

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

FOR 2026

(1) VALUE OF LAND	636,141,800
(2) VALUE OF IMPROVEMENTS	265,261,200
(3) TOTAL VALUE LAND & IMPRVMT EXCL 2ND CLASS RR	901,403,000
(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	17
NBR VETERANS WIDOWS	1
TOTAL	18
NBR SENIOR CITIZENS	4
NBR DISABLED PERSONS	1
NBR SURVIVING SPOUSE	
TOTAL	23
(6) NET VALUATION TAXABLE	901,403,000
(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	
OTHER SCHOOL PROP	3,509,900
PUBLIC PROP	7,637,500
CHURCH & CHARITABLE PROP	1,708,400
CEMETERY & GRAVEYARD	
OTHER EXEMPT PROP	1,683,900
TOTAL VALUE	14,539,700

(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 MUNCLPL PURPOSE TAX		
TOTAL TAX LEVY		
AUTHORIZED RATE		

(16) REAL PROPERTY CLASSIFICATION SUMMARY

	ITEMS	TAX VALUE
1.	VACANT LAND 31	16,788,700
2.	RESIDENTIAL 935	825,551,000
3A.	FARM (REGULAR)	
3B.	FARM (QUALIFIED)	
4A.	COMMERCIAL 46	50,254,700
4B.	INDUSTRIAL 2	2,358,600
4C.	APARTMENT 1	6,450,000
	TOTAL CLASS 4A,4B,4C	59,063,300
	TOTAL ALL CLASSES	901,403,000

STATE OF NEW JERSEY MONMOUTH COUNTY

I (WE) MARK FITZPATRICK ASSESSOR(S) OF THE  
TAXING DISTRICT OF LAKE COMO 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

MARK FITZPATRICK  
Electronically Signed  
11/05/25

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 LAKE COMO BORO, COUNTY OF  
MONMOUTH, NEW JERSEY, AND THAT \$ 901,403,000 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  
Quon 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 46 LAKE COMO BORO			2026 TAX LIST DISTRICT SUMMARY			COUNTY 13 MONMOUTH		10/27/25
CLASSIFICATION	NO. OF PARCELS	LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	BOOK VALUE OF TANG PERS PROP	EXEMPTION AMOUNT	NET TAXABLE VALUE	
1 VACANT LAND	31	16,788,700	0	16,788,700		0	16,788,700	
2 RESIDENTIAL	935	579,120,200	246,430,800	825,551,000		0	825,551,000	
3A FARM (REGULAR)	0	0	0	0		0	0	
3B FARM (QUALIFIED)	0	0	0	0		0	0	
4A COMMERCIAL	46	35,790,400	14,464,300	50,254,700		0	50,254,700	
4B INDUSTRIAL	2	1,586,500	772,100	2,358,600		0	2,358,600	
4C APARTMENT	1	2,856,000	3,594,000	6,450,000		0	6,450,000	
CLASS 4 TOTAL	49	40,232,900	18,830,400	59,063,300		0	59,063,300	
RATABLE TOTAL	1,015	636,141,800	265,261,200	901,403,000		0	901,403,000	
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	0				0		0	
6B PETROL REFINRIES	0				0		0	
6C MISCELLANEOUS	0				0		0	
PUBLIC UTIL. TOTAL	0				0		0	
15A PUBLIC SCHOOL	0	0	0	0		0	0	
15B OTHER SCHOOL	1	1,445,000	2,064,900	3,509,900		0	3,509,900	
15C PUBLIC PROPERTY	12	6,521,000	1,116,500	7,637,500		0	7,637,500	
15D CHARITABLE	1	1,237,600	470,800	1,708,400		0	1,708,400	
15E CEMETERY	0	0	0	0		0	0	
15F MISCELLANEOUS	7	1,389,000	294,900	1,683,900		0	1,683,900	
EXEMPT TOTAL	21	10,592,600	3,947,100	14,539,700		0	14,539,700	
----- 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	4	1,000	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	17	4,250	WATER/SEWAGE FAC	0	0	NEW DWEL/CONV EXMT	0	0
WIDOW OF VETERAN	1	250	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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