

**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		
(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	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	
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 MUNCL PL PURPOSE TAX		
TOTAL TAX LEVY		

**AUTHORIZED RATE**

**(16) REAL PROPERTY CLASSIFICATION SUMMARY**

	ITEMS	TAX VALUE
1.	VACANT LAND	230
2.	RESIDENTIAL	5,549
3A.	FARM (REGULAR)	66
3B.	FARM (QUALIFIED)	148
4A.	COMMERCIAL	187
4B.	INDUSTRIAL	5
4C.	APARTMENT	3
	TOTAL CLASS 4A,4B,4C	204,681,700
		16,313,400
		2,818,000
	TOTAL ALL CLASSES	223,813,100
		2000,002,100

STATE OF NEW JERSEY GLOUCESTER COUNTY

I (WE) CRAIG BLACK 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  
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 MANTUA TWP COUNTY OF  
GLOUCESTER, NEW JERSEY, AND THAT \$ 2,000,002,100 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 10 MANTUA TWP			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	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	CLASSIFICATION	NO. OF PARCELS
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 CRAIG BLACK 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.

Electronically Signed 06/19/25  
CRAIG BLACK 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 06/19/25

. -----  
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