

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

FOR 2025

(1) VALUE OF LAND	218,323,000	
(2) VALUE OF IMPROVEMENTS	581,241,500	
(3) TOTAL VALUE LAND & IMPRVMT EXCL 2ND CLASS RR		799,564,500
(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)		119,000
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		119,000
(5A) DEDUCTIONS ALLOWED (C.73,L.1976)		
NBR VETERANS	120	
NBR VETERANS WIDOWS	33	
TOTAL	153	
NBR SENIOR CITIZENS	49	
NBR DISABLED PERSONS	6	
NBR SURVIVING SPOUSE		
TOTAL	208	
(6) NET VALUATION TAXABLE		799,445,500
(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	31,616,500
OTHER SCHOOL PROP	
PUBLIC PROP	39,426,400
CHURCH & CHARITABLE PROP	11,176,900
CEMETERY & GRAVEYARD	953,000
OTHER EXEMPT PROP	97,365,100
TOTAL VALUE	180,537,900

(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	231 9,429,900
2.	RESIDENTIAL	2,615 715,424,700
3A.	FARM (REGULAR)	9 2,894,100
3B.	FARM (QUALIFIED)	32 241,000
4A.	COMMERCIAL	88 34,102,700
4B.	INDUSTRIAL	14 17,928,400
4C.	APARTMENT	10 19,424,700
	TOTAL CLASS 4A,4B,4C	71,455,800
	TOTAL ALL CLASSES	799,445,500

STATE OF NEW JERSEY GLOUCESTER COUNTY

I (WE) CRAIG BLACK ASSESSOR(S) OF THE  
TAXING DISTRICT OF CLAYTON 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  
06/19/25

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

CRAIG BLACK

Electronically Signed

06/19/25

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 2025 IN THE  
TAXING DISTRICT OF CLAYTON BORO COUNTY OF  
GLOUCESTER, NEW JERSEY, AND THAT \$ 799,445,500 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  
Rocco Accia V. PRESIDENT  
Byrd COMMISSIONER  
Elizabeth D. Rigale COMMISSIONER  
Justin COMMISSIONER  
G. Blum COMMISSIONER

TAX ADMINISTRATOR  
COUNTY BOARD OF TAXATION

TAXING DISTRICT 01 CLAYTON BORO			2025	TAX	LIST	DISTRICT	SUMMARY	COUNTY 08	GLOUCESTER	05/06/25
	CLASSIFICATION	NO. OF PARCELS	LAND VALUE		IMPROVEMENT VALUE		TOTAL VALUE	BOOK VALUE OF TANG PERS PROP	EXEMPTION AMOUNT	NET TAXABLE VALUE
1	VACANT LAND	231	9,429,900		0		9,429,900		0	9,429,900
2	RESIDENTIAL	2,615	183,009,200		532,534,500		715,543,700		119,000	715,424,700
3A	FARM (REGULAR)	9	716,300		2,177,800		2,894,100		0	2,894,100
3B	FARM (QUALIFIED)	32	241,000		0		241,000		0	241,000
4A	COMMERCIAL	88	12,199,400		21,903,300		34,102,700		0	34,102,700
4B	INDUSTRIAL	14	5,803,400		12,125,000		17,928,400		0	17,928,400
4C	APARTMENT	10	6,923,800		12,500,900		19,424,700		0	19,424,700
CLASS 4 TOTAL		112	24,926,600		46,529,200		71,455,800		0	71,455,800
RATABLE TOTAL		2,999	218,323,000		581,241,500		799,564,500		119,000	799,445,500
5A	CLASS 1 RAILROAD	9	23,200		0		23,200		0	23,200
5B	CLASS 2 RAILROAD	0	0		0		0		0	0
RAILROAD TOTAL		9	23,200		0		23,200		0	23,200
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	1,594,100		30,022,400		31,616,500		0	31,616,500
15B	OTHER SCHOOL	0	0		0		0		0	0
15C	PUBLIC PROPERTY	151	22,099,000		17,327,400		39,426,400		0	39,426,400
15D	CHARITABLE	20	2,564,800		8,612,100		11,176,900		0	11,176,900
15E	CEMETERY	1	941,000		12,000		953,000		0	953,000
15F	MISCELLANEOUS	254	20,240,700		77,124,400		97,365,100		0	97,365,100
EXEMPT TOTAL		430	47,439,600		133,098,300		180,537,900		0	180,537,900
----- 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		49	12,250	FIRE SUPPRESS		0	0	DWELL ABATE		0
DISABLED PERSON		6	1,500	POLLUTION CNTRL		0	0	DWELL EXEMP		5
SURVIVING SPOUSE		0	0	FALLOUT SHELTER		0	0	NEW DWEL/CONV ABAT		0
VETERAN		120	30,000	WATER/SEWAGE FAC		0	0	NEW DWEL/CONV EXMT		0
WIDOW OF VETERAN		33	8,250	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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SWORN AND SUBSCRIBED BEFORE ME 06/19/25

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ASSESSOR

