

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

FOR 2026

(1) VALUE OF LAND	765,624,800	
(2) VALUE OF IMPROVEMENTS	541,877,600	
(3) TOTAL VALUE LAND & IMPRVMT EXCL 2ND CLASS RR		1307,502,400
(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)		3,697,800
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		3,697,800
(5A) DEDUCTIONS ALLOWED (C.73,L.1976)		
NBR VETERANS	82	
NBR VETERANS WIDOWS	8	
TOTAL	90	
NBR SENIOR CITIZENS	16	
NBR DISABLED PERSONS	12	
NBR SURVIVING SPOUSE		
TOTAL	118	
(6) NET VALUATION TAXABLE		1303,804,600
(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	139,817,400
TOTAL VALUE	258,281,100

(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	133	31,398,600
2. RESIDENTIAL	2,955	1133,871,200
3A. FARM (REGULAR)		
3B. FARM (QUALIFIED)		
4A. COMMERCIAL	94	108,977,000
4B. INDUSTRIAL	3	6,079,300
4C. APARTMENT	20	23,478,500
TOTAL CLASS 4A,4B,4C		138,534,800
TOTAL ALL CLASSES		1303,804,600

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 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

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 \$ 1,303,804,600 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			2026 TAX LIST DISTRICT SUMMARY			COUNTY 13 MONMOUTH		11/03/25
CLASSIFICATION	NO. OF PARCELS	LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	BOOK VALUE OF TANG PERS PROP	EXEMPTION AMOUNT	NET TAXABLE VALUE	
1 VACANT LAND	133	31,398,600	0	31,398,600		0	31,398,600	
2 RESIDENTIAL	2,955	665,057,400	471,166,500	1,136,223,900		2,352,700	1,133,871,200	
3A FARM (REGULAR)	0	0	0	0		0	0	
3B FARM (QUALIFIED)	0	0	0	0		0	0	
4A COMMERCIAL	94	59,089,500	51,232,600	110,322,100		1,345,100	108,977,000	
4B INDUSTRIAL	3	908,500	5,170,800	6,079,300		0	6,079,300	
4C APARTMENT	20	9,170,800	14,307,700	23,478,500		0	23,478,500	
CLASS 4 TOTAL	117	69,168,800	70,711,100	139,879,900		1,345,100	138,534,800	
RATABLE TOTAL	3,205	765,624,800	541,877,600	1,307,502,400		3,697,800	1,303,804,600	
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	73	24,947,800	114,869,600	139,817,400		0	139,817,400	
EXEMPT TOTAL	180	70,507,800	187,773,300	258,281,100		0	258,281,100	
----- 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	18	3,697,800
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	82	20,500	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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EXEMPTIONS AND DEDUCTIONS AS ARE PRESCRIBED BY LAW.

ASSESSOR

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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

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	14,187,400	8,417,200	0	22,604,600
	RAILROAD	0	0	0		0
	PUB UTIL	0	0			0
	EXEMPTS	6	557,800	336,200		894,000
H74	RATABLES	105	23,397,000	13,823,500	0	37,220,500
	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