
†Washington Township	3.995	67.79
Wenonah Borough	4.302	71.41
West Deptford Twp.	3.462	77.97
†Westville Borough	4.091	82.87
Woodbury City	5.339	76.40
Woodbury Heights Boro.	3.601	92.07
Woolwich Township	3.773	66.02

† Does not include Fire Dept. Dist. Taxes

HUDSON COUNTY

‡Bayonne City	51.86	55.99
East Newark Borough	69.78	31.18
Guttenberg Town	47.04	52.61
Harrison Town	44.24	52.07
Hoboken City	32.87	43.16
‡Jersey City	46.05	44.01
‡Kearny Town	73.29	38.41
North Bergen Township	40.71	60.42
‡Secaucus Town	28.60	68.51
‡Union City	46.82	60.21
Weehawken Township	31.05	62.44
‡West New York Town	46.89	56.66

‡ Excludes Special Exemption

HUNTERDON COUNTY

Alexandria Township	1.88	105.02
Bethlehem Township	2.65	83.14
Bloomsbury Borough	3.37	59.87
Califon Borough	4.10	62.96
Clinton Town	2.44	98.92
Clinton Township	2.35	85.24
Delaware Township	1.80	103.74
East Amwell Township	1.67	111.31
Flemington Borough	2.39	98.62
Franklin Township	2.06	95.95
Frenchtown Borough	2.25	105.49
Glen Gardner Borough	2.47	83.96
Hampton Borough	4.34	62.18
High Bridge Borough	2.39	105.25
Holland Township	1.68	100.38
Kingwood Township	3.08	57.91
Lambertville City	1.66	92.68
Lebanon Borough	3.00	59.08
Lebanon Township	2.53	75.68
Milford Borough	2.55	87.58
Raritan Township	3.21	58.25
Readington Township	2.21	86.62
Stockton Borough	3.14	48.88
Tewksbury Township	2.20	79.58
Union Township	2.34	76.61
West Amwell Township	1.56	102.72

MERCER COUNTY

East Windsor Township	4.52	59.85
Ewing Township	3.94	68.60
Hamilton Township	3.35	70.72
Hightstown Borough	5.31	59.87
Hopewell Borough	3.79	59.19
Hopewell Township	3.32	67.45
Lawrence Township	3.56	64.33
Pennington Borough	4.04	57.44
Princeton Borough	3.63	54.69
Princeton Township	3.20	58.97
Trenton City	4.06	94.59
Washington Township	4.25	57.69
West Windsor Township	4.26	59.73

MIDDLESEX COUNTY

Carteret Borough	4.42	58.92
Cranbury Township.	3.60	49.70
Dunellen Borough	8.45	28.79
East Brunswick Twp.	6.96	31.62
Edison Township.	3.35	65.26
Helmetta Borough.	6.24	34.95
Highland Park Borough.	5.39	46.73
Jamesburg Borough	4.32	60.80
Metuchen Borough	3.82	56.63
Middlesex Borough.	5.85	40.12
Milltown Borough	3.54	60.17
Monroe Township	2.92	61.83
New Brunswick City	4.05	53.07
North Brunswick Twp.	3.74	69.52
Old Bridge Township.	3.67	57.60
Perth Amboy City	3.36	58.96
Piscataway Township	4.83	45.58
Plainsboro Township.	1.94	104.86
Sayreville Borough	3.38	59.34
South Amboy City	1.57	121.18
South Brunswick Twp.	3.36	65.09
South Plainfield Borough	4.05	48.96
South River Borough.	5.17	35.21
Spotswood Borough	2.13	110.12
Woodbridge Township	6.39	35.28

MONMOUTH COUNTY

Aberdeen Township	4.76	51.95
Allenhurst Borough	1.329	70.66
Allentown Borough	3.843	66.54
Asbury Park City	4.146	50.16
Atlantic Highlands Boro.	2.128	95.34
Avon By the Sea Boro.	2.348	47.22
Belmar Borough	1.589	85.86
Bradley Beach Borough	2.483	62.26
Brielle Borough	2.830	53.03
Colts Neck Township	3.017	51.20
Deal Borough	0.821	87.02
Eatontown Borough	3.322	62.61
Englishtown Borough	3.691	55.21
Fair Haven Borough	2.014	93.68
*Farmingdale Borough	1.725	103.57
*Freehold Borough	1.815	119.00
Freehold Township	3.161	61.49
Hazlet Township	4.105	55.61
Highlands Borough	2.382	97.91
Holmdel Township	3.238	55.03
Howell Township	3.778	57.56
Interlaken Borough	1.214	94.11
Keansburg Borough	4.591	54.34
Keyport Borough	4.178	57.17
Lake Como Borough	3.987	43.04
Little Silver Borough	2.012	94.03
Loch Arbour Village.	1.454	72.33
Long Branch City	2.354	83.52
Manalapan Township	3.528	53.04
Manasquan Borough.	1.368	96.38
Marlboro Township	3.840	51.62
Matawan Borough.	4.721	57.33
Middletown Township	3.429	52.94
Millstone Township	2.314	81.89
*Monmouth Beach Boro.	1.019	130.14
Neptune Township	1.908	98.36
Neptune City Borough.	2.070	97.76
*Ocean Township	1.580	120.12
Oceanport Borough.	3.291	51.65
Red Bank Borough	3.223	61.22
Roosevelt Borough	4.690	54.85
Rumson Borough	1.323	102.71
Sea Bright Borough.	1.315	99.68
*Sea Girt Borough.	0.633	127.78
Shrewsbury Borough.	2.152	92.34
Shrewsbury Township.	4.965	49.46
*Spring Lake Borough.	0.569	128.72
Spring Lake Heights	1.683	80.42
Tinton Falls Borough.	3.416	55.68
Union Beach Borough.	2.502	92.08
Upper Freehold Twp.	3.071	64.06
Wall Township.	2.147	78.17
West Long Branch Boro.	3.070	63.69

* Reassessed/Revalued District

MORRIS COUNTY

Boonton Town	3.31	64.86
Boonton Township	2.80	67.95
Butler Borough	2.35	98.35
*Chatham Borough	1.39	46.49
†Chatham Township	1.32	58.68
†Chester Borough	1.92	103.53
Chester Township	3.11	62.40
Denville Township	2.24	91.46
Dover Town	3.64	67.42
East Hanover Township	1.67	96.14
Florham Park Borough	2.25	60.81
Hanover Township	2.18	70.53
Harding Township	0.93	102.02
Jefferson Township	3.48	66.26
Kinnelon Borough	2.39	87.42
Lincoln Park Borough	3.50	66.76
Long Hill Township	2.30	93.52
Madison Borough	2.06	77.99
Mendham Borough	3.10	55.37
†Mendham Township	1.40	60.49
Mine Hill Township	3.86	64.95
Montville Township	2.74	71.26
Morris Township	2.06	88.11
Morris Plains Borough	2.79	68.23
Morristown Town	2.12	112.83
Mt. Arlington Borough	1.78	115.39
Mt. Olive Township	3.54	80.47
Mountain Lakes Boro	3.53	61.35
‡Netcong Borough	3.55	75.21
‡Parsippany-Troy Hills	1.90	112.97
Pequannock Township	3.26	63.44
Randolph Township	2.69	79.83
*Riverdale Borough	1.26	69.13
Rockaway Borough	1.94	121.63
Rockaway Township	2.84	93.61
Roxbury Township	3.20	77.00
Victory Gardens Boro	4.09	59.96
Washington Township	3.25	69.90
Wharton Borough	3.91	63.73

† Reassessed District

* Revalued District

‡ Excludes Special Exemption

OCEAN COUNTY

Barneget Township	3.649	56.67
Barneget Light Boro.	0.819	102.12
Bay Head Borough	0.898	78.79
Beach Haven Borough	0.945	102.57
Beachwood Borough.	3.107	57.19
Berkeley Township	2.830	58.55
Brick Township	3.233	51.80
Dover Township	2.975	51.43
Eagleswood Township	3.358	61.79
Harvey Cedars Boro.	0.830	102.83
†Island Heights Boro.	1.361	135.67
‡Jackson Township	3.457	51.63
‡Lacey Township	2.976	55.82
Lakehurst Borough	3.815	60.50
‡Lakewood Township	3.447	55.24
Lavallette Borough	0.741	108.93
‡Little Egg Harbor Twp.	3.312	60.58
†Long Beach Township	0.781	113.33
Manchester Township.	2.759	60.73
Mantoloking Borough	0.713	79.16
†‡Ocean Township	1.362	134.07
†Ocean Gate Borough	1.646	131.20
†Pine Beach Borough.	1.322	127.75
‡Plumsted Township	3.015	58.71
Point Pleasant Boro.	3.220	51.76
Point Pleasant Beach	2.803	44.76
‡Seaside Heights Boro.	3.525	49.00
Seaside Park Borough	1.691	76.17
†Ship Bottom Borough	0.875	109.23
South Toms River Boro.	3.779	55.07
†Stafford Township	1.487	116.81
†Surf City Borough	0.773	115.84
†‡Tuckerton Borough	1.692	123.36

† Reassessed or Revalued District

‡ Excludes Special Exemptions

PASSAIC COUNTY

Bloomington Borough	4.58	54.91
Clifton City	3.74	65.20
Haledon Borough	4.37	63.64
Hawthorne Borough	3.87	58.68
Little Falls Township	4.12	46.60
North Haledon Borough	5.16	35.51
Passaic City	4.71	60.53
Paterson City	24.99	11.58
Pompton Lakes Borough	4.65	56.41
Prospect Park Borough	4.43	61.55
Ringwood Borough	4.32	56.23
Totowa Borough	3.09	59.68
Wanaque Borough	5.05	52.99
Wayne Township	3.53	59.94
West Milford Township	4.88	52.10
West Paterson Borough	3.58	61.38

SALEM COUNTY

Alloway Township	2.906	89.69
Carneys Point Township.	3.743	79.45
Elmer Borough	3.934	74.96
Elsinboro Township.	3.732	74.16
Lower Alloways Creek	1.136	89.36
Mannington Township.	3.082	70.91
Oldmans Township.	3.770	70.29
*Penns Grove Borough	5.087	73.09
Pennsville Township.	3.705	85.42
Pilesgrove Township.	3.403	71.17
Pittsgrove Township	2.582	109.56
Quinton Township.	3.200	86.17
Salem City	5.383	77.08
Upper Pittsgrove Twp.	3.776	59.74
Woodstown Borough.	3.856	76.83

* Excludes Special Exemption

SOMERSET COUNTY

Bedminster Township	1.20	95.90
Bernards Township	1.55	108.69
Bernardsville Borough	1.41	111.04
Bound Brook Borough	4.51	63.29
Branchburg Township	1.94	106.66
Bridgewater Township	1.69	94.21
Far Hills Borough	0.96	104.32
Franklin Township	1.93	109.36
Green Brook Township	1.64	121.51
Hillsborough Township	2.74	76.10
Manville Borough	3.56	62.13
Millstone Borough	2.16	95.63
Montgomery Township	2.20	99.43
North Plainfield Boro.	4.82	61.71
Peapack & Gladstone	1.76	100.61
Raritan Borough	1.76	104.86
Rocky Hill Borough	2.58	59.26
Somerville Borough	4.29	66.38
South Bound Brook Boro.	4.85	64.76
Warren Township	1.65	101.26
Watchung Borough	1.55	103.65

SUSSEX COUNTY

Andover Borough	3.02	65.89
Andover Township	2.67	87.38
Branchville Borough	2.29	69.95
Byram Township	4.34	55.93
Frankford Township	3.28	66.90
Franklin Borough	3.98	63.09
Fredon Township	3.08	65.70
*Green Township	1.85	122.74
Hamburg Borough	3.16	79.54
Hampton Township	3.22	66.38
Hardyston Township	3.29	63.66
Hopatcong Borough	3.64	66.42
Lafayette Township	3.37	60.37
Montague Township	3.03	68.52
Newton Town	4.23	68.09
Ogdensburg Borough	4.37	65.42
Sandyston Township	2.93	68.72
Sparta Township	2.72	81.76
Stanhope Borough	5.14	52.56
Stillwater Township	3.73	59.50
Sussex Borough	3.58	72.55
Vernon Township	3.70	62.93
Walpack Township	1.32	95.42
Wantage Township	3.70	62.46

* Revalued District

UNION COUNTY

Berkeley Heights Twp.	2.717	68.09
Clark Township	6.478	36.40
Cranford Township	3.923	51.34
Elizabeth City	15.604	15.57
Fanwood Borough.	9.378	24.86
Garwood Borough.	6.533	37.37
Hillside Township	5.163	60.78
Kenilworth Borough.	3.029	68.23
Linden City	3.771	68.30
Mountainside Borough	4.412	32.27
New Providence Boro.	3.240	66.36
Plainfield City	5.163	56.48
Rahway City	4.139	66.23
Roselle Borough	6.049	62.51
Roselle Park Borough	9.096	31.58
Scotch Plains Township	7.478	30.56
Springfield Township.	4.831	47.22
Summit City	2.915	54.48
Union Township	12.942	18.97
Westfield Town	5.840	32.61
Winfield Township.	158.877	10.07

WARREN COUNTY

Allamuchy Township	1.91	95.72
Alpha Borough	2.54	106.73
Belvidere Town	3.92	71.27
Blairstown Township	2.87	66.00
Franklin Township	2.23	107.01
Frelinghuysen Township	2.05	105.55
Greenwich Township	2.34	87.62
Hackettstown	3.68	76.71
Hardwick Township	2.81	76.68
Harmony Township	1.85	92.28
Hope Township	3.24	63.40
Independence Township	1.73	119.14
Knowlton Township	2.79	79.18
Liberty Township	2.53	94.04
Lopatcong Township	3.09	71.03
Mansfield Township	2.54	90.49
Oxford Township	3.66	64.49
Phillipsburg Town	3.32	75.36
Pohatcong Township	2.96	89.91
Washington Borough	3.51	82.60
Washington Township	2.62	92.13
White Township	1.53	106.21