

TABLE OF AGGREGATES
OF TAXABLE AND EXEMPT PROPERTY IN THE TAXING DISTRICT OF AVON-BY-THE-SEA

FOR 2026

(1) VALUE OF LAND	828,882,800
(2) VALUE OF IMPROVEMENTS	583,433,000
(3) TOTAL VALUE LAND & IMPRVMT EXCL 2ND CLASS RR	1412,315,800
(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)	
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	15
NBR VETERANS WIDOWS	10
TOTAL	25
NBR SENIOR CITIZENS	
NBR DISABLED PERSONS	
NBR SURVIVING SPOUSE	
TOTAL	25
(6) NET VALUATION TAXABLE	1412,315,800
(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	5,743,800
OTHER SCHOOL PROP	
PUBLIC PROP	21,719,100
CHURCH & CHARITABLE PROP	5,480,200
CEMETERY & GRAVEYARD	
OTHER EXEMPT PROP	10,464,400
TOTAL VALUE	43,407,500

(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 35	19,587,500
2.	RESIDENTIAL 1,012	1341,762,000
3A.	FARM (REGULAR)	
3B.	FARM (QUALIFIED)	
4A.	COMMERCIAL 48	40,282,700
4B.	INDUSTRIAL 2	2,083,600
4C.	APARTMENT 5	8,600,000
	TOTAL CLASS 4A,4B,4C	50,966,300
	TOTAL ALL CLASSES	1412,315,800

STATE OF NEW JERSEY MONMOUTH COUNTY

I (WE) BOBBY CONNORS ASSESSOR(S) OF THE
TAXING DISTRICT OF AVON-BY-THE-SEA 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 2025

BOBBY CONNORS

Electronically Signed

11/03/25

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 2026 IN THE
TAXING DISTRICT OF AVON-BY-THE-SEA COUNTY OF
MONMOUTH, NEW JERSEY, AND THAT \$ 1,412,315,800 IS THE
NET VALUATION TAXABLE AND \$ IS THE NET VALUATION
ON WHICH COUNTY TAXES AND REGIONAL OR CONSOLIDATED SCHOOL TAXES
ARE APPORTIONED.

ATTEST:

Rosie Luttitt PRESIDENT
Stephan D'Amico V. PRESIDENT
Michael V. Hinch COMMISSIONER
Joan 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 06 AVON-BY-THE-SEA			2026	TAX	LIST	DISTRICT	SUMMARY	COUNTY 13	MONMOUTH	10/28/25
CLASSIFICATION	NO. OF PARCELS	LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	BOOK VALUE OF TANG PERS PROP	EXEMPTION AMOUNT	NET TAXABLE VALUE			
1 VACANT LAND	35	19,587,500	0	19,587,500		0	19,587,500			
2 RESIDENTIAL	1,012	783,339,700	558,422,300	1,341,762,000		0	1,341,762,000			
3A FARM (REGULAR)	0	0	0	0		0	0			
3B FARM (QUALIFIED)	0	0	0	0		0	0			
4A COMMERCIAL	48	20,269,200	20,013,500	40,282,700		0	40,282,700			
4B INDUSTRIAL	2	1,436,400	647,200	2,083,600		0	2,083,600			
4C APARTMENT	5	4,250,000	4,350,000	8,600,000		0	8,600,000			
CLASS 4 TOTAL	55	25,955,600	25,010,700	50,966,300		0	50,966,300			
RATABLE TOTAL	1,102	828,882,800	583,433,000	1,412,315,800		0	1,412,315,800			
5A CLASS 1 RAILROAD	2	0	0	0		0	0			
5B CLASS 2 RAILROAD	0	0	0	0		0	0			
RAILROAD TOTAL	2	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	1	1,187,200	4,556,600	5,743,800		0	5,743,800			
15B OTHER SCHOOL	0	0	0	0		0	0			
15C PUBLIC PROPERTY	17	15,098,800	6,620,300	21,719,100		0	21,719,100			
15D CHARITABLE	3	2,911,000	2,569,200	5,480,200		0	5,480,200			
15E CEMETERY	0	0	0	0		0	0			
15F MISCELLANEOUS	17	7,005,000	3,459,400	10,464,400		0	10,464,400			
EXEMPT TOTAL	38	26,202,000	17,205,500	43,407,500		0	43,407,500			
----- 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	0	0	FIRE SUPPRESS	0	0	DWELL ABATE	0	0		
DISABLED PERSON	0	0	POLLUTION CNTRL	0	0	DWELL EXEMP	0	0		
SURVIVING SPOUSE	0	0	FALLOUT SHELTER	0	0	NEW DWEL/CONV ABAT	0	0		
VETERAN	15	3,750	WATER/SEWAGE FAC	0	0	NEW DWEL/CONV EXMT	0	0		
WIDOW OF VETERAN	10	2,500	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		

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