

2025 TAX CALCULATION ACKNOWLEDGEMENT REPORT

TAXING DISTRICT 23 KEANSBURG BORO

COUNTY 13 MONMOUTH

BLOCK	LOT	QUALIFIC.	PROPERTY LOCATION	CLASS	NET VAL	TAX AMOUNTS				
						TOT YEAR	1ST HALF	2ND HALF	PRELIM.	
13	1		260-262 BEACHWAY	4A	565600	12120.81	21227.80	9106.99-	6060.41	*OVERBILL*
79	29		153 MAPLE AVE.	15F	363100	.00	3295.60	3295.60-	.00	*OVERBILL*
93	1		76 MAPLE AVE	15F	452100	.00	4550.70	4550.70-	.00	*OVERBILL*
94	38		28 LINCOLN CT.	15F	377700	.00	3328.60	3328.60-	.00	*OVERBILL*
110	29		51 TWILIGHT AVE	15F	462000	.00	4553.30	4553.30-	.00	*OVERBILL*

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TAXING DISTRICT 23 KEANSBURG BORO

COUNTY 13 MONMOUTH

	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 *	3,233	1,191,114,920	25,525,594.60	.00	31,250.00	25,494,344.60	11,556,257.50	13,938,087.10	12,747,180.32
* RAILROADS *	0	0	.00	.00	.00	.00	.00	.00	.00
* UTILITIES *	1	0	.00	.00	.00	.00	.00	.00	.00
* EXEMPTS *	170	236,586,400	.00	.00	.00	.00	15,728.20	15,728.20-	.00

TAX RATES FOR THE YEAR OF 2025

TAXING DISTRICT 23 KEANSBURG BORO COUNTY 13 MONMOUTH

DESCRIPTION OF TAX	SPECIAL TAX CODE	RATE PER \$100	FLAT TAX AMOUNT
COUNTY TAX		.161	
COUNTY LIBRARY TAX		.010	
SCHOOL TAX		.764	
LOCAL MUNICIPAL TAX		1.180	
COUNTY OPEN SPACE TAX		.025	
COUNTY HEALTH TAX		.003	

TOTAL TAX RATE		2.143	

SPECIAL TAX DESCRIPTION.....

* STATE AID	A01	.000
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* 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	
1323	2025	01	COUNTY TAX	00161	000000				
1323	2025	02	COUNTY LIBRARY TAX	00010	000000				
1323	2025	03	SCHOOL TAX	00764	000000				
1323	2025	04	LOCAL MUNICIPAL TAX	01180	000000				
1323	2025	05	COUNTY OPEN SPACE TAX	00025	000000				
1323	2025	06	COUNTY HEALTH TAX	00003	000000				
1323	2025	07	STATE AID			A01	00000	000000	
				-----	-----		-----	-----	
1323	2025	00	TOTAL TAX RATE	2.143	.00		.000	.00	

*** TAX RATE ACCEPTED

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

FOR 2025

(1) VALUE OF LAND	668,008,600	
(2) VALUE OF IMPROVEMENTS	525,649,600	
(3) TOTAL VALUE LAND & IMPRVMT EXCL 2ND CLASS RR		1193,658,200
(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)		
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)	1,681,300	
DWELL EXEMPTION (RS 40A:21-5)	861,980	
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		2,543,280
(5A) DEDUCTIONS ALLOWED (C.73,L.1976)		
NBR VETERANS	87	
NBR VETERANS WIDOWS	9	
TOTAL	96	
NBR SENIOR CITIZENS	16	
NBR DISABLED PERSONS	13	
NBR SURVIVING SPOUSE		
TOTAL		125
(6) NET VALUATION TAXABLE		1191,114,920
(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	47,075,800
OTHER SCHOOL PROP	
PUBLIC PROP	48,534,900
CHURCH & CHARITABLE PROP	18,149,000
CEMETERY & GRAVEYARD	568,000
OTHER EXEMPT PROP	122,258,700
TOTAL VALUE	236,586,400

(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	161
2.	RESIDENTIAL	2,955
3A.	FARM (REGULAR)	
3B.	FARM (QUALIFIED)	
4A.	COMMERCIAL	94
4B.	INDUSTRIAL	3
4C.	APARTMENT	20
	TOTAL CLASS 4A,4B,4C	101,166,400
		5,688,100
		21,588,900
	TOTAL ALL CLASSES	128,443,400
		1191,114,920

STATE OF NEW JERSEY MONMOUTH COUNTY

I (WE) _____ ASSESSOR(S) OF THE
TAXING DISTRICT OF KEANSBURG 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
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 KEANSBURG BORO COUNTY OF
MONMOUTH, NEW JERSEY, AND THAT \$ 1,191,114,920 IS THE
NET VALUATION TAXABLE AND \$ _____ 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

Matthew S. Clark
TAX ADMINISTRATOR
COUNTY BOARD OF TAXATION

TAXING DISTRICT 23 KEANSBURG BORO			2025 TAX LIST DISTRICT SUMMARY			COUNTY 13 MONMOUTH		07/14/25
CLASSIFICATION	NO. OF PARCELS	LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	BOOK VALUE OF TANG PERS PROP	EXEMPTION AMOUNT	NET TAXABLE VALUE	
1 VACANT LAND	161	31,492,500	0	31,492,500		0	31,492,500	
2 RESIDENTIAL	2,955	572,820,600	459,220,400	1,032,041,000		861,980	1,031,179,020	
3A FARM (REGULAR)	0	0	0	0		0	0	
3B FARM (QUALIFIED)	0	0	0	0		0	0	
4A COMMERCIAL	94	55,137,000	47,710,700	102,847,700		1,681,300	101,166,400	
4B INDUSTRIAL	3	805,000	4,883,100	5,688,100		0	5,688,100	
4C APARTMENT	20	7,753,500	13,835,400	21,588,900		0	21,588,900	
CLASS 4 TOTAL	117	63,695,500	66,429,200	130,124,700		1,681,300	128,443,400	
RATABLE TOTAL	3,233	668,008,600	525,649,600	1,193,658,200		2,543,280	1,191,114,920	
5A CLASS 1 RAILROAD	0	0	0	0		0	0	
5B CLASS 2 RAILROAD	0	0	0	0		0	0	
RAILROAD TOTAL	0	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	11	10,403,100	36,672,700	47,075,800		0	47,075,800	
15B OTHER SCHOOL	0	0	0	0		0	0	
15C PUBLIC PROPERTY	81	25,520,500	23,014,400	48,534,900		0	48,534,900	
15D CHARITABLE	12	4,998,400	13,150,600	18,149,000		0	18,149,000	
15E CEMETERY	4	568,000	0	568,000		0	568,000	
15F MISCELLANEOUS	62	19,001,900	103,256,800	122,258,700		0	122,258,700	
EXEMPT TOTAL	170	60,491,900	176,094,500	236,586,400		0	236,586,400	
----- 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	16	4,000	FIRE SUPPRESS	0	0	DWELL ABATE	1	1,681,300
DISABLED PERSON	13	3,250	POLLUTION CNTRL	0	0	DWELL EXEMP	7	861,980
SURVIVING SPOUSE	0	0	FALLOUT SHELTER	0	0	NEW DWEL/CONV ABAT	0	0
VETERAN	87	21,750	WATER/SEWAGE FAC	0	0	NEW DWEL/CONV EXMT	0	0
WIDOW OF VETERAN	9	2,250	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

I ASSESSOR OF THE TAXING DISTRICT OF KEANSBURG 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 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 23

KEANSBURG BORO

2025

SPECIAL TAXING DISTRICT SUMMARY

COUNTY 13

MONMOUTH

SPECIAL TAXING DISTRICT		NO. OF ITEMS	LAND VALUE	IMPROVEMENTS	EXEMPTIONS	NET TAXABLE
H71	RATABLES	1	162,500	80,200	0	242,700
	RAILROAD	0	0	0		0
	PUB UTIL	0	0			0
	EXEMPTS	0	0	0		0
H73	RATABLES	75	14,222,200	9,259,900	0	23,482,100
	RAILROAD	0	0	0		0
	PUB UTIL	0	0			0
	EXEMPTS	6	501,200	333,200		834,400
H74	RATABLES	116	21,831,300	14,631,700	0	36,463,000
	RAILROAD	0	0	0		0
	PUB UTIL	0	0			0
	EXEMPTS	2	325,200	0		325,200
H81	RATABLES	6	1,237,800	774,700	0	2,012,500
	RAILROAD	0	0	0		0
	PUB UTIL	0	0			0
	EXEMPTS	0	0	0		0
H85	RATABLES	1	164,500	12,600	0	177,100
	RAILROAD	0	0	0		0
	PUB UTIL	0	0			0
	EXEMPTS	0	0	0		0