

2025 TAX CALCULATION ACKNOWLEDGEMENT REPORT

TAXING DISTRICT 22 WOODBURY CITY

COUNTY 08 GLOUCESTER

BLOCK	LOT	QUALIFIC.	PROPERTY LOCATION	CLASS	NET VAL	TAX AMOUNTS				
						TOT YEAR	1ST HALF	2ND HALF	PRELIM.	
13.01	13		63 N GIRARD ST	15F	196600	.00	4604.22	4604.22-	.00	*OVERBILL*
50	10		207 BRIAR HILL LN	15F	208700	.00	5020.28	5020.28-	.00	*OVERBILL*
62	4		428 SALEM AVE	1	25700	1250.31	1729.56	479.25-	625.16	*OVERBILL*
91	37		25 CRESCENT AVE	15F	153500	.00	3567.45	3567.45-	.00	*OVERBILL*
91.01	16		18 DUBOIS AVE	15F	199600	.00	4676.38	4676.38-	.00	*OVERBILL*
100	7		51 CARPENTER ST	15D	99700	.00	2398.29	2398.29-	.00	*OVERBILL*
117	1		22 N BROAD ST	4A	628000	30552.20	32281.81	1729.61-	15276.10	*OVERBILL*
138.01	4		422 HESTERS AVE	15F	144300	.00	3346.14	3346.14-	.00	*OVERBILL*
138.02	7		438 MORGAN AVE	15F	149200	.00	3589.01	3589.01-	.00	*OVERBILL*
145	4		26 EUCLID ST	15F	195700	.00	4707.57	4707.57-	.00	*OVERBILL*
161	1		511 E RUGBY PL	15F	538600	.00	12130.94	12130.94-	.00	*OVERBILL*

2025 TAX CALCULATION ACKNOWLEDGEMENT REPORT									
TAXING DISTRICT 22 WOODBURY CITY			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 *	3,327	628,080,865	30,556,141.58	.00	38,750.00	30,517,391.58	15,122,626.40	15,394,765.18	15,258,703.94
* RAILROADS *	22	0	.00	.00	.00	.00	.00	.00	.00
* UTILITIES *	1	0	.00	.00	.00	.00	.00	.00	.00
* EXEMPTS *	222	193,677,100	.00	.00	.00	.00	44,040.28	44,040.28-	.00

TAX RATES FOR THE YEAR OF 2025				
TAXING DISTRICT	22	WOODBURY CITY	COUNTY 08 GLOUCESTER	
		DESCRIPTION OF TAX	SPECIAL TAX CODE	
			RATE PER \$100	
			FLAT TAX AMOUNT	
		COUNTY TAX	.641	
		COUNTY OPEN SPACE TAX	.043	
		DISTRICT SCHOOL TAX	2.211	
		LOCAL MUNICIPAL TAX	1.921	
		MUNICIPAL LIBRARY TAX	.049	

		TOTAL TAX RATE 2025	4.865	
		SPECIAL TAX DESCRIPTION.....		
		* 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 CODE	DATA-- RATE	DATA-- FLAT	INHIBIT FLAGS
0822	2025	01	COUNTY TAX	00641	000000				
0822	2025	02	COUNTY OPEN SPACE TAX	00043	000000				
0822	2025	03	DISTRICT SCHOOL TAX	02211	000000				
0822	2025	04	LOCAL MUNICIPAL TAX	01921	000000				
0822	2025	05	MUNICIPAL LIBRARY TAX	00049	000000				
0822	2025	06	STATE AID			A01	00000	000000	
				-----	-----		-----	-----	
0822	2025	00	TOTAL TAX RATE 2025	4.865	.00		.000	.00	

*** TAX RATE ACCEPTED

TABLE OF AGGREGATES
OF TAXABLE AND EXEMPT PROPERTY IN THE TAXING DISTRICT OF WOODBURY CITY

FOR 2025

(1) VALUE OF LAND	168,927,300	
(2) VALUE OF IMPROVEMENTS	459,313,900	
(3) TOTAL VALUE LAND & IMPRVMT EXCL 2ND CLASS RR		628,241,200
(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)	120,735	
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)	39,600	
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		160,335
(5A) DEDUCTIONS ALLOWED (C.73,L.1976)		
NBR VETERANS	100	
NBR VETERANS WIDOWS	30	
TOTAL	130	
NBR SENIOR CITIZENS	18	
NBR DISABLED PERSONS	7	
NBR SURVIVING SPOUSE		
TOTAL	155	
(6) NET VALUATION TAXABLE		628,080,865
(7) TAX RATE - GENL TAX RATE PER \$100 TAXABLE VALUE	4.865	
(8) RATIO - AVERAGE RATIO OF ASSESSED TO TRUE VALUE OF REAL PROPERTY	67.22%	
(9A) UEZ EXPIRED (-)		
(9B) TRUE VALUE CL II RR PROPERTY (+)		
(10) EQUALIZATION	10,848,783	
(11) NET VALUE ON WHICH COUNTY TAXES ARE APPORTIONED		938,929,648
(12) APPORTIONMENT OF TAXES		
TOTAL CNTY TAX APPRT	4,020,112.07	
ADJUSTMENTS		
CNTY EQUAL TBL APPL (+ OR -)		
APPEALS & CORR. (+ OR -)		
NET CNTY TAX APPOR	4,020,112.07	
LESS EXCESS STATE AID		

STATE OF NEW JERSEY GLOUCESTER COUNTY

I (WE) _____ ASSESSOR(S) OF THE
TAXING DISTRICT OF WOODBURY CITY 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)

(13) VALUATION OF EXEMPT PROPERTY		
PUBLIC SCHOOL PROP	15,091,600	
OTHER SCHOOL PROP	2,053,200	
PUBLIC PROP	71,397,200	
CHURCH & CHARITABLE PROP	44,593,200	
CEMETERY & GRAVEYARD	187,100	
OTHER EXEMPT PROP	60,354,800	
TOTAL VALUE	193,677,100	

(14) MISC REVENUE FOR SUPPORT OF BUDGET		
SURPLUS REVENUE APPROPRIATED	1,300,000.00	
MISC REVENUE ANTICIPATED	5,027,556.09	
RECEIPT FROM DELINQUENT TAX & LIEN	500,000.00	
TOTAL MISCELLANEOUS REVENUE	6,827,556.09	

(15) APPORTIONMENT OF TAXES

ITEM	AMOUNT	RATE
NET CNTY TX LESS ST AID	4,020,112.07	.641
COUNTY LIBRARY TAX		
COUNTY HEALTH TAX		
COUNTY OPEN SPACE	265,398.23	.043
DISTRICT SCHOOL TAX	13,892,386.00	2.211
CONSOLIDATED SCHOOL TAX		
REGIONAL SCHOOL TAX		
MUNICIPAL OPEN SPACE		
MUNICIPAL LIBRARY TAX	311,657.86	.049
LOCAL MUNCLPL PURPOSE TAX	12,065,565.29	1.921
TOTAL TAX LEVY	30,555,119.45	
AUTHORIZED RATE		4.865

(16) REAL PROPERTY CLASSIFICATION SUMMARY

	ITEMS	TAX VALUE
1. VACANT LAND	135	7,747,900
2. RESIDENTIAL	2,883	444,121,000
3A. FARM (REGULAR)		
3B. FARM (QUALIFIED)		
4A. COMMERCIAL	286	146,495,965
4B. INDUSTRIAL	2	3,396,000
4C. APARTMENT	21	26,320,000
TOTAL CLASS 4A,4B,4C		176,211,965
TOTAL ALL CLASSES		628,080,865

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 WOODBURY CITY, COUNTY OF
GLOUCESTER, NEW JERSEY, AND THAT \$ 628,080,865 IS THE
NET VALUATION TAXABLE AND 938,929,648 IS THE NET VALUATION
ON WHICH COUNTY TAXES AND REGIONAL OR CONSOLIDATED SCHOOL TAXES
ARE APPORTIONED.

ATTEST:

PRESIDENT

V. PRESIDENT

COMMISSIONER

COMMISSIONER

COMMISSIONER

COMMISSIONER

COMMISSIONER

TAX ADMINISTRATOR
COUNTY BOARD OF TAXATION

TAXING DISTRICT 22 WOODBURY CITY			2025	TAX	LIST	DISTRICT	SUMMARY	COUNTY 08	GLOUCESTER	07/18/25
	CLASSIFICATION	NO. OF PARCELS	LAND VALUE		IMPROVEMENT VALUE		TOTAL VALUE	BOOK VALUE OF TANG PERS PROP	EXEMPTION AMOUNT	NET TAXABLE VALUE
1	VACANT LAND	135	7,747,900		0		7,747,900		0	7,747,900
2	RESIDENTIAL	2,883	112,760,900		331,399,700		444,160,600		39,600	444,121,000
3A	FARM (REGULAR)	0	0		0		0		0	0
3B	FARM (QUALIFIED)	0	0		0		0		0	0
4A	COMMERCIAL	286	42,317,300		104,299,400		146,616,700		120,735	146,495,965
4B	INDUSTRIAL	2	924,000		2,472,000		3,396,000		0	3,396,000
4C	APARTMENT	21	5,177,200		21,142,800		26,320,000		0	26,320,000
CLASS 4 TOTAL		309	48,418,500		127,914,200		176,332,700		120,735	176,211,965
RATABLE TOTAL		3,327	168,927,300		459,313,900		628,241,200		160,335	628,080,865
5A	CLASS 1 RAILROAD	13	0		0		0		0	0
5B	CLASS 2 RAILROAD	9	0		0		0		0	0
RAILROAD TOTAL		22	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	9	2,290,600		12,801,000		15,091,600		0	15,091,600
15B	OTHER SCHOOL	1	188,200		1,865,000		2,053,200		0	2,053,200
15C	PUBLIC PROPERTY	109	10,017,800		61,379,400		71,397,200		0	71,397,200
15D	CHARITABLE	57	8,245,000		36,348,200		44,593,200		0	44,593,200
15E	CEMETERY	2	187,100		0		187,100		0	187,100
15F	MISCELLANEOUS	44	2,965,500		57,389,300		60,354,800		0	60,354,800
EXEMPT TOTAL		222	23,894,200		169,782,900		193,677,100		0	193,677,100
----- 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	CLASSIFICATION	NO. OF PARCELS
SENIOR CITIZEN	18	4,500	FIRE SUPPRESS	1	120,735	DWELL ABATE	0	0	DWELL ABATE	0
DISABLED PERSON	7	1,750	POLLUTION CNTRL	0	0	DWELL EXEMP	3	39,600	DWELL EXEMP	3
SURVIVING SPOUSE	0	0	FALLOUT SHELTER	0	0	NEW DWEL/CONV ABAT	0	0	NEW DWEL/CONV ABAT	0
VETERAN	100	25,000	WATER/SEWAGE FAC	0	0	NEW DWEL/CONV EXMT	0	0	NEW DWEL/CONV EXMT	0
WIDOW OF VETERAN	30	7,500	HOME IMPROVEMENT	0	0	MUL DWELL EXEMP	0	0	MUL DWELL EXEMP	0
			CLASS 4 ABATEMENT	0	0	MUL DWELL ABATE	0	0	MUL DWELL ABATE	0
			MULTI-FAMILY DWELL	0	0	COM/IND EXEMP	0	0	COM/IND EXEMP	0
			UEZ ABATEMENT	0	0	RENEWABLE ENERGY	0	0	RENEWABLE ENERGY	0

I ASSESSOR OF THE TAXING DISTRICT OF WOODBURY CITY 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