

2025 TAX CALCULATION ACKNOWLEDGEMENT REPORT

TAXING DISTRICT 19

WENONAH BORO

COUNTY 08 GLOUCESTER

BLOCK	LOT	QUALIFIC.	PROPERTY LOCATION	CLASS	NET VAL	TAX AMOUNTS			PRELIM.	
						TOT YEAR	1ST HALF	2ND HALF		
4	24		116 LINDEN ST	15F	222200	.00	4927.29	4927.29-	.00	*OVERBILL*
78	3		305 S PRINCETON AVE	15F	374700	.00	8223.89	8223.89-	.00	*OVERBILL*

2025 TAX CALCULATION ACKNOWLEDGEMENT REPORT									
TAXING DISTRICT 19 WENONAH BORO			COUNTY 08 GLOUCESTER						
	COUNT	NET VALUE	TOTAL TAXES (GENERAL)	TOTAL TAXES (SPECIAL)	DEDUCTION AMOUNT	NET AMOUNT OF TAXES	2025 TAXES (1ST HALF)	2025 TAXES (2ND HALF)	2026 TAXES (1ST HALF)
* RATABLES *	842	217,362,700	9,740,023.15	.00	16,750.00	9,723,273.15	4,809,999.94	4,913,273.21	4,861,638.75
* RAILROADS *	6	0	.00	.00	.00	.00	.00	.00	.00
* UTILITIES *	1	0	.00	.00	.00	.00	.00	.00	.00
* EXEMPTS *	72	16,592,300	.00	.00	.00	.00	13,151.18	13,151.18-	.00

TAX RATES FOR THE YEAR OF 2025

TAXING DISTRICT 19 WENONAH BORO COUNTY 08 GLOUCESTER

DESCRIPTION OF TAX	SPECIAL TAX CODE	RATE PER \$100	FLAT TAX AMOUNT
COUNTY TAX		.636	
COUNTY OPEN SPACE TAX		.042	
DISTRICT SCHOOL TAX		1.594	
REGIONAL SCHOOL TAX		1.391	
LOCAL MUNICIPAL TAX		.769	
MUNICIPAL LIBRARY TAX		.049	

TOTAL TAX RATE 2025		4.481	

SPECIAL TAX DESCRIPTION.....

* STATE AID	A01	.000
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* STATE AID NOT PART OF GENERAL TAX RATE

TAX RATE EDIT AUDIT TRAIL									
CTY/ DIST	TAX YEAR	RATE SEQ	RATE DESCRIPTION	TAX RATE	FLAT AMOUNT	--SPECIAL TAX DATA--			INHIBIT FLAGS
						CODE	RATE	FLAT	
0819	2025	01	COUNTY TAX	00636	000000				
0819	2025	02	COUNTY OPEN SPACE TAX	00042	000000				
0819	2025	03	DISTRICT SCHOOL TAX	01594	000000				
0819	2025	04	REGIONAL SCHOOL TAX	01391	000000				
0819	2025	05	LOCAL MUNICIPAL TAX	00769	000000				
0819	2025	06	MUNICIPAL LIBRARY TAX	00049	000000				
0819	2025	07	STATE AID			A01	00000	000000	
				-----	-----		-----	-----	
0819	2025	00	TOTAL TAX RATE 2025	4.481	.00		.000	.00	
*** TAX RATE ACCEPTED									

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

FOR 2025

(1) VALUE OF LAND	78,450,600	
(2) VALUE OF IMPROVEMENTS	139,071,000	
(3) TOTAL VALUE LAND & IMPRVMT EXCL 2ND CLASS RR		217,521,600
(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)		158,900
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		158,900
(5A) DEDUCTIONS ALLOWED (C.73,L.1976)		
NBR VETERANS	44	
NBR VETERANS WIDOWS	15	
TOTAL	59	
NBR SENIOR CITIZENS	5	
NBR DISABLED PERSONS	3	
NBR SURVIVING SPOUSE		
TOTAL	67	
(6) NET VALUATION TAXABLE		217,362,700
(7) TAX RATE - GENL TAX RATE PER \$100 TAXABLE VALUE	4.481	
(8) RATIO - AVERAGE RATIO OF ASSESSED TO TRUE VALUE OF REAL PROPERTY	67.42%	
(9A) UEZ EXPIRED (-)		
(9B) TRUE VALUE CL II RR PROPERTY (+)		
(10) EQUALIZATION	05,161,736	
(11) NET VALUE ON WHICH COUNTY TAXES ARE APPORTIONED		322,524,436
(12) APPORTIONMENT OF TAXES		
TOTAL CNTY TAX APPRT	1,380,917.50	
ADJUSTMENTS		
CNTY EQUAL TBL APPL (+ OR -)		
APPEALS & CORR. (+ OR -)		
NET CNTY TAX APPOR	1,380,917.50	
LESS EXCESS STATE AID		

(13) VALUATION OF EXEMPT PROPERTY		
PUBLIC SCHOOL PROP	2,324,700	
OTHER SCHOOL PROP		
PUBLIC PROP	5,677,900	
CHURCH & CHARITABLE PROP	3,561,300	
CEMETERY & GRAVEYARD		
OTHER EXEMPT PROP	5,028,400	
TOTAL VALUE	16,592,300	
(14) MISC REVENUE FOR SUPPORT OF BUDGET		
SURPLUS REVENUE APPROPRIATED		430,000.00
MISC REVENUE ANTICIPATED		444,333.55
RECEIPT FROM DELINQUENT TAX & LIEN		50,000.00
TOTAL MISCELLANEOUS REVENUE		924,333.55

(15) APPORTIONMENT OF TAXES			
ITEM	AMOUNT		RATE
NET CNTY TX LESS ST AID	1,380,917.50		.636
COUNTY LIBRARY TAX			
COUNTY HEALTH TAX			
COUNTY OPEN SPACE	91,164.89		.042
DISTRICT SCHOOL TAX	3,463,398.00		1.594
CONSOLIDATED SCHOOL TAX			
REGIONAL SCHOOL TAX	3,024,771.00		1.391
MUNICIPAL OPEN SPACE			
MUNICIPAL LIBRARY TAX	107,458.96		.049
LOCAL MUNCPL PURPOSE TAX	1,671,908.52		.769
TOTAL TAX LEVY	9,739,618.87		
AUTHORIZED RATE			4.481

(16) REAL PROPERTY CLASSIFICATION SUMMARY			
	ITEMS		TAX VALUE
1. VACANT LAND	20		785,600
2. RESIDENTIAL	809		211,459,400
3A. FARM (REGULAR)			
3B. FARM (QUALIFIED)			
4A. COMMERCIAL	13	5,117,700	
4B. INDUSTRIAL			
4C. APARTMENT			
TOTAL CLASS 4A,4B,4C			5,117,700
TOTAL ALL CLASSES			217,362,700

STATE OF NEW JERSEY GLOUCESTER COUNTY

I (WE) _____ ASSESSOR(S) OF THE
TAXING DISTRICT OF WENONAH 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 2025,
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 2025 IN THE
TAXING DISTRICT OF WENONAH BORO, COUNTY OF
GLOUCESTER, NEW JERSEY, AND THAT \$ 217,362,700 IS THE
NET VALUATION TAXABLE AND 322,524,436 IS THE NET VALUATION
ON WHICH COUNTY TAXES AND REGIONAL OR CONSOLIDATED SCHOOL TAXES
ARE APPORTIONED.

ATTEST: _____ PRESIDENT
 _____ V. PRESIDENT
 _____ COMMISSIONER
 _____ COMMISSIONER
 _____ COMMISSIONER
 _____ COMMISSIONER

TAX ADMINISTRATOR
COUNTY BOARD OF TAXATION

TAXING DISTRICT 19 WENONAH BORO			2025	TAX	LIST	DISTRICT	SUMMARY	COUNTY 08	GLOUCESTER	07/29/25
	CLASSIFICATION	NO. OF PARCELS	LAND VALUE		IMPROVEMENT VALUE		TOTAL VALUE	BOOK VALUE OF TANG PERS PROP	EXEMPTION AMOUNT	NET TAXABLE VALUE
1	VACANT LAND	20	785,600		0		785,600		0	785,600
2	RESIDENTIAL	809	74,949,100		136,669,200		211,618,300		158,900	211,459,400
3A	FARM (REGULAR)	0	0		0		0		0	0
3B	FARM (QUALIFIED)	0	0		0		0		0	0
4A	COMMERCIAL	13	2,715,900		2,401,800		5,117,700		0	5,117,700
4B	INDUSTRIAL	0	0		0		0		0	0
4C	APARTMENT	0	0		0		0		0	0
CLASS 4 TOTAL		13	2,715,900		2,401,800		5,117,700		0	5,117,700
RATABLE TOTAL		842	78,450,600		139,071,000		217,521,600		158,900	217,362,700
5A	CLASS 1 RAILROAD	6	0		0		0		0	0
5B	CLASS 2 RAILROAD	0	0		0		0		0	0
RAILROAD TOTAL		6	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	182,000		2,142,700		2,324,700		0	2,324,700
15B	OTHER SCHOOL	0	0		0		0		0	0
15C	PUBLIC PROPERTY	48	3,491,400		2,186,500		5,677,900		0	5,677,900
15D	CHARITABLE	7	912,400		2,648,900		3,561,300		0	3,561,300
15E	CEMETERY	0	0		0		0		0	0
15F	MISCELLANEOUS	16	1,554,100		3,474,300		5,028,400		0	5,028,400
EXEMPT TOTAL		72	6,139,900		10,452,400		16,592,300		0	16,592,300
----- 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 -----			----- 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
SENIOR CITIZEN		5	1,250	FIRE SUPPRESS		0	0	DWELL ABATE		0
DISABLED PERSON		3	750	POLLUTION CNTRL		0	0	DWELL EXEMP		9
SURVIVING SPOUSE		0	0	FALLOUT SHELTER		0	0	NEW DWEL/CONV ABAT		0
VETERAN		44	11,000	WATER/SEWAGE FAC		0	0	NEW DWEL/CONV EXMT		0
WIDOW OF VETERAN		15	3,750	HOME IMPROVEMENT		0	0	MUL DWELL EXEMP		0
				CLASS 4 ABATEMENT		0	0	MUL DWELL ABATE		0
				MULTI-FAMILY DWELL		0	0	COM/IND EXEMP		0
				UEZ ABATEMENT		0	0	RENEWABLE ENERGY		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