

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

**FOR 2026**

(1) VALUE OF LAND	764,552,800	
(2) VALUE OF IMPROVEMENTS	539,200,600	
(3) TOTAL VALUE LAND & IMPRVMT EXCL 2ND CLASS RR	1303,753,400	
(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)	3,797,480	
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	3,797,480	
(5A) DEDUCTIONS ALLOWED (C.73,L.1976)		
NBR VETERANS	81	
NBR VETERANS WIDOWS	8	
TOTAL	89	
NBR SENIOR CITIZENS	16	
NBR DISABLED PERSONS	12	
NBR SURVIVING SPOUSE		
TOTAL	117	
(6) NET VALUATION TAXABLE	1299,955,920	
(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	48,836,700
OTHER SCHOOL PROP	
PUBLIC PROP	50,746,500
CHURCH & CHARITABLE PROP	18,264,200
CEMETERY & GRAVEYARD	616,300
OTHER EXEMPT PROP	140,433,500
TOTAL VALUE	258,897,200

(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	140
2.	RESIDENTIAL	2,949
3A.	FARM (REGULAR)	
3B.	FARM (QUALIFIED)	
4A.	COMMERCIAL	93
4B.	INDUSTRIAL	3
4C.	APARTMENT	19
	TOTAL CLASS 4A,4B,4C	108,054,800
		6,079,300
		23,014,700
	TOTAL ALL CLASSES	137,148,800
		1299,955,920

STATE OF NEW JERSEY MONMOUTH COUNTY

I (WE) ALEX WORTH 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 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

ALEX WORTH

Electronically Signed

05/08/26

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 KEANSBURG BORO COUNTY OF  
MONMOUTH, NEW JERSEY, AND THAT \$ 1,299,955,920 IS THE  
NET VALUATION TAXABLE AND \$ IS THE NET VALUATION  
ON WHICH COUNTY TAXES AND REGIONAL OR CONSOLIDATED SCHOOL TAXES  
ARE APPORTIONED.

ATTEST:

<u>Boris Lattin</u>	PRESIDENT
<u>Stephen Davis</u>	V. PRESIDENT
<u>Muel V. Smith</u>	COMMISSIONER
<u>Juan A. Malave</u>	COMMISSIONER
<u>Ray Allen</u>	COMMISSIONER
<u>John</u>	COMMISSIONER
<u>Pamela Shumlee</u>	COMMISSIONER

Matthew S. Clark  
TAX ADMINISTRATOR  
COUNTY BOARD OF TAXATION

TAXING DISTRICT 23 KEANSBURG 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	140	33,055,000	0	33,055,000		0	33,055,000	
2 RESIDENTIAL	2,949	663,073,500	469,131,000	1,132,204,500		2,452,380	1,129,752,120	
3A FARM (REGULAR)	0	0	0	0		0	0	
3B FARM (QUALIFIED)	0	0	0	0		0	0	
4A COMMERCIAL	93	58,600,500	50,799,400	109,399,900		1,345,100	108,054,800	
4B INDUSTRIAL	3	908,500	5,170,800	6,079,300		0	6,079,300	
4C APARTMENT	19	8,915,300	14,099,400	23,014,700		0	23,014,700	
CLASS 4 TOTAL	115	68,424,300	70,069,600	138,493,900		1,345,100	137,148,800	
RATABLE TOTAL	3,204	764,552,800	539,200,600	1,303,753,400		3,797,480	1,299,955,920	
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	11,942,000	36,894,700	48,836,700		0	48,836,700	
15B OTHER SCHOOL	0	0	0	0		0	0	
15C PUBLIC PROPERTY	81	27,577,100	23,169,400	50,746,500		0	50,746,500	
15D CHARITABLE	11	5,424,600	12,839,600	18,264,200		0	18,264,200	
15E CEMETERY	4	616,300	0	616,300		0	616,300	
15F MISCELLANEOUS	74	25,181,700	115,251,800	140,433,500		0	140,433,500	
EXEMPT TOTAL	181	70,741,700	188,155,500	258,897,200		0	258,897,200	
----- 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	19	3,797,480
DISABLED PERSON	12	3,000	POLLUTION CNTRL	0	0	DWELL EXEMP	0	0
SURVIVING SPOUSE	0	0	FALLOUT SHELTER	0	0	NEW DWEL/CONV ABAT	0	0
VETERAN	81	20,250	WATER/SEWAGE FAC	0	0	NEW DWEL/CONV EXMT	0	0
WIDOW OF VETERAN	8	2,000	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

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Electronically Signed 05/08/26  
ALEX WORTH ASSESSOR

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Electronically Signed 05/08/26  
ALEX WORTH ASSESSOR

SWORN AND SUBSCRIBED BEFORE ME THIS                      DAY OF                      OF 2026. -----

TAXING DISTRICT 23 KEANSBURG BORO		2026 SPECIAL TAXING DISTRICT SUMMARY				COUNTY 13 MONMOUTH	
	SPECIAL TAXING DISTRICT	NO. OF ITEMS	LAND VALUE	IMPROVEMENTS	EXEMPTIONS	NET TAXABLE	
H71	RATABLES	1	226,800	80,900	0	307,700	
	RAILROAD	0	0	0		0	
	PUB UTIL	0	0			0	
	EXEMPTS	0	0	0		0	
H73	RATABLES	65	14,170,100	8,372,000	0	22,542,100	
	RAILROAD	0	0	0		0	
	PUB UTIL	0	0			0	
	EXEMPTS	6	557,800	336,200		894,000	
H74	RATABLES	105	23,321,800	13,670,200	0	36,992,000	
	RAILROAD	0	0	0		0	
	PUB UTIL	0	0			0	
	EXEMPTS	4	809,100	0		809,100	
H81	RATABLES	5	1,390,400	779,100	0	2,169,500	
	RAILROAD	0	0	0		0	
	PUB UTIL	0	0			0	
	EXEMPTS	0	0	0		0	
H85	RATABLES	1	180,600	12,700	0	193,300	
	RAILROAD	0	0	0		0	
	PUB UTIL	0	0			0	
	EXEMPTS	0	0	0		0	