

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

**FOR 2026**

(1) VALUE OF LAND	1683,553,200	
(2) VALUE OF IMPROVEMENTS	2033,584,100	
(3) TOTAL VALUE LAND & IMPRVMT EXCL 2ND CLASS RR		3717,137,300
(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)	236,000	
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	236,000	
(5A) DEDUCTIONS ALLOWED (C.73,L.1976)		
NBR VETERANS	137	
NBR VETERANS WIDOWS	39	
TOTAL	176	
NBR SENIOR CITIZENS	14	
NBR DISABLED PERSONS	3	
NBR SURVIVING SPOUSE	1	
TOTAL	194	
(6) NET VALUATION TAXABLE	3716,901,300	
(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	22,037,200
OTHER SCHOOL PROP	5,031,100
PUBLIC PROP	320,010,000
CHURCH & CHARITABLE PROP	22,689,700
CEMETERY & GRAVEYARD	2,803,100
OTHER EXEMPT PROP	32,710,800
TOTAL VALUE	405,281,900

(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 132	29,357,200
2.	RESIDENTIAL 3,096	2142,963,700
3A.	FARM (REGULAR) 2	647,300
3B.	FARM (QUALIFIED) 6	14,500
4A.	COMMERCIAL 218	974,952,500
4B.	INDUSTRIAL 46	285,250,300
4C.	APARTMENT 24	283,715,800
	TOTAL CLASS 4A,4B,4C	1543,918,600
	TOTAL ALL CLASSES	3716,901,300

STATE OF NEW JERSEY MONMOUTH COUNTY

I (WE) JOHN E. BUTOW ASSESSOR(S) OF THE TAXING DISTRICT OF EATONTOWN 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 2026, 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 2026

JOHN E. BUTOW

Electronically Signed

05/07/26

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 2026 IN THE TAXING DISTRICT OF EATONTOWN BORO COUNTY OF MONMOUTH, NEW JERSEY, AND THAT \$ 3,716,901,300 IS THE NET VALUATION TAXABLE AND \$ IS THE NET VALUATION ON WHICH COUNTY TAXES AND REGIONAL OR CONSOLIDATED SCHOOL TAXES ARE APPORTIONED.

ATTEST:

Boris L. Luttich PRESIDENT  
Stephan D. Dier V. PRESIDENT  
Muel V. Van der COMMISSIONER  
Juan A. Malave COMMISSIONER  
Ray A. Miller COMMISSIONER  
John COMMISSIONER  
Pamela Shimko COMMISSIONER

Matthew S. Clark  
TAX ADMINISTRATOR  
COUNTY BOARD OF TAXATION

TAXING DISTRICT 12 EATONTOWN BORO			2026 TAX LIST DISTRICT SUMMARY			COUNTY 13 MONMOUTH		05/06/26
CLASSIFICATION	NO. OF PARCELS	LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	BOOK VALUE OF TANG PERS PROP	EXEMPTION AMOUNT	NET TAXABLE VALUE	
1 VACANT LAND	132	29,357,200	0	29,357,200		0	29,357,200	
2 RESIDENTIAL	3,096	1,131,882,000	1,011,081,700	2,142,963,700		0	2,142,963,700	
3A FARM (REGULAR)	2	137,500	509,800	647,300		0	647,300	
3B FARM (QUALIFIED)	6	14,500	0	14,500		0	14,500	
4A COMMERCIAL	218	331,862,100	643,138,800	975,000,900		48,400	974,952,500	
4B INDUSTRIAL	46	106,986,600	178,451,300	285,437,900		187,600	285,250,300	
4C APARTMENT	24	83,313,300	200,402,500	283,715,800		0	283,715,800	
CLASS 4 TOTAL	288	522,162,000	1,021,992,600	1,544,154,600		236,000	1,543,918,600	
RATABLE TOTAL	3,524	1,683,553,200	2,033,584,100	3,717,137,300		236,000	3,716,901,300	
5A CLASS 1 RAILROAD	3	2,688,700	92,300	2,781,000		0	2,781,000	
5B CLASS 2 RAILROAD	1	73,600	0	73,600		0	73,600	
RAILROAD TOTAL	4	2,762,300	92,300	2,854,600		0	2,854,600	
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	10,506,400	11,530,800	22,037,200		0	22,037,200	
15B OTHER SCHOOL	1	2,750,000	2,281,100	5,031,100		0	5,031,100	
15C PUBLIC PROPERTY	138	148,165,100	171,844,900	320,010,000		0	320,010,000	
15D CHARITABLE	15	11,629,400	11,060,300	22,689,700		0	22,689,700	
15E CEMETERY	4	2,750,200	52,900	2,803,100		0	2,803,100	
15F MISCELLANEOUS	50	18,389,000	14,321,800	32,710,800		0	32,710,800	
EXEMPT TOTAL	212	194,190,100	211,091,800	405,281,900		0	405,281,900	
----- 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	14	3,500	FIRE SUPPRESS	5	236,000	DWELL ABATE	0	0
DISABLED PERSON	3	750	POLLUTION CNTRL	0	0	DWELL EXEMP	0	0
SURVIVING SPOUSE	1	250	FALLOUT SHELTER	0	0	NEW DWEL/CONV ABAT	0	0
VETERAN	137	34,250	WATER/SEWAGE FAC	0	0	NEW DWEL/CONV EXMT	0	0
WIDOW OF VETERAN	39	9,750	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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TAXING DISTRICT 12 EATONTOWN BORO		2026	SPECIAL TAXING	DISTRICT SUMMARY	COUNTY 13 MONMOUTH	
SPECIAL TAXING DISTRICT		NO. OF ITEMS	LAND VALUE	IMPROVEMENTS	EXEMPTIONS	NET TAXABLE
S01	RATABLES	36	90,718,200	157,326,900	174,900	247,870,200
	RAILROAD	0	0	0		0
	PUB UTIL	0	0			0
	EXEMPTS	3	5,370,800	5,468,900		10,839,700