

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

FOR 2024

(1) VALUE OF LAND	78,643,000	
(2) VALUE OF IMPROVEMENTS	138,813,600	
(3) TOTAL VALUE LAND & IMPRVMT EXCL 2ND CLASS RR		217,456,600
(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)		109,900
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		109,900
(5A) DEDUCTIONS ALLOWED (C.73,L.1976)		
NBR VETERANS	43	
NBR VETERANS WIDOWS	15	
TOTAL	58	
NBR SENIOR CITIZENS	5	
NBR DISABLED PERSONS	3	
NBR SURVIVING SPOUSE		
TOTAL	66	
(6) NET VALUATION TAXABLE		217,346,700
(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		

(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	4,431,500
TOTAL VALUE	15,995,400

(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	20 785,600
2.	RESIDENTIAL	811 211,443,400
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	217,346,700

STATE OF NEW JERSEY GLOUCESTER COUNTY

I (WE) CRAIG BLACK 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 2024,  
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  
05/23/24

ROBIN L. HAGUE  
Notary Public, State of New Jersey  
Commission # 2417048  
My Commission Expires 02/08/2027

CRAIG BLACK

Electronically Signed

05/23/24

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 2024 IN THE  
TAXING DISTRICT OF WENONAH BORO COUNTY OF  
GLOUCESTER, NEW JERSEY, AND THAT \$ 217,346,700 IS THE  
NET VALUATION TAXABLE AND \$ IS THE NET VALUATION  
ON WHICH COUNTY TAXES AND REGIONAL OR CONSOLIDATED SCHOOL TAXES  
ARE APPORTIONED.

ATTEST:

Chris Sebastian PRESIDENT  
Robert A. Sciana COMMISSIONER  
Byrd COMMISSIONER  
Elizabeth D. Rigale COMMISSIONER  
Justin COMMISSIONER  
G. Blum COMMISSIONER

TAX ADMINISTRATOR  
COUNTY BOARD OF TAXATION

TAXING DISTRICT 19 WENONAH BORO			2024 TAX LIST DISTRICT SUMMARY			COUNTY 08 GLOUCESTER		05/02/24
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	811	75,141,500	136,411,800	211,553,300		109,900	211,443,400	
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	844	78,643,000	138,813,600	217,456,600		109,900	217,346,700	
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	14	1,361,700	3,069,800	4,431,500		0	4,431,500	
EXEMPT TOTAL	70	5,947,500	10,047,900	15,995,400		0	15,995,400	
----- 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	5	1,250	FIRE SUPPRESS	0	0	DWELL ABATE	0	0
DISABLED PERSON	3	750	POLLUTION CNTRL	0	0	DWELL EXEMP	7	109,900
SURVIVING SPOUSE	0	0	FALLOUT SHELTER	0	0	NEW DWEL/CONV ABAT	0	0
VETERAN	43	10,750	WATER/SEWAGE FAC	0	0	NEW DWEL/CONV EXMT	0	0
WIDOW OF VETERAN	15	3,750	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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*Robin L. Hague*

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