

2025 TAX CALCULATION ACKNOWLEDGEMENT REPORT

TAXING DISTRICT 10 MANTUA TWP

COUNTY 08 GLOUCESTER

BLOCK	LOT	QUALIFIC.	PROPERTY LOCATION	CLASS	NET VAL	TAX AMOUNTS				
						TOT YEAR	1ST HALF	2ND HALF	PRELIM.	
5	3		770 BRIDGETON PK	3A	106000	2769.78	2900.74	130.96-	1384.89	*OVERBILL*
6.02	14		129 OLYMPIA ST	15F	431500	.00	5430.57	5430.57-	.00	*OVERBILL*
25	1		255 MONTGOMERY DR	15F	271900	.00	3375.72	3375.72-	.00	*OVERBILL*
52.03	14		11 BEAR CREEK DR	15F	292300	.00	3638.36	3638.36-	.00	*OVERBILL*
56	8		107 FIRTH DR	2	36900	964.19	1014.55	50.36-	482.10	*OVERBILL*
56	30		4 MORTON LN	1	41600	1087.01	2880.14	1793.13-	543.51	*OVERBILL*
65	22		234 TWIN LAKES DR	15F	449500	.00	5787.32	5787.32-	.00	*OVERBILL*
83	11		25 HILL ST	2	100000	2613.00	3032.07	419.07-	1306.50	*OVERBILL*
110.01	16.18		67 BARRY DR	15F	238600	.00	3071.98	3071.98-	.00	*OVERBILL*
158.07	23		579 MAIN ST	1	20000	522.60	1810.23	1287.63-	261.30	*OVERBILL*
161	1		MANTUA BLVD	1	20000	522.60	1613.24	1090.64-	261.30	*OVERBILL*
196.01	18		740 WOODBURY GLASSBORO RD	2	125100	3018.87	3500.60	481.73-	1509.44	*OVERBILL*
198.01	107		77 ARBOUR LN	15F	266000	.00	3424.75	3424.75-	.00	*OVERBILL*
236	17	X	613 LESTERSHIRE DR	15F	148000	.00	3811.00	3811.00-	.00	*OVERBILL*
251.09	15		1000 GRAY FOX CT	15F	446400	.00	5747.40	5747.40-	.00	*OVERBILL*
253	53		941 MAIN ST	1	79900	2087.78	2126.95	39.17-	1043.89	*OVERBILL*
260	4.01	QFARM	580 PITMAN RD	3B	9200	240.39	5040.57	4800.18-	120.20	*OVERBILL*
261	7		MULLICA HILL RD	1	0	.00	2932.93	2932.93-	.00	*OVERBILL*
261.01	16	QFARM	LAMBS RD	3B	4200	109.74	1658.30	1548.56-	54.87	*OVERBILL*
261.01	16.03	QFARM	LAMBS RD	3B	2600	67.94	1523.11	1455.17-	33.97	*OVERBILL*

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TAXING DISTRICT 10 MANTUA TWP

COUNTY 08 GLOUCESTER

	COUNT	NET VALUE	TOTAL TAXES (GENERAL)	TOTAL TAXES (SPECIAL)	DEDUCTION AMOUNT	NET AMOUNT OF TAXES	2025 TAXES (1ST HALF)	2025 TAXES (2ND HALF)	2026 TAXES (1ST HALF)
* RATABLES *	6,188	2,000,002,100	50,320,052.22	1,940,005.13	102,125.00	52,157,932.35	25,739,086.68	26,418,845.67	26,078,981.45
* RAILROADS *	8	0	.00	.00	.00	.00	.00	.00	.00
* UTILITIES *	1	0	.00	.00	.00	.00	.00	.00	.00
* EXEMPTS *	282	147,280,700	.00	.00	.00	.00	34,287.10	34,287.10-	.00

TAX RATES FOR THE YEAR OF 2025

TAXING DISTRICT 10 MANTUA TWP COUNTY 08 GLOUCESTER

DESCRIPTION OF TAX	SPECIAL TAX CODE	RATE PER \$100	FLAT TAX AMOUNT
COUNTY TAX		.471	
COUNTY LIBRARY TAX		.032	
COUNTY OPEN SPACE TAX		.032	
DISTRICT SCHOOL TAX		.801	
REGIONAL SCHOOL TAX		.611	
LOCAL MUNICIPAL TAX		.550	
MUNICIPAL OPEN SPACE TX		.019	

TOTAL TAX RATE 2025		2.516	

SPECIAL TAX DESCRIPTION.....

FIRE DISTRICT 1	F01	.097
* STATE AID	A01	.000

* STATE AID NOT PART OF GENERAL TAX RATE

TAX RATE EDIT AUDIT TRAIL									
CTY/ DIST	TAX YEAR	RATE SEQ	RATE DESCRIPTION	TAX RATE	FLAT AMOUNT	--SPECIAL TAX DATA--			INHIBIT FLAGS
						CODE	RATE	FLAT	
0810	2025	01	COUNTY TAX	00471	000000				
0810	2025	02	COUNTY LIBRARY TAX	00032	000000				
0810	2025	03	COUNTY OPEN SPACE TAX	00032	000000				
0810	2025	04	DISTRICT SCHOOL TAX	00801	000000				
0810	2025	05	REGIONAL SCHOOL TAX	00611	000000				
0810	2025	06	LOCAL MUNICIPAL TAX	00550	000000				
0810	2025	07	MUNICIPAL OPEN SPACE TX	00019	000000				
0810	2025	08	FIRE DISTRICT 1			F01	00097	000000	
0810	2025	09	STATE AID			A01	00000	000000	
				-----	-----		-----	-----	
0810	2025	00	TOTAL TAX RATE 2025	2.516	.00		.097	.00	

*** TAX RATE ACCEPTED

**TABLE OF AGGREGATES
OF TAXABLE AND EXEMPT PROPERTY IN THE TAXING DISTRICT OF MANTUA TWP**

FOR 2025

(1) VALUE OF LAND	557,240,600	
(2) VALUE OF IMPROVEMENTS	1442,770,300	
(3) TOTAL VALUE LAND & IMPRVMT EXCL 2ND CLASS RR		2000,010,900
(4) TAX VALUE MACH,IMPLMNT & EQUIPT OF TELEPHONE, PETROLEUM REFINERIES MISCELLANEOUS		
(5) EXEMPTIONS		
POLLUTION CONTROL (RS 54:4-3.56)		
FIRE SUPPRESSION (RS 54:4-3.13)		
FALLOUT SHELTER (RS 54:4-3.48)		
WATER/SEWAGE FAC. (RS 54:4-3.59)		
UEZ ABATEMENT (RS 54:4-3.139)		
HOME IMPROVEMENT (RS 54:4-3.72)		
MULTI FAMILY (RS 54:4-3.121)		
CL 4 ABATEMENT (RS 54:4-3.95)		
RENEWABLE ENERGY (RS 54:4-3.113)		
DWELL ABATEMENT (RS 40A:21-5)		
DWELL EXEMPTION (RS 40A:21-5)	8,800	
NEW DWL/CONV ABATE (RS 40A:21-5)		
NEW DWL/CONV EXEM (RS 40A:21-5)		
MUL DWELL EXEM (RS 40A:21-6)		
MUL DWELL ABATE (RS 40A:21-6)		
COM/IND EXEMPTION (RS 40A:21-7)		
TOTAL	8,800	
(5A) DEDUCTIONS ALLOWED (C.73,L.1976)		
NBR VETERANS	265	
NBR VETERANS WIDOWS	74	
TOTAL	339	
NBR SENIOR CITIZENS	54	
NBR DISABLED PERSONS	16	
NBR SURVIVING SPOUSE		
TOTAL	409	
(6) NET VALUATION TAXABLE		2000,002,100
(7) TAX RATE - GENL TAX RATE PER \$100 TAXABLE VALUE	2.516	
(8) RATIO - AVERAGE RATIO OF ASSESSED TO TRUE VALUE OF REAL PROPERTY	91.01%	
(9A) UEZ EXPIRED (-)		
(9B) TRUE VALUE CL II RR PROPERTY (+)		
(10) EQUALIZATION	00,114,873	
(11) NET VALUE ON WHICH COUNTY TAXES ARE APPORTIONED		2,200,116,973
(12) APPORTIONMENT OF TAXES		
TOTAL CNTY TAX APPT	9,419,999.49	
ADJUSTMENTS		
CNTY EQUAL TBL APPL (+ OR -)		
APPEALS & CORR. (+ OR -)	8,413.83	
NET CNTY TAX APPOR	9,411,585.66	
LESS EXCESS STATE AID		

(13) VALUATION OF EXEMPT PROPERTY		
PUBLIC SCHOOL PROP	28,775,600	
OTHER SCHOOL PROP	11,190,000	
PUBLIC PROP	26,770,500	
CHURCH & CHARITABLE PROP	40,378,600	
CEMETERY & GRAVEYARD	218,400	
OTHER EXEMPT PROP	39,947,600	
TOTAL VALUE	147,280,700	
(14) MISC REVENUE FOR SUPPORT OF BUDGET		
SURPLUS REVENUE APPROPRIATED	1,700,000.00	
MISC REVENUE ANTICIPATED	4,377,283.08	
RECEIPT FROM DELINQUENT TAX & LIEN	533,000.00	
TOTAL MISCELLANEOUS REVENUE	6,610,283.08	

(15) APPORTIONMENT OF TAXES			
ITEM	AMOUNT		RATE
NET CNTY TX LESS ST AID	9,411,585.66		.471
COUNTY LIBRARY TAX	629,353.29		.032
COUNTY HEALTH TAX			
COUNTY OPEN SPACE	621,355.80		.032
DISTRICT SCHOOL TAX	16,012,594.00		.801
CONSOLIDATED SCHOOL TAX			
REGIONAL SCHOOL TAX	12,236,053.00		.611
MUNICIPAL OPEN SPACE	400,000.00		.019
MUNICIPAL LIBRARY TAX			
LOCAL MUNCLP PURPOSE TAX	11,006,506.80		.550
TOTAL TAX LEVY	50,317,448.55		
AUTHORIZED RATE			2.516

(16) REAL PROPERTY CLASSIFICATION SUMMARY			
	ITEMS		TAX VALUE
1. VACANT LAND	230		18,165,600
2. RESIDENTIAL	5,549		1730,497,400
3A. FARM (REGULAR)	66		25,977,200
3B. FARM (QUALIFIED)	148		1,548,800
4A. COMMERCIAL	187	204,681,700	
4B. INDUSTRIAL	5	16,313,400	
4C. APARTMENT	3	2,818,000	
TOTAL CLASS 4A,4B,4C			223,813,100
TOTAL ALL CLASSES			2000,002,100

STATE OF NEW JERSEY GLOUCESTER COUNTY

I (WE) _____ ASSESSOR(S) OF THE
TAXING DISTRICT OF MANTUA TWP DO SWEAR (OR AFFIRM)
THAT THE FOREGOING TAX LIST AND TAX DUPLICATE CONTAIN THE
VALUATIONS OF ALL THE PROPERTY LIABLE TO TAXATION IN THE TAXING
DISTRICT IN WHICH I (WE) AM (ARE) TAX ASSESSOR(S), AND THAT
SUCH PROPERTY HAS BEEN VALUED WITHOUT FAVOR OR PARTIALITY AT
ITS TAXABLE VALUE AND I (WE) HAVE ALLOWED ONLY SUCH EXEMPTIONS
AND DEDUCTIONS AS ARE PRESCRIBED BY LAW

I (WE) DO FURTHER SWEAR (OR AFFIRM) THAT, FOR THE TAX YEAR 2025,
I (WE) HAVE COMPLETED AND PUT INTO OPERATION A DISTRICT-WIDE
ADJUSTMENTS OF REAL PROPERTY TAXABLE VALUATIONS AND SUCH TAXABLE
VALUATIONS CONFORM TO THE PERCENTAGE LEVEL ESTABLISHED FOR SUCH
YEAR FOR EXPRESSING THE TAXABLE VALUE OF REAL PROPERTY IN THE
COUNTY.

SWORN AND SUBSCRIBED BEFORE ME
THIS _____ DAY OF _____ OF 2025

ASSESSOR(S)

CERTIFICATION BY COUNTY BOARD

THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE AND
COMPLETE RECORD OF THE TAXES ASSESSED FOR THE YEAR 2025 IN THE
TAXING DISTRICT OF MANTUA TWP COUNTY OF
GLOUCESTER, NEW JERSEY, AND THAT \$ 2,000,002,100 IS THE
NET VALUATION TAXABLE AND 2,200,116,973 IS THE NET VALUATION
ON WHICH COUNTY TAXES AND REGIONAL OR CONSOLIDATED SCHOOL TAXES
ARE APPORTIONED.

ATTEST: _____ PRESIDENT
 _____ V. PRESIDENT
 _____ COMMISSIONER
 _____ COMMISSIONER
 _____ COMMISSIONER
 _____ COMMISSIONER

G. Blum
TAX ADMINISTRATOR
COUNTY BOARD OF TAXATION

TAXING DISTRICT 10 MANTUA TWP			2025 TAX LIST DISTRICT SUMMARY			COUNTY 08 GLOUCESTER		07/17/25
CLASSIFICATION	NO. OF PARCELS	LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	BOOK VALUE OF TANG PERS PROP	EXEMPTION AMOUNT	NET TAXABLE VALUE	
1 VACANT LAND	230	18,165,600	0	18,165,600		0	18,165,600	
2 RESIDENTIAL	5,549	451,222,900	1,279,283,300	1,730,506,200		8,800	1,730,497,400	
3A FARM (REGULAR)	66	7,003,800	18,973,400	25,977,200		0	25,977,200	
3B FARM (QUALIFIED)	148	1,548,800	0	1,548,800		0	1,548,800	
4A COMMERCIAL	187	73,312,300	131,369,400	204,681,700		0	204,681,700	
4B INDUSTRIAL	5	5,267,700	11,045,700	16,313,400		0	16,313,400	
4C APARTMENT	3	719,500	2,098,500	2,818,000		0	2,818,000	
CLASS 4 TOTAL	195	79,299,500	144,513,600	223,813,100		0	223,813,100	
RATABLE TOTAL	6,188	557,240,600	1,442,770,300	2,000,010,900		8,800	2,000,002,100	
5A CLASS 1 RAILROAD	6	0	0	0		0	0	
5B CLASS 2 RAILROAD	2	0	0	0		0	0	
RAILROAD TOTAL	8	0	0	0		0	0	
6A TELEPHONE	1				0			0
6B PETROL REFINRIES	0				0			0
6C MISCELLANEOUS	0				0			0
PUBLIC UTIL. TOTAL	1				0			0
15A PUBLIC SCHOOL	7	1,754,200	27,021,400	28,775,600		0	28,775,600	
15B OTHER SCHOOL	27	4,769,600	6,420,400	11,190,000		0	11,190,000	
15C PUBLIC PROPERTY	129	15,733,300	11,037,200	26,770,500		0	26,770,500	
15D CHARITABLE	37	6,218,000	34,160,600	40,378,600		0	40,378,600	
15E CEMETERY	2	218,400	0	218,400		0	218,400	
15F MISCELLANEOUS	80	9,974,500	29,973,100	39,947,600		0	39,947,600	
EXEMPT TOTAL	282	38,668,000	108,612,700	147,280,700		0	147,280,700	
----- D E D U C T I O N S -----			----- E X E M P T I O N S -----			----- E X E M P T I O N S -----		
CLASSIFICATION	NO. OF DEDUCTS	DEDUCTION AMOUNT	CLASSIFICATION	NO. OF PARCELS	EXEMPTION AMOUNT	CLASSIFICATION	NO. OF PARCELS	EXEMPTION AMOUNT
SENIOR CITIZEN	54	13,500	FIRE SUPPRESS	0	0	DWELL ABATE	0	0
DISABLED PERSON	16	3,875	POLLUTION CNTRL	0	0	DWELL EXEMP	1	8,800
SURVIVING SPOUSE	0	0	FALLOUT SHELTER	0	0	NEW DWEL/CONV ABAT	0	0
VETERAN	265	66,250	WATER/SEWAGE FAC	0	0	NEW DWEL/CONV EXMT	0	0
WIDOW OF VETERAN	74	18,500	HOME IMPROVEMENT	0	0	MUL DWELL EXEMP	0	0
			CLASS 4 ABATEMENT	0	0	MUL DWELL ABATE	0	0
			MULTI-FAMILY DWELL	0	0	COM/IND EXEMP	0	0
			UEZ ABATEMENT	0	0	RENEWABLE ENERGY	0	0

I ASSESSOR OF THE TAXING DISTRICT OF MANTUA TWP DO SWEAR (OR AFFIRM) THAT THE FOREGOING
TAX LIST AND TAX DUPLICATE CONTAIN THE VALUATIONS OF ALL THE PROPERTY LIABLE TO TAXATION IN THE TAXING DISTRICT IN WHICH I AM TAX
ASSESSOR, AND THAT SUCH PROPERTY HAS BEEN VALUED WITHOUT FAVOR OR PARTIALITY AT ITS TAXABLE VALUE AND I HAVE ALLOWED ONLY SUCH
EXEMPTIONS AND DEDUCTIONS AS ARE PRESCRIBED BY LAW.

ASSESSOR

I DO FURTHER SWEAR (OR AFFIRM) THAT, FOR THE TAX YEAR 2025, I HAVE COMPLETED AND PUT INTO OPERATION A DISTRICT WIDE ADJUSTMENT OF
REAL PROPERTY TAXABLE VALUATIONS AND SUCH TAXABLE VALUATIONS CONFORM TO THE PERCENTAGE LEVEL ESTABLISHED FOR SUCH YEAR FOR
EXPRESSING THE TAXABLE VALUE OF REAL PROPERTY IN THE COUNTY.

SWORN AND SUBSCRIBED BEFORE ME THIS DAY OF OF 2025. -----
ASSESSOR

TAXING DISTRICT 10 MANTUA TWP		2025	SPECIAL TAXING	DISTRICT SUMMARY	COUNTY 08 GLOUCESTER	
SPECIAL TAXING DISTRICT		NO. OF ITEMS	LAND VALUE	IMPROVEMENTS	EXEMPTIONS	NET TAXABLE
F01	RATABLES	6,188	557,240,600	1,442,770,300	8,800	2,000,002,100
	RAILROAD	8	0	0		0
	PUB UTIL	0	0			0
	EXEMPTS	282	38,668,000	108,612,700		147,280,700