

## 2025 TAX CALCULATION ACKNOWLEDGEMENT REPORT

TAXING DISTRICT 23 WOODBURY HGTS BORO

COUNTY 08 GLOUCESTER

BLOCK	LOT	QUALIFIC.	PROPERTY LOCATION	CLASS	NET VAL	TAX AMOUNTS			PRELIM.	
						TOT YEAR	1ST HALF	2ND HALF		
3	11		449 SECOND ST	15F	176700	.00	4088.41	4088.41-	.00	*OVERBILL*
59	3.01		425 OAK AVE	15F	234200	.00	4997.91	4997.91-	.00	*OVERBILL*
69	3		15 ACADEMY AVE	15F	157000	.00	3618.67	3618.67-	.00	*OVERBILL*
72	5		733 HELEN AVE	15F	249000	.00	5906.41	5906.41-	.00	*OVERBILL*

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TAXING DISTRICT 23 WOODBURY HGTS 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 *	1,267	248,022,200	11,984,432.75	.00	26,500.00	11,957,932.75	5,976,987.48	5,980,945.27	5,978,968.79
* RAILROADS *	2	344,500	.00	.00	.00	.00	.00	.00	.00
* UTILITIES *	1	0	.00	.00	.00	.00	.00	.00	.00
* EXEMPTS *	87	51,555,600	.00	.00	.00	.00	18,611.40	18,611.40-	.00

TAX RATES FOR THE YEAR OF 2025			
TAXING DISTRICT	23	WOODBURY HGTS BORO	COUNTY 08 GLOUCESTER
		DESCRIPTION OF TAX	SPECIAL TAX CODE           RATE PER \$100           FLAT TAX AMOUNT
		COUNTY TAX	.643
		COUNTY LIBRARY TAX	.043
		COUNTY OPEN SPACE TAX	.043
		DISTRICT SCHOOL TAX	1.395
		REGIONAL SCHOOL TAX	1.357
		LOCAL MUNICIPAL TAX	1.351
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		TOTAL TAX RATE 2025	4.832
		SPECIAL TAX DESCRIPTION.....	
		* STATE AID	A01 .000

\* 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 CODE	DATA-- RATE	DATA-- FLAT	INHIBIT FLAGS
0823	2025	01	COUNTY TAX	00643	000000				
0823	2025	02	COUNTY LIBRARY TAX	00043	000000				
0823	2025	03	COUNTY OPEN SPACE TAX	00043	000000				
0823	2025	04	DISTRICT SCHOOL TAX	01395	000000				
0823	2025	05	REGIONAL SCHOOL TAX	01357	000000				
0823	2025	06	LOCAL MUNICIPAL TAX	01351	000000				
0823	2025	07	STATE AID			A01	00000	000000	
				-----	-----		-----	-----	
0823	2025	00	TOTAL TAX RATE 2025	4.832	.00		.000	.00	

\*\*\* TAX RATE ACCEPTED

TABLE OF AGGREGATES  
OF TAXABLE AND EXEMPT PROPERTY IN THE TAXING DISTRICT OF WOODBURY HGTS BORO FOR 2025

(1) VALUE OF LAND	74,882,500
(2) VALUE OF IMPROVEMENTS	173,139,700
(3) TOTAL VALUE LAND & IMPRVMT EXCL 2ND CLASS RR	248,022,200
(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	70
NBR VETERANS WIDOWS	20
TOTAL	90
NBR SENIOR CITIZENS	12
NBR DISABLED PERSONS	3
NBR SURVIVING SPOUSE	1
TOTAL	106
(6) NET VALUATION TAXABLE	248,022,200
(7) TAX RATE - GENL TAX RATE PER \$100 TAXABLE VALUE	4.832
(8) RATIO - AVERAGE RATIO OF ASSESSED TO TRUE VALUE OF REAL PROPERTY	66.81%
(9A) UEZ EXPIRED (-)	
(9B) TRUE VALUE CL II RR PROPERTY (+)	
(10) EQUALIZATION	24,422,756
(11) NET VALUE ON WHICH COUNTY TAXES ARE APPORTIONED	372,444,956
(12) APPORTIONMENT OF TAXES	
TOTAL CNTY TAX APPT	1,594,656.71
ADJUSTMENTS	
CNTY EQUAL TBL APPL (+ OR -)	
APPEALS & CORR. (+ OR -)	
NET CNTY TAX APPOR	1,594,656.71
LESS EXCESS STATE AID	

(13) VALUATION OF EXEMPT PROPERTY	
PUBLIC SCHOOL PROP	27,389,600
OTHER SCHOOL PROP	
PUBLIC PROP	8,074,000
CHURCH & CHARITABLE PROP	10,533,200
CEMETERY & GRAVEYARD	
OTHER EXEMPT PROP	5,558,800
TOTAL VALUE	51,555,600
(14) MISC REVENUE FOR SUPPORT OF BUDGET	
SURPLUS REVENUE APPROPRIATED	625,000.00
MISC REVENUE ANTICIPATED	640,087.24
RECEIPT FROM DELINQUENT TAX & LIEN	125,000.00
TOTAL MISCELLANEOUS REVENUE	1,390,087.24

(15) APPORTIONMENT OF TAXES

ITEM	AMOUNT	RATE
NET CNTY TX LESS ST AID	1,594,656.71	.643
COUNTY LIBRARY TAX	106,639.26	.043
COUNTY HEALTH TAX		
COUNTY OPEN SPACE	105,275.44	.043
DISTRICT SCHOOL TAX	3,458,177.00	1.395
CONSOLIDATED SCHOOL TAX		
REGIONAL SCHOOL TAX	3,364,984.00	1.357
MUNICIPAL OPEN SPACE		
MUNICIPAL LIBRARY TAX		
LOCAL MUNCLPL PURPOSE TAX	3,353,099.06	1.351
TOTAL TAX LEVY	11,982,831.47	
AUTHORIZED RATE		4.832

(16) REAL PROPERTY CLASSIFICATION SUMMARY

	ITEMS	TAX VALUE
1.	VACANT LAND	106
2.	RESIDENTIAL	1,061
3A.	FARM (REGULAR)	
3B.	FARM (QUALIFIED)	
4A.	COMMERCIAL	88
4B.	INDUSTRIAL	11
4C.	APARTMENT	1
	TOTAL CLASS 4A,4B,4C	51,831,400
	TOTAL ALL CLASSES	248,022,200

STATE OF NEW JERSEY GLOUCESTER COUNTY

I (WE) \_\_\_\_\_ ASSESSOR(S) OF THE  
TAXING DISTRICT OF WOODBURY HGTS 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 WOODBURY HGTS BORO, COUNTY OF  
GLOUCESTER, NEW JERSEY, AND THAT \$ 248,022,200 IS THE  
NET VALUATION TAXABLE AND 372,444,956 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 23 WOODBURY HGTS BORO			2025	TAX	LIST	DISTRICT	SUMMARY	COUNTY 08	GLOUCESTER	07/17/25
	CLASSIFICATION	NO. OF PARCELS	LAND VALUE		IMPROVEMENT VALUE		TOTAL VALUE	BOOK VALUE OF TANG PERS PROP	EXEMPTION AMOUNT	NET TAXABLE VALUE
1	VACANT LAND	106	5,457,200		0		5,457,200		0	5,457,200
2	RESIDENTIAL	1,061	46,837,400		143,896,200		190,733,600		0	190,733,600
3A	FARM (REGULAR)	0	0		0		0		0	0
3B	FARM (QUALIFIED)	0	0		0		0		0	0
4A	COMMERCIAL	88	19,879,500		24,879,300		44,758,800		0	44,758,800
4B	INDUSTRIAL	11	2,657,900		4,114,700		6,772,600		0	6,772,600
4C	APARTMENT	1	50,500		249,500		300,000		0	300,000
CLASS 4 TOTAL		100	22,587,900		29,243,500		51,831,400		0	51,831,400
RATABLE TOTAL		1,267	74,882,500		173,139,700		248,022,200		0	248,022,200
5A	CLASS 1 RAILROAD	2	344,500		0		344,500		0	344,500
5B	CLASS 2 RAILROAD	0	0		0		0		0	0
RAILROAD TOTAL		2	344,500		0		344,500		0	344,500
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	2,423,200		24,966,400		27,389,600		0	27,389,600
15B	OTHER SCHOOL	0	0		0		0		0	0
15C	PUBLIC PROPERTY	52	4,856,500		3,217,500		8,074,000		0	8,074,000
15D	CHARITABLE	7	1,070,000		9,463,200		10,533,200		0	10,533,200
15E	CEMETERY	0	0		0		0		0	0
15F	MISCELLANEOUS	24	1,106,200		4,452,600		5,558,800		0	5,558,800
EXEMPT TOTAL		87	9,455,900		42,099,700		51,555,600		0	51,555,600
----- 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
SENIOR CITIZEN		12	3,000	FIRE SUPPRESS		0	0	DWELL ABATE		0
DISABLED PERSON		3	750	POLLUTION CNTRL		0	0	DWELL EXEMP		0
SURVIVING SPOUSE		1	250	FALLOUT SHELTER		0	0	NEW DWEL/CONV ABAT		0
VETERAN		70	17,500	WATER/SEWAGE FAC		0	0	NEW DWEL/CONV EXMT		0
WIDOW OF VETERAN		20	5,000	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

I ASSESSOR OF THE TAXING DISTRICT OF WOODBURY HGTS 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 AM TAX  
ASSESSOR, AND THAT SUCH PROPERTY HAS BEEN VALUED WITHOUT FAVOR OR PARTIALITY AT ITS TAXABLE VALUE AND I HAVE ALLOWED ONLY SUCH  
EXEMPTIONS AND DEDUCTIONS AS ARE PRESCRIBED BY LAW.

-----  
ASSESSOR

I DO FURTHER SWEAR (OR AFFIRM) THAT, FOR THE TAX YEAR 2025, I HAVE COMPLETED AND PUT INTO OPERATION A DISTRICT WIDE ADJUSTMENT 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