

TABLE OF AGGREGATES  
OF TAXABLE AND EXEMPT PROPERTY IN THE TAXING DISTRICT OF BOROUGH OF OCEANPORT FOR 2026

(1) VALUE OF LAND	1278,850,700
(2) VALUE OF IMPROVEMENTS	985,852,000
(3) TOTAL VALUE LAND & IMPRVMT EXCL 2ND CLASS RR	2264,702,700
(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	82
NBR VETERANS WIDOWS	20
TOTAL	102
NBR SENIOR CITIZENS	10
NBR DISABLED PERSONS	1
NBR SURVIVING SPOUSE	
TOTAL	113
(6) NET VALUATION TAXABLE	2264,702,700
(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	

STATE OF NEW JERSEY MONMOUTH COUNTY

I (WE) JOHN E. BUTOW ASSESSOR(S) OF THE  
TAXING DISTRICT OF BOROUGH OF OCEANPORT 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

JOHN E. BUTOW

Electronically Signed

10/31/25

ASSESSOR(S)

(13) VALUATION OF EXEMPT PROPERTY	
PUBLIC SCHOOL PROP	16,315,300
OTHER SCHOOL PROP	
PUBLIC PROP	81,710,600
CHURCH & CHARITABLE PROP	3,136,600
CEMETERY & GRAVEYARD	15,395,000
OTHER EXEMPT PROP	78,444,000
TOTAL VALUE	195,001,500

(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	82 28,682,300
2. RESIDENTIAL	2,257 2028,513,200
3A. FARM (REGULAR)	1 646,200
3B. FARM (QUALIFIED)	1 9,300
4A. COMMERCIAL	36 194,385,900
4B. INDUSTRIAL	
4C. APARTMENT	5 12,465,800
TOTAL CLASS 4A,4B,4C	206,851,700
TOTAL ALL CLASSES	2264,702,700

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 BOROUGH OF OCEANPORT COUNTY OF  
MONMOUTH, NEW JERSEY, AND THAT \$ 2,264,702,700 IS THE  
NET VALUATION TAXABLE AND \$ IS THE NET VALUATION  
ON WHICH COUNTY TAXES AND REGIONAL OR CONSOLIDATED SCHOOL TAXES  
ARE APPORTIONED.

ATTEST:

Reine Luttich PRESIDENT  
Stephan D. D. D. V. PRESIDENT  
Michael V. H. H. COMMISSIONER  
Quon A. Malan COMMISSIONER  
Carol M. M. M. COMMISSIONER  
John A. A. A. COMMISSIONER  
Pamela S. S. S. COMMISSIONER

Matthew S. Clark  
TAX ADMINISTRATOR  
COUNTY BOARD OF TAXATION

TAXING DISTRICT 38 BOROUGH OF OCEANPORT			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	82	28,682,300	0	28,682,300		0	28,682,300	
2 RESIDENTIAL	2,257	1,136,487,300	892,025,900	2,028,513,200		0	2,028,513,200	
3A FARM (REGULAR)	1	452,400	193,800	646,200		0	646,200	
3B FARM (QUALIFIED)	1	9,300	0	9,300		0	9,300	
4A COMMERCIAL	36	109,624,500	84,761,400	194,385,900		0	194,385,900	
4B INDUSTRIAL	0	0	0	0		0	0	
4C APARTMENT	5	3,594,900	8,870,900	12,465,800		0	12,465,800	
CLASS 4 TOTAL	41	113,219,400	93,632,300	206,851,700		0	206,851,700	
RATABLE TOTAL	2,382	1,278,850,700	985,852,000	2,264,702,700		0	2,264,702,700	
5A CLASS 1 RAILROAD	4	0	0	0		0	0	
5B CLASS 2 RAILROAD	0	0	0	0		0	0	
RAILROAD TOTAL	4	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	4	8,490,300	7,825,000	16,315,300		0	16,315,300	
15B OTHER SCHOOL	0	0	0	0		0	0	
15C PUBLIC PROPERTY	65	78,121,900	3,588,700	81,710,600		0	81,710,600	
15D CHARITABLE	4	1,759,400	1,377,200	3,136,600		0	3,136,600	
15E CEMETERY	2	9,527,700	5,867,300	15,395,000		0	15,395,000	
15F MISCELLANEOUS	51	38,444,200	39,999,800	78,444,000		0	78,444,000	
EXEMPT TOTAL	126	136,343,500	58,658,000	195,001,500		0	195,001,500	
----- D E D U C T I O N S -----	NO. OF DEDUCTS	DEDUCTION AMOUNT	----- E X E M P T I O N S -----	NO. OF PARCELS	EXEMPTION AMOUNT	----- E X E M P T I O N S -----	NO. OF PARCELS	EXEMPTION AMOUNT
CLASSIFICATION			CLASSIFICATION			CLASSIFICATION		
SENIOR CITIZEN	10	2,500	FIRE SUPPRESS	0	0	DWELL ABATE	0	0
DISABLED PERSON	1	250	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	20	5,000	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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