

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

FOR 2026

(1) VALUE OF LAND	1251,819,100
(2) VALUE OF IMPROVEMENTS	875,567,900
(3) TOTAL VALUE LAND & IMPRVMT EXCL 2ND CLASS RR	2127,387,000
(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	97
NBR VETERANS WIDOWS	38
TOTAL	135
NBR SENIOR CITIZENS	6
NBR DISABLED PERSONS	
NBR SURVIVING SPOUSE	
TOTAL	141
(6) NET VALUATION TAXABLE	2127,387,000
(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	25,679,800
OTHER SCHOOL PROP	5,501,400
PUBLIC PROP	74,141,100
CHURCH & CHARITABLE PROP	14,623,900
CEMETERY & GRAVEYARD	2,658,300
OTHER EXEMPT PROP	22,277,400
TOTAL VALUE	144,881,900

(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	69
2.	RESIDENTIAL	2,940
3A.	FARM (REGULAR)	
3B.	FARM (QUALIFIED)	
4A.	COMMERCIAL	199
4B.	INDUSTRIAL	11
4C.	APARTMENT	6
	TOTAL CLASS 4A,4B,4C	131,270,000
		7,964,100
		11,129,000
	TOTAL ALL CLASSES	150,363,100
		2127,387,000

STATE OF NEW JERSEY MONMOUTH COUNTY

I (WE) \_\_\_\_\_ ASSESSOR(S) OF THE  
TAXING DISTRICT OF MANASQUAN 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 MANASQUAN BORO COUNTY OF  
MONMOUTH, NEW JERSEY, AND THAT \$ 2,127,387,000 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 29 MANASQUAN BORO			2026	TAX	LIST	DISTRICT	SUMMARY	COUNTY 13	MONMOUTH	10/30/25	
	CLASSIFICATION	NO. OF PARCELS		LAND VALUE		IMPROVEMENT VALUE	TOTAL VALUE	BOOK VALUE OF TANG PERS PROP	EXEMPTION AMOUNT	NET TAXABLE VALUE	
1	VACANT LAND	69		21,342,400		0	21,342,400		0	21,342,400	
2	RESIDENTIAL	2,940		1,154,358,200		801,323,300	1,955,681,500		0	1,955,681,500	
3A	FARM (REGULAR)	0		0		0	0		0	0	
3B	FARM (QUALIFIED)	0		0		0	0		0	0	
4A	COMMERCIAL	199		68,099,000		63,171,000	131,270,000		0	131,270,000	
4B	INDUSTRIAL	11		3,994,100		3,970,000	7,964,100		0	7,964,100	
4C	APARTMENT	6		4,025,400		7,103,600	11,129,000		0	11,129,000	
CLASS 4 TOTAL		216		76,118,500		74,244,600	150,363,100		0	150,363,100	
RATABLE TOTAL		3,225		1,251,819,100		875,567,900	2,127,387,000		0	2,127,387,000	
5A	CLASS 1 RAILROAD	7		1,889,400		0	1,889,400		0	1,889,400	
5B	CLASS 2 RAILROAD	2		355,400		0	355,400		0	355,400	
RAILROAD TOTAL		9		2,244,800		0	2,244,800		0	2,244,800	
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		4,190,500		21,489,300	25,679,800		0	25,679,800	
15B	OTHER SCHOOL	1		445,600		5,055,800	5,501,400		0	5,501,400	
15C	PUBLIC PROPERTY	79		67,255,400		6,885,700	74,141,100		0	74,141,100	
15D	CHARITABLE	13		4,323,300		10,300,600	14,623,900		0	14,623,900	
15E	CEMETERY	1		1,708,100		950,200	2,658,300		0	2,658,300	
15F	MISCELLANEOUS	46		11,570,500		10,706,900	22,277,400		0	22,277,400	
EXEMPT TOTAL		144		89,493,400		55,388,500	144,881,900		0	144,881,900	
----- 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		6	1,500	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		97	24,250	WATER/SEWAGE FAC		0	0	NEW DWEL/CONV EXMT		0	0
WIDOW OF VETERAN		38	9,500	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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ASSESSOR

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EXPRESSING THE TAXABLE VALUE OF REAL PROPERTY IN THE COUNTY.

SWORN AND SUBSCRIBED BEFORE ME THIS DAY OF OF 2025. -----  
ASSESSOR

TAXING DISTRICT 29		2026		SPECIAL TAXING		DISTRICT SUMMARY		COUNTY 13		MONMOUTH	
MANASQUAN BORO											
SPECIAL TAXING DISTRICT		NO. OF ITEMS		LAND VALUE		IMPROVEMENTS		EXEMPTIONS		NET TAXABLE	
F01	RATABLES	3,217		1,251,819,100		874,134,700		0		2,125,953,800	
	RAILROAD	9		2,244,800		0				2,244,800	
	PUB UTIL	0		0						0	
	EXEMPTS	132		89,493,400		55,388,500				144,881,900	