

FINAL EQUALIZATION TABLE, COUNTY OF CAPE MAY FOR THE YEAR 2017

County Percentage Level: 100%

Section 54:3-18 of the Revised Statutes, as amended, requires the County Board of Taxation to complete its equalization of the property valuations in the several taxing districts before March 10th. Pursuant to Section 54:3-19 of the Revised Statutes, as amended, one certified copy of such Equalization Table, as confirmed, shall be transmitted to each of the following: one to the Director, Division of Taxation, one to the Tax Court, and one to each taxing district in the County.

We hereby certify this 21st day of March, 2017, that the table below reflects those items required to be set forth under R.S.54:3-17, as amended

Lynn Wovkanech
Lynn Wovkanech
John Snyder

James Cafiero, Jr.
James Cafiero, Jr.
John McCann

Elizabeth Barry
Elizabeth Barry
George R. Brown, III

	1 REAL PROPERTY EXCLUSIVE OF CLASS II RAILROAD PROPERTY				2 MACHINERY, IMPLEMENTS, EQUIPMENT AND ALL OTHER TAXABLE PERSONAL PROPERTY USED IN BUSINESS OF TELEPHONE, TELEGRAPH & MESSENGER SYSTEM COMPANIES				
	(a) Aggregate Assessed Value	(b) Real Property Ratio of Aggregate Assessed to Aggregate True Value	(c) Aggregate True Value (Col.1a / Col.1b)	(d) Amount by Which Col.1a Should be Increased or Decreased to Correspond to Col. 1c	(a) Aggregate Assessed Value	(b) Taxable % Level (The Lower of the County % Level of the Pre-Tax Year's School Aid District Ratio) (N.J.S.A.54:1-35.2)	(c) Aggregate True Value (Col.2a / Col.2b)	(d) Aggregate Equalized Valuation (Col.2c * Col.2b)	(e) Amount by Which Col.2a Should be Increased or Decreased to Correspond to Col.2d
01: AVALON BORO	7,499,656,900	91.35%	8,209,805,036	710,148,136	827,659	91.35%	906,031	827,659	0
02: CAPE MAY CITY	2,813,625,300	98.62%	2,852,996,654	39,371,354	612,446	98.62%	621,016	612,446	0
03: CAPE MAY POINT	453,230,800	98.85%	458,503,591	5,272,791	24,201	98.85%	24,483	24,201	0
04: DENNIS TWP	878,998,500	99.06%	887,339,491	8,340,991	0	99.06%	0	0	0
05: LOWER TWP	3,621,088,200	95.58%	3,788,541,745	167,453,545	4,172,271	95.58%	4,365,213	4,172,271	0
06: MIDDLE TWP	2,732,077,300	104.28%	2,619,943,709	112,133,591	7,898,823	100.00%	7,898,823	7,898,823	0
07: NORTH WILDWOOD CITY	2,581,640,500	100.48%	2,569,307,822	12,332,678	445,357	100.00%	445,357	445,357	0
08: OCEAN CITY	11,554,005,800	95.57%	12,089,573,925	535,568,125	2,812,574	95.57%	2,942,947	2,812,574	0
09: SEA ISLE CITY	4,562,274,600	97.41%	4,683,579,304	121,304,704	0	97.41%	0	0	0
10: STONE HARBOR	4,454,004,600	103.28%	4,312,552,866	141,451,734	308,488	100.00%	308,488	308,488	0
11: UPPER TOWNSHIP	1,852,819,000	94.10%	1,968,989,373	116,170,373	4,113,457	94.10%	4,371,368	4,113,457	0
12: WEST CAPE MAY	468,451,000	97.03%	482,789,859	14,338,859	142,823	97.03%	147,195	142,823	0
13: WEST WILDWOOD	209,487,200	89.97%	232,841,169	23,353,969	75,099	100.00%	75,099	75,099	0
14: WILDWOOD CITY	1,408,348,500	99.44%	1,416,279,666	7,931,166	2,028,904	99.44%	2,040,330	2,028,904	0
15: WILDWOOD CREST	2,294,057,000	105.91%	2,166,043,811	128,013,189	257,735	100.00%	257,735	257,735	0
16: WOODBINE BORO	176,283,500	112.65%	156,487,794	19,795,706	0	100.00%	0	0	0
TOTALS	47,560,048,700		48,895,575,815	1,335,527,115	23,719,837		24,404,085	23,719,837	0

R = Revaluation r = Reassessment c = Compliance Plan

FINAL EQUALIZATION TABLE, COUNTY OF CAPE MAY FOR THE YEAR 2017 (CONTINUED)

	3 EQUALIZATION OF REPLACEMENT REVENUES (PL 1966, C.135 AS AMENDED)					4 DEDUCT TRUE VALUE OF REAL PROPERTY EXCLUSIVE OF CLASS II RAILROAD PROPERTY WHERE TAXES ARE IN DEFAULT & LIENS UNENFORCEABLE (PL 1974 C.166)			5 C. 441 IN LIEU	6 NET AMOUNT OF (Col.1d + Col.2e + Col.3e - Col.4c + Col.5) Transfer to Col.10 County Abstract of Ratables
	(a) Business Personal Property Replacement Revenue Received during Preceding Year	(b) Preceding Year General Tax Rate	(c) Capitalization of Replacement Revenues (Col.3a / Col.3b)	(d) Real Property Ratio of Aggregate Assessed Value to Aggregate True Value (PL 1971,C.32)	(e) Assumed Equalized Value of Amount in Col.3c (Col.3c / Col.3d)	(a) Aggregate Assessed Value	(b) Real Property Ratio of Aggregate Assessed to Aggregate True	(c) Aggregate True Value (Col.4a / Col.4b)	In Lieu True Value	
01: AVALON BORO	31,032.63	.550	5,642,296	93.48%	6,035,832	0	91.35%	0	0	716,183,968
02: CAPE MAY CITY	108,826.38	.832	13,080,094	104.23%	12,549,260	0	98.62%	0	0	51,920,614
03: CAPE MAY POINT	235.93	.574	41,103	100.86%	40,753	0	98.85%	0	0	5,313,544
04: DENNIS TWP	16,926.55	1.543	1,096,990	100.10%	1,095,894	0	99.06%	0	0	9,436,885
05: LOWER TWP	149,040.45	1.673	8,908,574	95.82%	9,297,197	0	95.58%	0	0	176,750,742
06: MIDDLE TWP	96,298.77	1.676	5,745,750	104.15%	5,516,803	0	104.28%	0	0	106,616,788-
07: NORTH WILDWOOD CITY	98,178.98	1.218	8,060,672	102.11%	7,894,106	0	100.48%	0	0	4,438,572-
08: OCEAN CITY	223,828.17	.907	24,677,858	97.07%	25,422,744	0	95.57%	0	0	560,990,869
09: SEA ISLE CITY	18,816.53	.672	2,800,079	101.15%	2,768,244	0	97.41%	0	0	124,072,948
10: STONE HARBOR	20,603.94	.535	3,851,204	107.62%	3,578,521	0	103.28%	0	0	137,873,213-
C 11: UPPER TOWNSHIP	9,436.46	1.772	532,532	92.31%	576,895	0	94.10%	0	0	116,747,268
12: WEST CAPE MAY	4,803.50	1.222	393,085	104.30%	376,879	0	97.03%	0	0	14,715,738
R 13: WEST WILDWOOD	2,567.20	1.427	179,902	111.02%	162,045	0	89.97%	0	0	23,516,014
14: WILDWOOD CITY	267,082.13	2.324	11,492,346	99.85%	11,509,610	0	99.44%	0	0	19,440,776
15: WILDWOOD CREST	124,307.54	1.194	10,411,017	107.08%	9,722,653	0	105.91%	0	0	118,290,536-
16: WOODBINE BORO	24,098.76	1.446	1,666,581	117.26%	1,421,270	0	112.65%	0	0	18,374,436-
TOTALS	1,196,084		98,580,083		97,968,706	0		0	0	1,433,495,821

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