

**TABLE OF AGGREGATES  
OF TAXABLE AND EXEMPT PROPERTY IN THE TAXING DISTRICT OF CLAYTON BORO**

**FOR 2025**

(1) VALUE OF LAND	218,323,000	
(2) VALUE OF IMPROVEMENTS	581,241,500	
(3) TOTAL VALUE LAND & IMPRVMT EXCL 2ND CLASS RR		799,564,500
(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)	119,000	
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		119,000
(5A) DEDUCTIONS ALLOWED (C.73,L.1976)		
NBR VETERANS	120	
NBR VETERANS WIDOWS	33	
TOTAL	153	
NBR SENIOR CITIZENS	49	
NBR DISABLED PERSONS	6	
NBR SURVIVING SPOUSE		
TOTAL	208	
(6) NET VALUATION TAXABLE		799,445,500
(7) TAX RATE - GENL TAX RATE PER \$100 TAXABLE VALUE		
(8) RATIO - AVERAGE RATIO OF ASSESSED TO TRUE VALUE OF REAL PROPERTY	%	
(9A) UEZ EXPIRED (-)		
(9B) TRUE VALUE CL II RR PROPERTY (+)		
(10) EQUALIZATION		
(11) NET VALUE ON WHICH COUNTY TAXES ARE APPORTIONED		
(12) APPORTIONMENT OF TAXES		
TOTAL CNTY TAX APPRT		
ADJUSTMENTS		
CNTY EQUAL TBL APPL (+ OR -)		
APPEALS & CORR. (+ OR -)		
NET CNTY TAX APPOR		
LESS EXCESS STATE AID		

(13) VALUATION OF EXEMPT PROPERTY	
PUBLIC SCHOOL PROP	31,616,500
OTHER SCHOOL PROP	
PUBLIC PROP	39,426,400
CHURCH & CHARITABLE PROP	11,176,900
CEMETERY & GRAVEYARD	953,000
OTHER EXEMPT PROP	97,365,100
TOTAL VALUE	180,537,900

(14) MISC REVENUE FOR SUPPORT OF BUDGET	
SURPLUS REVENUE APPROPRIATED	
MISC REVENUE ANTICIPATED	
RECEIPT FROM DELINQUENT TAX & LIEN	
TOTAL MISCELLANEOUS REVENUE	

**(15) APPORTIONMENT OF TAXES**

ITEM	AMOUNT	RATE
NET CNTY TX LESS ST AID		
COUNTY LIBRARY TAX		
COUNTY HEALTH TAX		
COUNTY OPEN SPACE		
DISTRICT SCHOOL TAX		
CONSOLIDATED SCHOOL TAX		
REGIONAL SCHOOL TAX		
MUNICIPAL OPEN SPACE		
MUNICIPAL LIBRARY TAX		
LOCAL MUNCPL PURPOSE TAX		
TOTAL TAX LEVY		

**AUTHORIZED RATE**

**(16) REAL PROPERTY CLASSIFICATION SUMMARY**

	ITEMS	TAX VALUE
1.	VACANT LAND	231
2.	RESIDENTIAL	2,615
3A.	FARM (REGULAR)	9
3B.	FARM (QUALIFIED)	32
4A.	COMMERCIAL	88
4B.	INDUSTRIAL	14
4C.	APARTMENT	10
	TOTAL CLASS 4A,4B,4C	34,102,700
		17,928,400
		19,424,700
	TOTAL ALL CLASSES	71,455,800
		799,445,500

STATE OF NEW JERSEY GLOUCESTER COUNTY

I (WE) CRAIG BLACK ASSESSOR(S) OF THE  
TAXING DISTRICT OF CLAYTON BORO 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  
06/19/25

ROBIN L. HAGUE  
Notary Public, State of New Jersey  
Commission # 2417048  
My Commission Expires 02/08/2027

CRAIG BLACK

Electronically Signed

06/19/25

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 CLAYTON BORO COUNTY OF  
GLOUCESTER, NEW JERSEY, AND THAT \$ 799,445,500 IS THE  
NET VALUATION TAXABLE AND \$ IS THE NET VALUATION  
ON WHICH COUNTY TAXES AND REGIONAL OR CONSOLIDATED SCHOOL TAXES  
ARE APPORTIONED.

ATTEST:

Chris Sebastian PRESIDENT  
Rocco Accia V. PRESIDENT  
Byrd COMMISSIONER  
Elizabet D. Rigale COMMISSIONER  
Justin COMMISSIONER  
G. Blum COMMISSIONER  
Tax Administrator COMMISSIONER

TAX ADMINISTRATOR  
COUNTY BOARD OF TAXATION

TAXING DISTRICT 01 CLAYTON BORO			2025	TAX	LIST	DISTRICT	SUMMARY	COUNTY 08	GLOUCESTER	05/06/25
CLASSIFICATION	NO. OF PARCELS	LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	BOOK VALUE OF TANG PERS PROP	EXEMPTION AMOUNT	NET TAXABLE VALUE			
1 VACANT LAND	231	9,429,900	0	9,429,900		0	9,429,900			
2 RESIDENTIAL	2,615	183,009,200	532,534,500	715,543,700		119,000	715,424,700			
3A FARM (REGULAR)	9	716,300	2,177,800	2,894,100		0	2,894,100			
3B FARM (QUALIFIED)	32	241,000	0	241,000		0	241,000			
4A COMMERCIAL	88	12,199,400	21,903,300	34,102,700		0	34,102,700			
4B INDUSTRIAL	14	5,803,400	12,125,000	17,928,400		0	17,928,400			
4C APARTMENT	10	6,923,800	12,500,900	19,424,700		0	19,424,700			
CLASS 4 TOTAL	112	24,926,600	46,529,200	71,455,800		0	71,455,800			
RATABLE TOTAL	2,999	218,323,000	581,241,500	799,564,500		119,000	799,445,500			
5A CLASS 1 RAILROAD	9	23,200	0	23,200		0	23,200			
5B CLASS 2 RAILROAD	0	0	0	0		0	0			
RAILROAD TOTAL	9	23,200	0	23,200		0	23,200			
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	4	1,594,100	30,022,400	31,616,500		0	31,616,500			
15B OTHER SCHOOL	0	0	0	0		0	0			
15C PUBLIC PROPERTY	151	22,099,000	17,327,400	39,426,400		0	39,426,400			
15D CHARITABLE	20	2,564,800	8,612,100	11,176,900		0	11,176,900			
15E CEMETERY	1	941,000	12,000	953,000		0	953,000			
15F MISCELLANEOUS	254	20,240,700	77,124,400	97,365,100		0	97,365,100			
EXEMPT TOTAL	430	47,439,600	133,098,300	180,537,900		0	180,537,900			
----- 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	49	12,250	FIRE SUPPRESS	0	0	DWELL ABATE	0	0		
DISABLED PERSON	6	1,500	POLLUTION CNTRL	0	0	DWELL EXEMP	5	119,000		
SURVIVING SPOUSE	0	0	FALLOUT SHELTER	0	0	NEW DWEL/CONV ABAT	0	0		
VETERAN	120	30,000	WATER/SEWAGE FAC	0	0	NEW DWEL/CONV EXMT	0	0		
WIDOW OF VETERAN	33	8,250	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		

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ASSESSOR

