

2025 TAX CALCULATION ACKNOWLEDGEMENT REPORT

TAXING DISTRICT 38 BOROUGH OF OCEANPORT

COUNTY 13 MONMOUTH

BLOCK	LOT	QUALIFIC.	PROPERTY LOCATION	CLASS	NET VAL	TAX AMOUNTS			PRELIM.	
						TOT YEAR	1ST HALF	2ND HALF		
65	3.06		263 PORT AU PECK AVE	1	376900	5559.28	7144.19	1584.91-	2779.64	*OVERBILL*
110.02	43		29 RUSSEL AVENUE	15F	759200	.00	5444.39	5444.39-	.00	*OVERBILL*
121.02	9		18 ISELIN LN	15F	867100	.00	6292.06	6292.06-	.00	*OVERBILL*

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TAXING DISTRICT 38 BOROUGH OF OCEANPORT

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 *	2,327	2,081,389,700	30,700,503.72	.00	29,750.00	30,670,753.72	14,874,243.36	15,796,510.36	15,335,382.53
* RAILROADS *	0	0	.00	.00	.00	.00	.00	.00	.00
* UTILITIES *	1	2,313,405	34,122.72	.00	.00	34,122.72	18,250.34	15,872.38	17,061.36
* EXEMPTS *	125	205,994,300	.00	.00	.00	.00	11,736.45	11,736.45-	.00

TAX RATES FOR THE YEAR OF 2025				
TAXING DISTRICT	38	BOROUGH OF OCEANPORT	COUNTY 13 MONMOUTH	
		DESCRIPTION OF TAX	SPECIAL TAX CODE	
			RATE PER \$100	
			FLAT TAX AMOUNT	
		COUNTY TAX	.185	
		LIBRARY TAX	.012	
		DISTRICT SCHOOL TAX	.622	
		REGIONAL SCHOOL TAX	.223	
		LOCAL MUNICIPAL TAX	.382	
		HEALTH TAX	.003	
		CNTY OPEN SPACE	.028	
		MUNI OPEN SPACE TAX	.020	

		TOTAL TAX RATE	1.475	
		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 DATA--			INHIBIT FLAGS
						CODE	RATE	FLAT	
1338	2025	01	COUNTY TAX	00185	000000				
1338	2025	02	LIBRARY TAX	00012	000000				
1338	2025	03	DISTRICT SCHOOL TAX	00622	000000				
1338	2025	04	REGIONAL SCHOOL TAX	00223	000000				
1338	2025	05	LOCAL MUNICIPAL TAX	00382	000000				
1338	2025	06	HEALTH TAX	00003	000000				
1338	2025	07	CNTY OPEN SPACE	00028	000000				
1338	2025	08	MUNI OPEN SPACE TAX	00020	000000				
1338	2025	09	STATE AID			A01	00000	000000	
				-----	-----		-----	-----	
1338	2025	00	TOTAL TAX RATE	1.475	.00		.000	.00	

*** TAX RATE ACCEPTED

TABLE OF AGGREGATES
OF TAXABLE AND EXEMPT PROPERTY IN THE TAXING DISTRICT OF BOROUGH OF OCEANPORT FOR 2025

(1) VALUE OF LAND	1149,834,900
(2) VALUE OF IMPROVEMENTS	931,554,800
(3) TOTAL VALUE LAND & IMPRVMT EXCL 2ND CLASS RR	2081,389,700
(4) TAX VALUE MACH,IMPLMNT & EQUIPT OF TELEPHONE, PETROLEUM REFINERIES MISCELLANEOUS	2,313,405
(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)	
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	
(5A) DEDUCTIONS ALLOWED (C.73,L.1976)	
NBR VETERANS	88
NBR VETERANS WIDOWS	20
TOTAL	108
NBR SENIOR CITIZENS	10
NBR DISABLED PERSONS	1
NBR SURVIVING SPOUSE	
TOTAL	119
(6) NET VALUATION TAXABLE	2083,703,105
(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	

STATE OF NEW JERSEY MONMOUTH COUNTY

I (WE) ASSESSOR(S) OF THE TAXING DISTRICT OF BOROUGH OF OCEANPORT 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	16,044,100
OTHER SCHOOL PROP	
PUBLIC PROP	78,719,100
CHURCH & CHARITABLE PROP	3,069,500
CEMETERY & GRAVEYARD	15,018,500
OTHER EXEMPT PROP	93,143,100
TOTAL VALUE	205,994,300

(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	28,413,400
2. RESIDENTIAL	1838,714,300
3A. FARM (REGULAR)	630,600
3B. FARM (QUALIFIED)	7,900
4A. COMMERCIAL	201,504,000
4B. INDUSTRIAL	12,119,500
4C. APARTMENT	
TOTAL CLASS 4A,4B,4C	213,623,500
TOTAL ALL CLASSES	2081,389,700

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 BOROUGH OF OCEANPORT COUNTY OF MONMOUTH, NEW JERSEY, AND THAT \$ 2,083,703,105 IS THE NET VALUATION TAXABLE AND \$ IS THE NET VALUATION ON WHICH COUNTY TAXES AND REGIONAL OR CONSOLIDATED SCHOOL TAXES ARE APPORTIONED.

ATTEST:

Rosie L. Lott PRESIDENT
Stephanie D. Dineen V. PRESIDENT
Michael V. Hinch COMMISSIONER
Quon A. Malara COMMISSIONER
Carol M. Hinch COMMISSIONER
John A. Clark COMMISSIONER
Pamela Shrimko COMMISSIONER

Matthew S. Clark
TAX ADMINISTRATOR
COUNTY BOARD OF TAXATION

TAXING DISTRICT 38 BOROUGH OF OCEANPORT			2025	TAX	LIST	DISTRICT	SUMMARY	COUNTY 13	MONMOUTH	07/10/25
CLASSIFICATION	NO. OF PARCELS	LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	BOOK VALUE OF TANG PERS PROP	EXEMPTION AMOUNT	NET TAXABLE VALUE			
1 VACANT LAND	90	28,413,400	0	28,413,400		0	28,413,400			
2 RESIDENTIAL	2,194	1,005,932,600	832,781,700	1,838,714,300		0	1,838,714,300			
3A FARM (REGULAR)	1	436,800	193,800	630,600		0	630,600			
3B FARM (QUALIFIED)	1	7,900	0	7,900		0	7,900			
4A COMMERCIAL	36	111,470,100	90,033,900	201,504,000		0	201,504,000			
4B INDUSTRIAL	0	0	0	0		0	0			
4C APARTMENT	5	3,574,100	8,545,400	12,119,500		0	12,119,500			
CLASS 4 TOTAL	41	115,044,200	98,579,300	213,623,500		0	213,623,500			
RATABLE TOTAL	2,327	1,149,834,900	931,554,800	2,081,389,700		0	2,081,389,700			
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				2,313,405		2,313,405			
6B PETROL REFINRIES	0				0		0			
6C MISCELLANEOUS	0				0		0			
PUBLIC UTIL. TOTAL	1				2,313,405		2,313,405			
15A PUBLIC SCHOOL	4	8,219,100	7,825,000	16,044,100		0	16,044,100			
15B OTHER SCHOOL	0	0	0	0		0	0			
15C PUBLIC PROPERTY	65	75,136,400	3,582,700	78,719,100		0	78,719,100			
15D CHARITABLE	4	1,696,900	1,372,600	3,069,500		0	3,069,500			
15E CEMETERY	2	9,159,200	5,859,300	15,018,500		0	15,018,500			
15F MISCELLANEOUS	50	53,322,700	39,820,400	93,143,100		0	93,143,100			
EXEMPT TOTAL	125	147,534,300	58,460,000	205,994,300		0	205,994,300			
----- 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	10	2,500	FIRE SUPPRESS	0	0	DWELL ABATE	0	0		
DISABLED PERSON	1	250	POLLUTION CNTRL	0	0	DWELL EXEMP	0	0		
SURVIVING SPOUSE	0	0	FALLOUT SHELTER	0	0	NEW DWEL/CONV ABAT	0	0		
VETERAN	88	22,000	WATER/SEWAGE FAC	0	0	NEW DWEL/CONV EXMT	0	0		
WIDOW OF VETERAN	20	5,000	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 BOROUGH OF OCEANPORT 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.

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