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STATE OF NEW JERSEY

REPRINT OF PARTS OF

*Sixth Report*  
of THE COMMISSION  
ON STATE TAX POLICY

**THE GENERAL  
PROPERTY TAX  
IN NEW JERSEY**

*A century of inequities*

Trenton,  
New Jersey

1953

REPRINT OF  
LETTER OF TRANSMITTAL (Summary) and  
Compendium Tables I and II from

STATE OF NEW JERSEY

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SIXTH REPORT

OF

The Commission on State  
Tax Policy

THE GENERAL PROPERTY TAX

IN

NEW JERSEY

*A Century of Inequities*



*Submitted to the Governor and to the Legislature*  
*February—1953*

TRENTON, NEW JERSEY

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# STATE OF NEW JERSEY

LAWs OF 1952, J. R. No. 8<sup>1</sup>

A JOINT RESOLUTION directing the State Tax Policy Commission to make a special study and report concerning the problem of equalization throughout the State of the standards of value applicable to the assessment of real and personal property.

WHEREAS, A well-balanced and equitable program of taxation of real and personal property throughout the State is essential; and

WHEREAS, The equalization in application of the establishment of assessed valuations throughout the State would materially assist in the obtaining of a balanced and equitable tax program; now, therefore,

BE IT RESOLVED *by the Senate and General Assembly of the State of New Jersey:*

1. The Commission on State Tax Policy is hereby directed to undertake a special study concerning the problem of equalization throughout the State of assessments upon real and personal property.

2. The commission shall report specially the results of the study hereby directed and its recommendations in connection therewith to the Governor and Legislature not later than the opening week of the regular session of One Hundred Seventy-seventh Legislature.

3. All powers heretofore conferred upon the commission may be exercised in connection with the special study hereby directed, and any funds heretofore or hereafter appropriated to the commission by law may be expended for the purposes of the special study hereby directed.

4. This resolution shall take effect immediately.

Approved May 10, 1952.

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<sup>1</sup> This resolution was introduced by Assemblyman C. William Haines, of Burlington

## LETTER OF TRANSMITTAL

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*To His Excellency, Governor Alfred E. Driscoll, and Members of the One Hundred and Seventy-seventh Legislature:*

In his inaugural address to the Legislature on January 21, 1947, His Excellency, Governor Alfred E. Driscoll, made the following statement:

"A large factor that must enter into our service plans is the increasing tax pressures of our municipalities as they are reflected in the general property tax levies on real estate, improvements and tangible personal property. These problems, inherent in our New Jersey tax structure, have acquired the virtues of antiquity. Thirty-six years ago, one of my predecessors in this office, Woodrow Wilson, in his inaugural address, stated:

"There is an uneasy feeling throughout the State, in which, I dare say, we all share, that there are glaring inequalities in our system—or, at any rate, in our practice—of taxation. The most general complaint is, that there is great inequality as between individuals and corporations. I do not see how anyone can determine whether there are or not, for we have absolutely no uniform system of assessment. It would seem that in every locality there is some local variety of practice, in the rate, the ratio of assessment value to market value, and that every assessor is a law unto himself. Our whole system of taxation, which is no system at all, needs overhauling from top to bottom."

"This statement is as true today as it was in 1911 and emphasizes one of the problems that must receive our earnest consideration. Our lack of uniformity in assessments is itself partially responsible for the present plight of our municipalities. In 1946, for the first time, the average general property tax rate was in excess of \$5.00 for each \$100 valuation taxable. There is every indication that it will be still further increased in 1947. This is a heavy burden. Where there are full value assessments—principally in our larger municipalities—it amounts to a capital tax of more than five per cent, and the actual rate in some municipalities is six per cent and over."

\* \* \* \* \*

This study of the general property tax touches upon the most sensitive issues of State and local government. It was undertaken because of a long-held belief that property valuations and assessments were marred by the grossest inequities. The study demonstrates and confirms this belief; and justifies the conclusion that the people of New Jersey must adopt drastic and comprehensive measures, if they wish to eliminate the discriminatory practices which mark the administration of the largest single tax in the State.

The problem goes to the roots of successful government in a democracy. There is no firmer test of popular government than the fair sharing of the costs of government. But constantly alert as we are to the support of equal rights, we are too often passive on the side of equal burdens. The requirements, however, are simple and well known: Sound and equitable tax laws and honest and competent administration. It is the purpose of this report to demonstrate this need; and to indicate the steps necessary to meet it.

**“Our whole system of taxation, which is no system at all, needs overhauling from top to bottom.”**

\* \* \* \* \*

## **THE COMMISSION CONCLUDES IN THIS REPORT:**

That the elimination of the present morass of inequities in the general property tax can be approached effectively in two ways: (1) By establishing an adequate structure and organization for the local assessment of property; and (2) By placing the assessment process, so far as possible, upon defined and objective standards of value.

## **THE COMMISSION THEREFORE RECOMMENDS:**

### **A COUNTY UNIT FOR ASSESSMENT**

That the county be established as the primary assessment district, with a fully qualified county assessor properly compensated.

That provision be made for the absorption of all qualified assessing personnel now employed in the various taxing districts.

That the costs of county assessment be apportioned among the municipalities of the county in proportion to their assessed valuations, and that such costs be a charge against the budgets of the respective municipalities.

### **PROFESSIONALLY QUALIFIED ASSESSORS**

That the assessment process be recognized as a professional operation to be performed by technically qualified personnel, removed from all political considerations. The idea of an elected assessor is as unsound as the idea of an elected engineer, health officer or institutional superintendent. Failure to recognize this fact, is largely responsible for the failure of the general property tax.

## **APPEAL AND SUPERVISORY PROVISIONS**

That the County Boards of Taxation be retained for the purposes of appeal and review, but that their title be changed to Board of Tax Review, with appropriate county designations: namely, Board of Tax Review, Essex County Division, or Mercer County Division, or Salem County Division, as the case may be.

That the Division of Taxation and the Division of Tax Appeals as at present constituted in the State Department of the Treasury, be retained.

## **IMPROVED VALUATION PROCEDURES AND OBJECTIVES**

The Commission offers the following method of valuation to replace the historic "true value." It believes that the proposed method has many advantages over the present method—in simplicity, uniformity and equity. There are many details to be worked out. The Commission is convinced, however, that should this method be adopted, the tax rate will fall throughout the State. This proposal is submitted in the belief that it is a feasible way of carrying out the provisions of the Constitution of 1947, requiring a uniform "standard of value" for the assessment of real estate. The Commission urges that the Committees on Taxation of the legislature of both House and Senate give it their most earnest attention. It will be glad to consult with them, if they so desire. Proposed bills will be submitted for their consideration, which, the commission believes, will offer a better foundation for the taxation of general property in New Jersey.

That valuation for the purpose of the assessment of property taxes be made biennially, except for new construction, additions, abandonments and demolitions.

That existing statutes be revised in accordance with the letter and the spirit of the tax clause of the new constitution. This is to assure a review and correction of discriminatory assessments of property taxed for local purposes, regardless of whether or not the complainant's property is assessed at less than its full value.

That standards of "true value" as applied to buildings and improvements, in recognition of the widespread practice of many assessors, be defined by statute as follows:

"True value" shall mean the average of reproduction cost less depreciation and the gross actual or imputed rental value of each property, to be ascertained under such uniform rules and regulations as may be promulgated by the Director of the Division of Taxation.

Land shall be valued by the assessor as under the present practice.

In order to assure the benefits of the new formula without depending upon radical reductions in present high tax rates (established on the basis of valuations which have averaged **34 per cent** of "true value") the Legislature could provide for assessments to be made on 50 per cent of the valuation as determined by formula.

Reproduction cost shall be determined according to the average level of construction costs during the five years immediately preceding the year for which an assessment is made.

Depreciation shall be allowed in accordance with such schedule as the Director of the State Division of Taxation shall promulgate, taking into consideration the actual use experience with different classes of buildings; but in no event shall depreciation exceeding 80 per cent of reproduction cost be taken, so long as a building is in use.

### **TAXPAYER COOPERATION**

That the general tax law be amended to require every owner of real property, upon suitable penalty, to file a confidential informational return with the assessor, setting forth, so far as possible: the original cost of his property; date of construction; dates and cost of additions and modifications; annual gross rentals for income producing properties; the consideration for which the property was last conveyed; insurance coverage (exclusive of land and foundations); and, if the property is currently for sale, the price at which it is offered, together with all encumbrances.

In addition, the return should contain such further information with respect to the nature and character of the property as may be required by the State Director of the Division of Taxation. Such returns should be filed in duplicate, and the assessor should transmit one copy, showing his valuation separately stated for land and buildings, to the Director of the Division of Taxation.

### **PERSONAL PROPERTY**

While the personal property tax is not part of this report, the Commission has on two occasions (its **Second** and **Fifth** reports, 1947 and 1950, respectively) reported in great detail upon this matter. No action has yet been taken pertaining to the former recommendations. A complete program for the improvement of property taxation should, however, contain appropriate parts of the Commission's previous recommendations on personal property, as an integral portion of the present program.

Pending a more fundamental treatment of the problem, the Commission would, therefore, recommend:

That taxation of all other locally assessed personal property be administered by the county assessor, as in the case of real estate and improvements under the proposed plan;

That the taxation of household goods and personal effects be abolished;

That inventories of raw materials, work in process, finished goods and stock-in-trade be assessed at a stated per cent of average book value during the year; and

That machinery and equipment be assessed at a stated per cent of its book value allowing for normal depreciation.

#### IN SUMMARY

These recommendations call for a four point improvement of the assessment of the general property tax:

**First, the establishment of workable assessment districts—the county unit;**

**Second, the installation of professionally qualified assessors on a full-time employment basis;**

**Third, revision of the property tax law to require assessments on a biennial basis and according to an objective formula; and**

**Fourth, new standards and methods of taxpayer compliance to make the assessment process a cooperative effort between the assessor and the taxpayer.**

In the judgment of the Commission, these are the minimum requirements to place the general property tax of New Jersey on a fair and defensible basis; and to eliminate the gross discriminations that now exist among taxpayers, classes of property and taxing districts. It is the people and the Legislature who must decide if they will be satisfied with anything less.

\* \* \* \* \*

## LARGE PROBLEMS AND LITTLE MEASURES

The origin of the general property tax goes back to the days of the colony. Starting (1670) with a levy of one-half penny an acre, this was soon changed to a flat assessment for both lands and "stock," against which the required rate was extended. It was at first a tax for the central government only. With the creation of counties (1682), taxing powers were given to this unit; and in 1686, towns were permitted to levy for the support of highways, bridges and other public purposes. Although the first constitution (1776) made no fundamental change in the tax pattern, the succeeding years developed a classified base, and a closer definition of expenditures.

In 1829, townships were authorized to raise money for school purposes. Apparently any desired amount could be levied, and whenever a township acted under the law, it was entitled to share in State aid—its proportion of \$20,000 appropriated by the Legislature from the State School Fund. This freedom of levy appears, however, to have created apprehension. In 1838, the amount which the township could raise for school purposes was limited to a sum not to exceed double the amount of State aid. But within a few years (1846) the pendulum had swung the other way, and the law **required** the township to raise a sum equal but not more than double the amount apportioned to it by the State. Here was, perhaps, the first concept of a foundation school program accompanied by an elementary tax limitation for school purposes.

Although there was no tax levied for State purposes at this time (1851), the pressure of the county, township and school district on property was growing into what Governor Daniel Haines described as "large sums." In his message to the Legislature (January 15, 1851), he made one of the earliest official references to the inequities that were even then apparent. "The passage of a law equalizing taxation," he said, "seems to be imperatively demanded by the people, and I respectfully but earnestly commend it to your early consideration and prompt and efficient action."

In 1851 an important change was made: All property, real and personal, was required to be taxed **upon an equal ratio according to actual value**. The law failed, however, to define a standard of value; and since the language proved troublesome, the Legislature soon established "market value" or "true value" as the legal basis for assessment. In 1875, the New Jersey Constitution of 1844 was

amended to provide that "property shall be assessed for taxes under general laws, and by uniform rules, according to its true value." The only immediate effect of this amendment was to require the assessment of railroad property at true value instead of cost. It had, however, two long term results—both bad: first, it froze inadequate techniques of property taxation into the fundamental law of the State; and second, when in 1884, the assessment of railroad and canal property was taken from local assessors and placed with a State Board of Assessors, the "true value" standard resulted in heavy discrimination against property assessed at the State level.

From this time to the present, several things have happened to the property tax structure. A multitude of exemptions have been introduced into the base. Some of these were in the nature of a tax subsidy to promote a public purpose—religious, educational, charitable, or philanthropic. Some were in lieu of other taxes—motor vehicles were exempt and subject to in lieu license fees, certain public utility personalty was subject to an in lieu gross receipts tax; corporate intangibles (first taxed as personal property in 1885) were exempted, but the revenue was replaced by a corporate net worth tax; and a medley of exemptions to veterans, firemen, and home owners were based upon various interpretations of public recognition and public welfare.

The personal property tax has completely broken down. While locally assessable at its "true value" for over a hundred years, it has been the practice from the beginning to assess such property either at a small fraction of its value or not at all. The Commission reported at length on this condition in its **Second Report** (1947) and again emphasized the problem in its **Fifth Report** (1950). In 1947, the Commission pointed out that,

Under the personal property tax as now applied, cross currents of favoritism, inequalities and inequities are so extensive, and in many cases so compounded, that the establishment of equality of treatment must be expected in and of itself to produce some marked tax readjustments with respect to individual taxpayers and municipalities. But it is equally evident that the longer action is postponed the more difficult readjustment will become.

This warning was borne out by the fact that in the short period of three years (1946-1949) the total amount of taxes assessed on business personal property rose from \$28.6 million to \$38.4 million, an increase of 35 per cent; while the taxes assessed against general property increased only 28.7 per cent. By 1952, the tax from business personalty had risen to \$47.7 million, an increase of 24 per cent over

1949, while the general property tax increased only 21 per cent. As the Commission stated in 1950:

Even assuming that personalty would not be assessed in excess of the going rate for realty—the figures still allow for “tax lightning” assessments to strike personalty on an average of up to **THREE TIMES** their present ratio of assessed value, and many could go a great deal higher. **This is a thoroughly unsound condition for any tax law—it is a hazardous if not intolerable position for any business.**

The original reliance of the State government upon the property tax was abandoned (except to finance certain bond issues and for the 3-mill State school tax, 1871 to 1947) with the development of new property tax revenues. During the 19th century tax revenues from railroads, banks and insurance companies, were adequate to meet the State needs. By the end of the century, however, public expenditures increased to a point where such revenues no longer sufficed, and in spite of additional yields from the railroad tax act of 1884, the State turned to the newer excise taxes for support.

In brief summary, the history of the property tax in New Jersey points up five developments which are important in shaping the future of the tax:

In its early form, the property tax was designed to support State government, it was light in requirements and simple in form—so simple that it was assumed that anyone could administer it;

As municipal services grew in scope and cost, the principal burden of the tax was imposed for local purposes, but the simple notion of a simple tax persisted;

It was not until the middle of the 19th century that the idea of a general property tax took shape in the taxing laws; but even then there was no recognition of the complexities of ownership and form that property assumes under an industrialized economy;

The development of the tax is marked by a patchwork response to particular evils as they were noticed over the years; but the basic structure as it exists today, does not vary from the form and substance a century ago; and

The gradual breakdown of the tax, as a fair and equitable method of apportioning the costs of government, has been noted repeatedly over the past hundred years; and while many administrative changes have been attempted, they have failed to bring the hoped for results.

\* \* \* \* \*

In colonial days, the administration of the property tax was a simple affair. The only recipient of the tax was the provincial government and the only tax official was the local constable. As county and local levies developed, additional officials were added; until in 1716 the freeholders were required to elect an assessor and collector for each town or township. The assessors met as a county board for

purposes of establishing the county quota, listing individual taxes, and equalization of assessments. The first comprehensive law after statehood (June 10, 1799) provided for county equalization by a board composed of all local assessors. This worked well enough until the middle of the 19th century, when Governor George F. Fort told the Legislature that "there is no doubt that, through favoritism, lack of energy, and other causes, equitable valuations of property are often evaded;" and from this time on, the Legislature tried many adjustments in administration to strengthen the local assessment process.

Annual meetings of county assessors were required. The constitutional amendment of 1875 spelled out the "true value" principle. In 1891 a State Board of Taxation was created with every conceivable statutory power. In 1906 this board was replaced by a Board of Equalization of Taxes, and in the same year county boards of taxation were established. Local assessment with county and State equalization boards became the pattern. None of these efforts achieved their purpose. The failures may be charged, in part, to inadequate appropriations; but the basic cause was the inability of the Legislature to come to grips with the weaknesses of the local assessment process itself. The conclusions are these:

**Our present tax administration is based upon the qualifications and duties of a local tax assessor in 1716.**

**The responsibilities of the taxpayer to cooperate in achieving a proper assessment are no greater today than they were in 1759—almost 200 years ago.**

**As soon as the property tax was made general in form and ad valorem in principle, the inadequacy of the administrative machinery inherited from colonial days became apparent.**

**For over a century, legislatures, governors and public commissions have recognized the breakdown of the general property tax and have tried all the remedies of their day—but none have succeeded.**

**None of these remedies has come to grips with the basic causes of the breakdown—an indefensible law and inadequate provision for administration in the local taxing districts.**

\* \* \* \* \*

## TRENDS IN THE USE OF THE GENERAL PROPERTY TAX

The general property tax in New Jersey is no longer general and there is some question whether it is a tax or a negotiated contribution for the support of government. Intangible personalty has been removed from the base. In the case of corporate held intangibles, a modest net worth tax replaced the *ad valorem* levy. In the case of intangibles held by individuals, there was exemption without replacement, and this form of property is at present tax free in New Jersey.

Tangible personal property nominally remains part of the general property tax base, but the full value of this property is not now or ever has been part of the base. As has been pointed out, this Commission has reported on at least two occasions that the taxation of personal property in New Jersey is both a scandal and a hazard, and in 1947 urged in the strongest possible terms that,

1. Taxation of household goods and personal effects should be abolished.
2. Taxation of inventories of raw materials, work in process, finished goods and the stock-in-trade of merchants should be abolished and an appropriate form of excise tax adopted in lieu thereof.
3. Taxation of machinery and equipment should be continued as part of the general property tax, administered in the same manner as the tax on real estate, but at a fractional assessment of its true value, which shall be presumed to be its book value.
4. The methods, practices, and procedures for the administration of the tax on personal property should be completely modernized in recognition of the complex economy of an industrial state.
5. A special study should be made of the taxation of farm livestock and machinery so as to conform the taxation of such personal property to such uniform standards as are applicable to it, and consistent with the treatment adopted for other forms of non-farm personal property.

In regard to buildings and other improvements on land, assessed values have long ceased to have any realistic relation to current values; and uniform treatment is undiscoverable except, perhaps, in isolated instances. The total assessed valuation of all buildings and other improvements on land in 1920 was \$1.5 billion. Thirty years later this had risen to about \$3.5 billion. But the important question is, **Has this increase in assessed valuations kept pace with the radical changes in the economy and wealth of the State during this period?**

The Commission examined this question from two points of view: **first**, from the standpoint of the historical cost of buildings and other improvements—that is, the original cost less 1 per cent or 2 per cent

annual depreciation; and **second**, from the standpoint of reproduction costs—that is, the current construction cost, less 1 per cent or 2 per cent annual depreciation. The results were these (Table 1):

The trend of assessed valuation has not fluctuated substantially with reference to the historical (original) costs of buildings and improvements during the past quarter of a century—from a low of 81 per cent to a high of 88 (2 per cent depreciation); from a low of 63 per cent to a high of 78 per cent (1 per cent depreciation).

The trend of assessed valuations has fluctuated violently with reference to reproduction (current) costs of buildings and improvements during the past quarter of a century—from a low of 47 per cent to a high of 106 per cent (2 per cent depreciation); from a low of 33 per cent to a high of 93 per cent (1 per cent depreciation).

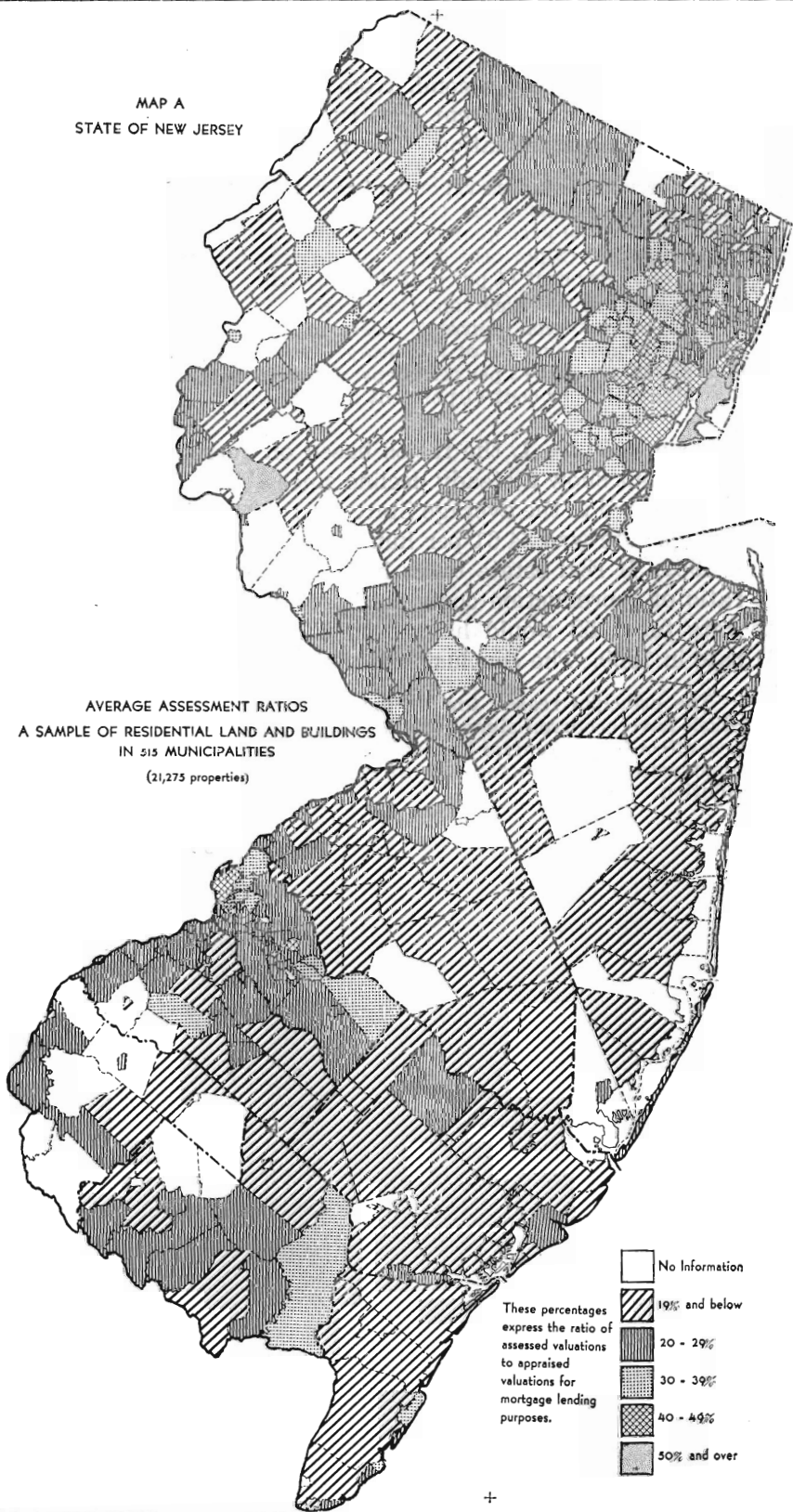
As shown in Table 1, the ratios based on current costs not only vary greatly but show a steady decline since 1926. The effect of this decline is reflected in the average State rate of taxation on real estate. This average rate was \$4.61 per hundred in 1939 and \$6.77 per hundred in 1952. If real estate taxes had been assessed in 1952 on the same ratio of reproduction costs that prevailed in 1939, the average State rate for 1952 would have been \$3.39 as compared with the \$4.61 rate in 1939. The conclusion is plain:

The principal reason for the increase in local real estate tax rates which have occurred since 1939, is the failure of the local assessors to give effect to the general increase in price level for properties that were constructed either before or after building costs were affected by inflation.

\* \* \* \* \*

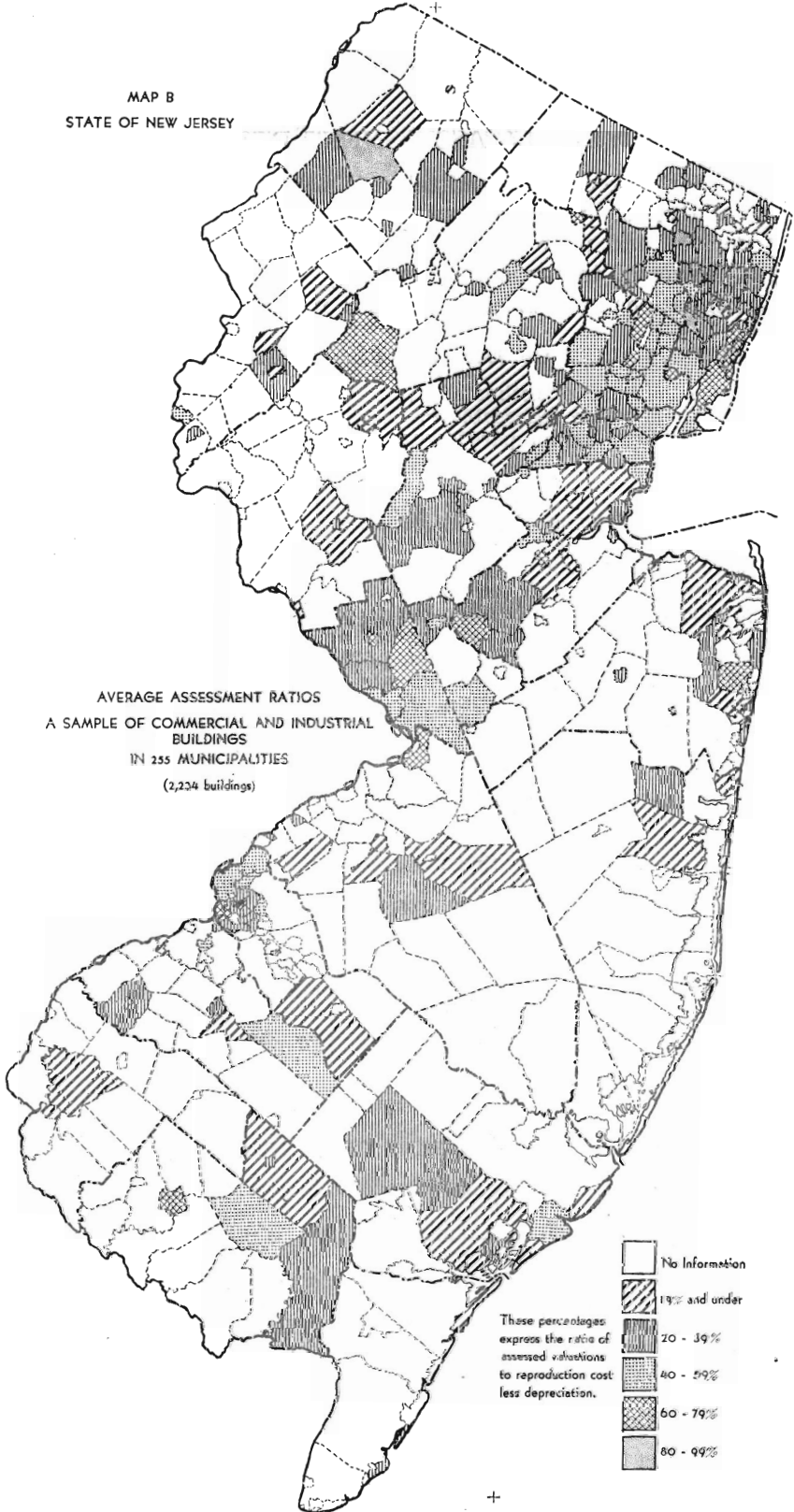
MAP A  
STATE OF NEW JERSEY

AVERAGE ASSESSMENT RATIOS  
A SAMPLE OF RESIDENTIAL LAND AND BUILDINGS  
IN 515 MUNICIPALITIES  
(21,275 properties)



MAP B  
STATE OF NEW JERSEY

AVERAGE ASSESSMENT RATIOS  
A SAMPLE OF COMMERCIAL AND INDUSTRIAL  
BUILDINGS  
IN 255 MUNICIPALITIES  
(2,224 buildings)



## OVER-ALL ASSESSMENT RESULTS

In a short letter of transmittal, it is not possible for the Commission to analyse the many computations through which its conclusions were derived and upon which its recommendations were based. It wishes, however, to present a summary of its major findings and recommendations in as brief and concise manner as possible.

### THE "FULL VALUE" OF TAXABLE REAL ESTATE IN NEW JERSEY

On the basis of estimated average assessment ratios, the full value of all real estate assessable for local taxation in New Jersey is about \$15.6 billions, as compared with assessed values (1951) totaling \$5.2 billion.

#### COVERAGE OF SAMPLE

The conclusions of the Commission are based upon an analysis of assessment results for some 21,275 residential properties and 2,356 commercial and industrial properties. The values used were actual appraised values for all residential properties; and a combination of reproduction less depreciation, sales prices, and appraised values for mortgage purposes on commercial and industrial properties. These properties were distributed among 522 of the State's 567 municipalities. They represent a total assessed valuation of \$218 million or an over-all sample of 4.17 per cent of the \$5.2 billion of total assessed value for the land and buildings in the State (1951). (See Maps A and B.)

\* \* \* \* \*

#### OVER-ALL ASSESSMENT RESULTS (STATE)

Real estate in New Jersey is assessed at an average ratio of 34 per cent of its value. On this basis, the State-wide average tax rate of \$6.77 per \$100 valuation taxable in 1952, represents an average effective tax burden of \$2.30 per \$100 of full value.

#### OVER-ALL ASSESSMENT RESULTS (MUNICIPAL)

The variation as among individual municipalities ranges from estimated average assessment ratios under 10 per cent in seven municipalities, to over 60 per cent in two municipalities.

More than two-fifths (41.8 per cent) of all municipalities covered, indicate average assessment ratios under 20 per cent; and only one-twentieth (5.5 per cent) show average ratios of 40 per cent or more.

#### OVER-ALL ASSESSMENT RESULTS (COUNTY)

The estimated average assessment ratios vary as among the 21 New Jersey counties from a low of 16 per cent in Ocean County to a high of 56 per cent in Hudson County. Six of the State's 21 counties show estimated average assessment ratios above the over-all State-wide average of 34 per cent, and three of them (Hudson, Essex and Passaic) show estimated average assessment ratios above 40 per cent. At the other extreme, four counties (Ocean, Burlington, Sussex and Salem) show estimated average assessment ratios of under 20 per cent.

\* \* \* \* \*

## **RESIDENTIAL vs. COMMERCIAL AND INDUSTRIAL ASSESSMENTS**

There is a consistent tendency to assess commercial and industrial properties at higher ratios to their value than residential properties, but the study did not include any very large manufacturing plants. The average assessment ratio for all commercial and industrial properties in the sample was 49 per cent as compared with an average ratio of 29 per cent for all private residential properties (Table 6). This higher level of assessment applies to commercial and industrial property in each of the State's 21 counties with the possible exception of Warren and Salem Counties.

In terms of assessment results for buildings alone, the average assessment ratio for the State on commercial and industrial buildings in the sample is 48 per cent. The corresponding assessment ratio on residential buildings is 26 per cent. Not only does this relationship hold for the State as a whole, but in each of the 23 municipalities from which at least 20 commercial building ratios were available (Table 7). In some cases the average ratio for commercial properties is double the ratio on residential properties. Under such circumstances, where tax rates are uniform, it is clear that business properties are more heavily burdened relative to their value than non-business properties.

### **OVER-ALL ASSESSMENT RATIO FOR RESIDENTIAL PROPERTY**

The assessed values of residential property (1-4 families) average 29.4 per cent of appraised values in 1950. This means that the average general property tax rates on net valuation taxable, of \$6.20 per \$100 (1950); \$6.44 per \$100 (1951); and \$6.77 per \$100 (1952), are the equivalent of taxes at \$1.82, \$1.89 and \$1.98 respectively per \$100 upon the true value of residential property.

In the case of residential properties, there is clear evidence that the assessment of land is at a substantially higher ratio to fair value than the assessment of buildings. For the State as a whole, the average assessment ratio for land used for residential purposes was 50 per cent, whereas the average assessment ratio for buildings was 26 per cent.

### **OVER-ALL ASSESSMENT RATIO FOR COMMERCIAL AND INDUSTRIAL PROPERTIES**

The Commission's examination of assessment results for commercial and industrial properties in New Jersey was of three parts:

First, a sample of 341 properties appraised by mortgage lending institutions, indicated assessed values averaging 52 per cent of appraised values. Composed almost entirely of stores and apartments, this group of properties was distributed among 78 urban municipalities. However, the coverage in most of the 78 municipalities was small. One hundred fifty-one of the 341 properties were located in six municipalities and 73 were located in Newark.

Second, a broader examination of assessment results for commercial and industrial properties, indicated assessed values for 1,915 buildings averaging 48 per cent of reproduction cost less depreciation. Derived from depreciation schedules submitted by 1,700 corporations in connection with their New Jersey franchise tax returns filed in 1951, these properties include buildings only. They are distributed among 249 municipalities. There were 23 municipalities in which 20 or more of these buildings were located.

**Third**, in relation to industrial land only, the study shows an average assessed value equal to 34 per cent of the sales value for 100 parcels bought or sold in 1950 by a single developer of industrial sites. Although these parcels were located in 24 municipalities (mostly rural), 45 were located within a single municipality. Assessment ratios for individual parcels varied from a low of 2 per cent to a high of 251 per cent. In terms of value, the parcels ranged from about \$200 to more than \$1 million.

The composite of these three parts is a mixed sample of commercial and industrial property with assessed values totaling \$156.3 million upon properties showing aggregate values of \$364.1 million. The overall assessment ratio derived from a total of these properties is 42.9 per cent.

While there is a tendency for land assessments to be higher than building assessments among commercial and industrial properties, the differences in these two assessment ratios are markedly less than comparable differences in the assessment of residential properties. For the State as a whole, the average assessment ratio for land used for industrial purposes was 55 per cent and for buildings was 48 per cent. In some counties, however, the assessments for land were actually at a lower ratio than the assessments for buildings, and among individual municipalities, an equal ratio for both is frequently found.

\* \* \* \* \*

Average assessment ratios are at best only estimates of the assessment experiences for individual properties which may or may not vary widely in individual cases. Even the most accurate of averages suggests a uniformity of experience within taxing districts which does not exist. It is in the nature and extent of variations in assessment ratios among individual properties which spell out the real estate tax environment in the State. These variations are serious and widespread. Their elimination is basic to the achievement of an equitable tax structure.

A criticism of the present system may be summarized as follows:

The burden of the general property tax, on a State-wide basis, is about equally divided between homeowners and business.

Commercial and industrial real estate is generally assessed at higher ratios to full value than is residential real estate.

Gross inequalities in individual assessments are widespread—the variations of assessment ratios as among individual properties within municipalities is as great, if not greater than among municipal averages, which range from under 10 per cent to over 60 per cent.

Heavily taxed real estate is not necessarily found in municipalities with high tax rates.

New Jersey taxes on residences are almost double the national average.

In the case of residential properties, there is clear evidence that the assessment of land is at a substantially higher ratio to fair value than the assessment of buildings.

In the case of commercial and industrial properties, there is a tendency for land assessments to be higher than building assessments, but less marked than in the assessment of residential properties.

\* \* \* \* \*

## ARE TAXES UPON THE HOME-OWNER EXCESSIVE?

Property values are high in New Jersey, as compared to the national average, due to extreme industrialization and the effect of two major metropolitan areas upon building costs and values. For example, the most frequent value of new residential properties show in a nation-wide sample of F. H. A. insured homes was between \$8,000 and \$9,000 as compared with that shown in the Commission's random sample of New Jersey properties, as between \$10,000 and \$11,000 for the larger cities and between \$9,000 and \$10,000 on a State-wide basis (Table 16). At the upper extreme, 10 per cent of the properties of the new homes sampled in New Jersey show "reasonable value" of \$16,000 or more. This is in contrast to the nation-wide distribution which shows 1.5 per cent of all new homes in this category. In the case of existing homes, the same sort of distribution exists but the contrast is less notable—4.9 per cent of New Jersey homes and 3.2 per cent of all F. H. A. insured homes valued at \$16,000 or more.

In terms of comparative tax burden, Table 18 indicates that on the average a family of modest means which buys or builds a new home valued between \$6,000 and \$7,000 would expect to pay taxes amounting to \$4.86 monthly. If this family lived in one of the 13 largest New Jersey municipalities it would pay property taxes averaging \$9.23 monthly. If the same family lived in an existing home, it would expect to pay something like \$10 in monthly taxes in the average New Jersey community as compared with the national average of about \$6. If this older home were situated within one of the 13 largest New Jersey municipalities the family's monthly tax bill would become about \$13.73.

Like all averages, these must be taken as indicative of a broad estimate rather than as absolute amounts. The picture which they show is one of generally higher property tax requirements in New Jersey. In terms of tax policy, the comparison can be completed only if it is extended to include the possible tax liability for the same family under some other tax system.

**New Jersey is a property tax State and home owners must weigh the disadvantages of their higher property tax bills against the advantages of not being required to pay such additional taxes as individual income taxes and general consumer sales taxes which have been generally applied in other States. The average family of modest means may find it a mixed blessing to be relieved of \$2 or \$3 on its monthly property tax bill, only to find itself paying \$3 or \$4 a month in the form of a sales tax or an income tax which would be necessary to provide "relief" from the real estate tax.**

\* \* \* \* \*

## FACTORS INFLUENCING ASSESSMENTS

### URBAN vs. RURAL

Although there are 567 taxing districts in New Jersey, a relatively few account for a large part of the total amount of taxes assessed. Table 29 shows that 13 municipalities account for 42 per cent of all general property taxes assessed in 1951. These 13 municipalities levied \$131.5 million—or 40 per cent—of the \$330.5 million of taxes assessed upon real property. An even greater degree of concentration is evidenced by the fact that two municipalities—Newark and Jersey City—assessed \$82.4 million or 21 per cent of the \$394.7 million of general property taxes levied by all municipalities combined.

The largest New Jersey municipalities not only account for a substantial part of all property taxes, but they assess real estate at higher than the average ratios to its full value (Table 29). Within an estimated State-wide average assessment ratio of 34 per cent, the Commission's estimates indicate average ratios for 13 cities ranging from a low of 31 per cent for Atlantic City to a high of 67 per cent for Jersey City. With the single exception of Atlantic City, each of the 13 largest municipalities show estimated average ratios substantially above the State average and eight of them show average ratios of 50 per cent or more. Even in the case of Atlantic City, the estimated over-all ratio of 31 per cent is substantially above the estimated average of 22 per cent for Atlantic County.

This pattern of higher than average assessment ratios for the larger and more densely populated municipalities is shown in Table 30 for each county. With few exceptions, the largest municipality or the most densely populated municipality within each county shows estimated ratios higher than the over-all county average.

**The tendency toward higher assessment ratios in the more densely populated areas appears as among counties as well as among municipalities within counties.**

### REGRESSIVITY OF ASSESSMENT

Another factor which finds its way into any consideration of property tax administration is the general assumption that high value properties are assessed more lightly than low value properties.

**On a State-wide trend, there is a clear indication that both residential and business properties in the lowest value groups, are assessed at higher than average ratios. In the case of commercial and industrial buildings, there is a strong tendency for buildings in the very highest value group to be assessed at a more favor-**

able ratio than the average ratio (Chapter IV). But between these extremes of very low and very high valued properties the picture is less clear, and all municipalities do not show the same pattern.

Residential properties do not represent the wide range in values found in the case of commercial and industrial properties. As shown in Table 29, the 21,275 example properties range in value from under \$4,000 to more than \$20,000. Four hundred and sixty-nine properties with appraised values ranging from \$2,000 to \$4,000 show an average assessment ratio of 41 per cent. In contrast, the 5,699 properties with appraised values between \$8,000 and \$10,000 show an average assessment ratio of 29 per cent. Between \$2,000 and \$10,000 the average ratio shows a definite tendency toward regressivity.

As indicated in Chart VIII, however, this tendency toward regressivity is not apparent in the case of residential properties valued in excess of \$10,000. The highest value group shown in the chart represents 409 properties valued between \$20,000 and \$47,000. The average assessment ratio for these properties is 29 per cent—or the same as that shown for properties valued between \$8,000 and \$10,000. Between these two groups are average ratios which appear somewhat higher but not in sufficient size to be significant.

The implication is that any generalization in the matter of regressivity in assessment results for residential properties must be contingent upon the assessment districts to which it applies. Table 32 shows that average ratios in some of the counties suggest regressivity, whereas others show little or no evidence that assessments are regressive.

#### ZONING OF THE BLOCK

Another factor to be considered as an influence upon residential property assessments is the zoning of the block and its relation to the assessment ratio. While properties of a "more desirable" use may be built in areas reserved for "less desirable" use, the object of zoning restrictions is to protect areas from infiltration by properties inconsistent with the planned character of such areas. A one-family house may be built within a multi-family residential zone, but a two-family house may not be built in a one-family zone. Buildings of a less desirable use in an area where a zoning ordinance takes effect, need not be changed to conform to the new requirements.

Approximately three-fourths of the residential property assessments examined were in one-family and two-family zones. The other

quarter of the sample was divided among multi-family, business, and industry zones. There appeared to be no significant difference in the assessment of property among these types of areas. In most cases there were too few properties in each class within each municipality to observe a pattern.

**In terms of over-all results from 49 municipalities in which the Commission examined 100 or more residential property assessments, it appears that one-family areas are more lightly assessed than two-family areas, and that two-family areas are more lightly assessed than areas zoned for multi-family, business, or industrial use.**

This is explained in part by the fact that most of the two-family and multi-family areas are found in the cities with the high assessment ratios, whereas more of the one-family areas are in the outlying districts which have low assessment ratios. Within the cities themselves, there may be some slight trend to assess income properties at somewhat higher ratios than one-family houses. The trend is counteracted in a few smaller municipalities where one-family house areas are assessed at a greater percentage of appraised value than are houses in multi-unit areas. Table 33 shows the over-all comparison of assessment ratios in the 49 municipalities by zones with average assessment ratios ranging from a low of 32 per cent to a high of 43 per cent in multi-family, business and light industry zones.

#### **CHARACTER OF THE NEIGHBORHOOD AS A FACTOR IN RESIDENTIAL ASSESSMENT**

Somewhat related to the factor of zoning, is the general character of the neighborhood. On this basis, the Commission's studies indicate a tendency for assessment ratios for residential properties to be higher in poor neighborhoods than in good neighborhoods, as indicated below:

Character of the Neighborhood	Number of Properties	Average Assessment Ratio in %
High Grade	162	34
Good	5,395	34
Fair	4,472	38
Poor	207	44
Improving	290	27
Declining	265	45
Total number of properties for which character of the neighborhood was reported		10,791

Within the 49 municipalities showing 100 or more example residential property assessments, only six reports out of almost 11,000 indicated "changing" neighborhoods. Over 5,000 neighborhoods were classified as "good" and over 4,000 were classified as "fair." There were between 162 and 290 example property assessments reported from neighborhoods marked "not reported," "high grade," "poor," "improving," and "declining." The classifications varied somewhat as among appraisers. In Newark, out of 1,066 examples, 167 properties were reported in declining neighborhoods, whereas in Jersey City, out of 342 example properties none were so classified. This means that appraisers in Jersey City were not using this classification and were calling all properties either good, fair, or poor. As a matter of fact, these three classifications account for all example properties except three in Jersey City (two not reported, and one in an improving neighborhood). Table 35 shows that "declining" neighborhoods were reported in only 21 of the 49 municipalities.

**The average assessment ratio of all example properties in "improving" areas within the 49 municipalities is shown as 27 per cent of their appraised value as against 45 per cent in "declining" areas.**

#### **MULTI-UNIT VS. SINGLE FAMILY PROPERTIES**

The study of assessment results for residential properties was limited to one-to-four family units. Some larger apartment properties were included among commercial and industrial property assessments examined, but these were contained in an over-all "real estate" category. Furthermore, the large apartments have little in common with the smaller variety of residential properties and no direct comparison between them was made.

Of the 10,990 residential property assessments examined by the Commission in 49 municipalities, 2,530 or 23 per cent were multi-family units within the two-to-four family size. As compared with an average assessment ratio of 36 per cent for all residential properties in the 49 municipalities, these multi-unit properties show an average ratio of 46 per cent. The implication is that multi-unit or income producing residential properties are assessed at a higher ratio to their appraised value than are single family properties.

As shown in Table 36, the pattern of higher than the average assessment ratios for multi-unit residential properties does not hold true in all of the 49 municipalities. Furthermore, concentration of multi-unit properties in the larger municipalities with higher average assessment ratios for all residential properties, causes the differential

as between the two types of properties to be less than is indicated by the over-all averages. For example, 643, or about one-fourth of the 2,530 multi-unit properties, are located in Newark where they are assessed at an average ratio of 48 per cent as compared with an average ratio of 47 per cent for all residential property. Elizabeth shows an average assessment ratio of 47 per cent for 225 multi-unit properties as compared with an over-all average ratio of 44 per cent for all residential property. On the other hand, Camden shows an average ratio of 39 per cent for 168 multi-unit properties as compared with an over-all average ratio of 42 per cent. A summary of these comparisons for the six New Jersey cities with populations in excess of 100,000 appears as follows:

City	All Residential Properties Examined		Multi-Unit Properties Examined	
	Number	Ratio (in %)	Number	Ratio (in %)
Camden	797	42	168	39
Newark	1,066	47	643	48
Jersey City	342	63	283	64
Trenton	533	40	23	39
Paterson	159	49	64	55
Elizabeth	606	44	225	47
Total (49 municipalities)	10,990	36	2,530	46

#### PER CENT OF BLOCK BUILT-UP

**In terms of over-all results there is a strong indication that properties in blocks largely built-up are assessed higher in relation to their appraised value than are properties in blocks less completely built-up.**

Average assessment ratios for 17 municipalities as a group range from under 30 per cent in the least built-up blocks to over 40 per cent in blocks 100 per cent built-up as follows:

Average Assessment Ratio for Seventeen Municipalities of:	Per Cent of Block Built-Up									
	10%	20%	30%	40%	50%	60%	70%	80%	90%	100%
Residential Land	52	51	49	65	56	54	56	59	78	81
Residential Buildings	29	31	26	35	33	36	34	35	39	38
Residential Property (land and buildings)	28	30	26	34	31	32	34	35	41	42

Although all example assessed values were not separated as between land and buildings, those for which the separation was made indicate consistently higher assessment ratios for land. The relatively higher assessment ratios for land as compared to buildings suggests one important reason why 100 per cent built-up areas appear heavily assessed. On the average, land used for residential purposes is assessed for about one-half of its appraised value in the very sparse blocks, but in the 100 per cent built-up blocks the ratio appears as over 80 per cent of true value. However, since buildings are a greater part of the total assessment, the assessment ratio of the entire piece of property tends to follow rather closely the assessment ratio of the building alone.

Another and more important factor in these over-all results, however, is the concentration of assessments in 100 per cent built-up blocks within the larger municipalities where assessment ratios are generally higher than the average. Table 38 shows that as among individual municipalities the differences in assessment ratios for sparsely built-up blocks and fully built-up blocks are less apparent. For example, the highest average assessment ratios for blocks 100 per cent built-up appear in Jersey City where properties in these blocks are assessed at an average ratio of 62 per cent of their appraised value as compared with an over-all average ratio of 63 per cent for all residential properties. Properties in blocks 100 per cent built-up show higher than average assessment ratios in only 11 of the 17 municipalities and in each instance the differences are within 1 or 2 percentage points. At the other extreme, 3 of the 17 municipalities show no example property assessments in blocks only 10 per cent built-up and 12 of the remaining 14 municipalities show lower than average assessment ratios for properties within such blocks.

**The conclusion is that there is only a slight tendency for properties in built-up areas to be assessed at higher ratios than are properties in sparsely built-up areas within the same municipality.**

#### **AGE OF THE NEIGHBORHOOD**

Subject to some exceptions, there is a definite tendency for residential properties in older neighborhoods to be assessed at higher ratios to their appraised values than are residential properties in newer neighborhoods. Over-all results for the 17 municipalities from which 200 or more example assessments were examined show average assessment ratios consistently declining from 52 per cent for neighborhoods built in the 1860's to 30 per cent for neighborhoods built in

the 1930's and 31 per cent for neighborhoods built in the 1940's as follows:

Average Assessment Ratio for Seventeen Municipalities of:	Houses in the Neighborhood Built in the									
	1940's	1930's	1920's	1910's	1900's	1890's	1880's	1870's	1860's	1850's
Residential Land . . . . .	50	36	60	82	92	99	98	97	79	81
Residential Buildings ..	32	32	36	38	40	42	43	45	48	32
Residential Property (Land and Buildings)	31	30	36	41	45	48	49	50	52	45

As in the case of the per cent of block built-up, the factor of age of houses in the neighborhood is conditioned by the contrast between the older cities where assessment ratios are generally higher than the average and younger municipalities where assessment ratios tend to be lower. As shown in Table 39 the trend is in good part a combination of the higher city ratios on properties built about the turn of the century and after World War I, and of the lower suburban ratios on properties built during the Great Depression and post World War II in the outlying areas.

This distinction between "old" and "young" neighborhoods is especially notable in the case of assessment ratios for land. Neighborhoods built up at the end of the 19th century are assessed at close to 100 per cent. But, as shown in Table 39, municipalities of more recent growth such as Clifton in Passaic County, Woodbridge in Middlesex County, and Pennsauken in Camden County show few houses in neighborhoods built before the turn of the century, and they show generally lower assessment ratios for land than are shown in the older municipalities established when cities were expanding and city land values were mounting.

Neighborhoods built up in the 1930's show the lowest assessment ratios. This was the period when small houses were built in suburbs under the stimulus of the Federal Housing Administration. These homes had to sell for under \$6,000 at that time and were built largely on the periphery of cities—where land was much cheaper. The result was a new pattern of lower cost residential development and land use which has carried forward in the assessment picture. Of more than 200 example property assessments in both Atlantic City and Jersey City, not one was located in a neighborhood built up in the 1930's.

**A large factor in the current assessment environment is the way low values established during the 1930's have not only resisted upward revision but also have stood as a ceiling for assessments on newer properties in the same neighborhoods. In the case of older neighborhoods, the same resistance to change has tended to preserve assessment standards established in the 1920's and earlier**

**periods and causes even newer properties in the neighborhoods to be assessed in some measure according to those standards.**

**AGE OF BUILDING AND FUTURE ECONOMIC LIFE**

Examination of 5,785 residential building assessments in 17 municipalities indicates an even greater variation of assessment ratios as between new buildings and old ones than was shown as between new neighborhoods and old ones. Taken as a group these buildings show average ratios varying from 30 per cent of appraised value for 362 buildings between 10 and 19 years old to 52 per cent for 37 between 70 and 79 years old. Although the lowest average ratio is shown for houses between 10 and 19 years old (built during the 1930's) this average is only 2 percentage points below the 32 per cent average ratio for houses less than 10 years old. As shown in the summary below, average assessment ratios for older houses run higher than the average for all houses—old and new—in older neighborhoods.

Number of Years	Age of Houses in Neighborhood		Age of Building Assessed		Future Economic Life	
	Number	Ratio	Number	Ratio	Number	Ratio
Under 10	360	32	1,139	32	108	39
10-19	295	32	362	30	313	46
20-29	1,596	36	1,721	38	2,228	41
30-39	1,460	38	1,235	39	1,861	36
40-49	1,064	40	821	43	659	33
50-59	673	42	358	44	517	34
60-69	211	43	100	46	77	34
70-79	80	45	37	52	21	38

The example assessments are on houses generally newer than the neighborhoods in which they are situated. Within the 17 municipalities the example assessments include 1,139 houses under 10 years old but only 360 houses are located in neighborhoods where most of the other houses are under 10 years old. At the other extreme they include 80 houses in neighborhoods more than 70 years old but only 37 houses of such an age. A comparison between Tables 40 and 41 indicates that this picture is generally consistent among the 17 municipalities.

Future economic life of a building and its age, are opposites. The oldest buildings will, by and large, have the shortest future economic life, and the newest ones will have the longest. However, factors other than the date of construction enter into the future economic

life of a building. The quality of construction of the house and the possible change in the character of the neighborhood are two of the more important factors limiting future economic life.

Buildings whose economic life is rapidly drawing to a close bear a heavier tax burden than those that will be in use toward the end of this century, if not into the next, as Table 41 indicates.

**These measures all tend to bear out the often repeated statement that older buildings are assessed at heavier ratios than newer buildings.**

\* \* \* \* \*

The Commission would summarize the factors influencing the assessment process as follows:

The cheapest parcels of real estate are generally assessed closer to true value than the dearest parcels—but assessments are not consistently regressive.

Real estate in large urban municipalities is generally assessed at a higher ratio to full value than in smaller taxing districts.

There is a clear indication that both residential and business properties in the lowest value groups, are assessed at higher than average ratios.

Land is generally assessed at a higher ratio than improvements. This is especially true of residential properties.

Residential property in one-family zones is more lightly assessed than properties in other parts of the municipality.

Real estate in poor neighborhoods tends to be assessed at higher ratios than real estate in good neighborhoods.

Houses in owner-occupied areas are more favorably assessed than those in tenant-occupied areas.

Real estate in blocks largely built-up tends to be assessed at higher ratios than real estate in blocks less completely built-up.

Old neighborhoods tend to be more heavily assessed than new ones. Houses over 30 years old tend to be assessed at higher ratios than new ones, and those built between 1932 and 1940 are most favorably treated by current standards.

\* \* \* \* \*

## PROPERTY TAX LIMITATION

Some states have in the past looked to property tax limitations to limit the tax burden on property and to correct some of the abuses and inequalities found in the general property tax. Certain groups in New Jersey, in recent years, have proposed the adoption of a property tax limit. Such a proposal is favored not only by taxpayer groups who have always looked to this kind of legislation for relief of real estate, but also by those groups interested in broadening the tax base through the enactment of new taxes. Those who favor an income or a sales tax, for example, are likely to believe that a new tax would be more acceptable to the people if coupled with a property tax limit. Because of the renewed interest in property tax limitations, and the possibility that a tax limit might be used to force a fuller and more equitable assessment of property, the Commission has reviewed the success or failure that other states have had with this measure.

Property tax limits have been popular everywhere in the country except in the New England states. Before 1900 they applied only to a particular unit of government and were designed to keep property taxes from increasing. After the turn of the century, blanket or over-all limitations, limiting the total levy which could be placed on a piece of property by all governmental units, were developed. During the depression of the 1930's, this type of limit appeared in many state constitutions and statutes, and was used to reduce the burden on real estate. By 1935, however, the trend toward limits, so successful in the early 1930's, was at an end. Reaction had set in, and most tax authorities were convinced that "limits" as a cure-all for the ills brought about by too much dependence on the general property tax, were worse than the disease.

The most widely used method of limiting property taxes is by means of a maximum rate. This type includes maximum rate limitations for each governmental unit, the blanket rate limitations on the aggregate levy for all governmental units, and maximum rate limitations for various purposes or funds. Other types restrict the amount of revenue (1) to a percentage of the amount raised in the previous year or an average of previous years, as in the New York Constitution, (2) to a fixed amount per capita, (3) in terms of dollars, or (4) to a fixed ratio as between property taxes and other sources.

As far back as 1891 in New Jersey, the State Board of Taxation

suggested that if the Legislature would limit the amount of tax that could be realized from property by means of a fixed percentage, municipalities would be forced to employ competent assessors who would, of necessity, assess all property, real and personal, at its true value. In 1905, New Jersey did enact a maximum tax rate law, the so-called Hillery Act. It provided that the county tax rate should not exceed 50 cents per hundred dollars of assessed valuation. In cities of over 50,000 inhabitants, the rate for county, school districts and local purposes was not to exceed \$1.70. Municipalities of under 50,000 were limited to \$1.50. In spite of the fact that the law was subsequently amended and relaxed to meet local needs, the idea of tax limitation was never made to work and in 1914 the law was repealed.

The literature of the late 1930's is rich in material concerning the experience of states with limitations and it is overwhelmingly unfavorable. Little, however, has been written about how tax limits have been working in this decade, but from the few recent studies that have been made, it is apparent that the current experience with this device is still unsatisfactory.

In 1943 the Committee on Intergovernmental Fiscal Relations concluded that "Rate limitations offer no constructive solution to the problem of financing local government or improving the property tax. The right of the cities to tax their own citizens as they please within the property tax area primarily suited for local exploration, should be generally restored, subject only to rules supplied by the State as to the general framework."

The arguments most frequently used by those who favor limits are as follows:

1. A tax limit will reduce the excessive burden on real estate.
2. A tax limit forces a change in State and local tax structure and will bring about a more diversified and better balanced system.
3. A tax limit will lead to the elimination of waste and inefficiency in government.
4. Tax limits will force a more equitable assessment of property.
5. Tax limits will shift financial responsibility for certain services—such as education and highways—to larger units of government which can better handle them.

On the other hand, those who oppose tax limitations maintain that:

1. They either do not limit, or
2. They are so rigid that they force municipalities to abandon necessary municipal services.
3. They injure municipal credit and destroy pay-as-you-go financing.
4. They bring about manipulation of assessments and increase unsound assessment practices.
5. They compel the adoption of new and additional taxes which are even more difficult to control than the general property tax.
6. They force reallocation of governmental functions from the local to the State level and therefore destroy home rule and local initiative.

While there is a full evaluation of these arguments in the text, the Commission believes that there is little reason to suppose that if a tax limit were adopted in this State that the experience would be appreciably different from that of other states. If the present method of apportioning county taxes was to remain unchanged, many municipalities would no doubt continue to hold down assessments, if possible, to avoid paying a greater share of county taxes while other municipalities would resort to raising assessment levels, only when forced to do so to obtain sufficient borrowing power, as is the present custom.

It has been argued that New Jersey could prevent this manipulation of assessed valuations under a maximum rate limitation by providing that property shall be assessed at 50 per cent of full value. Since 12 of our larger municipalities are already assessing property in excess of 50 per cent of its estimated true value and several others are very close to the 50 per cent mark, rate adjustments or replacement levies would no doubt be demanded for such municipalities. A higher fractional assessment, on the other hand, would leave more taxing districts with wide freedom to vary assessment levels as suggested.

**If the primary purpose of adopting a property tax limit in New Jersey is to force an improvement in the assessment of property within the state and thus achieve greater equality in distributing the burden of the tax, it would seem that such action would be most unwise, as there is little in the experience of other states to justify it. On the other hand, if the reasons for resorting to a property tax limit are those aimed at reducing the over-all burden on real estate and the broadening of the tax base, there is ample proof that such a limit will accomplish these ends. The Commission, however, suggests that these goals—if accepted by the Legisla-**

**ture—can be better reached through direct action,  
than by resort to a property tax limitation.**

Even beyond the basic problem of a fair share of the burden, the general property tax has offered opportunities for manipulations that are no part of sound government. The loss of municipal and school borrowing power under the debt limits, due to under-assessment, is a matter of common knowledge. The depression of assessed values to avoid full participation in the county tax rate, is an accepted competitive device. The high tax rate and the low assessment are too frequently evidence of attempts at more State aid, through a reduction of the local "fair share" requirements. To repeat—

"Our whole system of taxation, which is no system at all, needs overhauling from top to bottom."

COMMISSION ON STATE TAX POLICY

JOHN F. SLY, *Chairman*  
W. PAUL STILLMAN, *Vice-Chairman*  
DAVID VAN ALSTYNE, JR.  
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February 1, 1953.

**ACKNOWLEDGMENT**

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**PART II**  
**COMPENDIUM TABLES**

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## COMPENDIUM TABLES

### *Introductory Note*

The following compendium tables set forth full information for each municipality in the State, to the extent that it was developed by the present study. A study of this kind is primarily concerned with over-all results, and there is no assumption that the data listed for specific municipalities are equally valid in all cases. Where the sample was too small the data are offered for what they may be worth. In general the sample was more than adequate for valid conclusions on a county-wide basis for all counties and for a very representative number of separate taxing districts. As a guide to the nature of the sample, the following analysis is indicative:

## ANALYSIS OF SAMPLE

County	Number of Municipalities <sup>1</sup>			Assessed Values			% Sample Within Municipalities	
	Total	Sample	% Sample	Total	Sample	% Sample	High	Low
Atlantic .....	23	21	91.3%	\$ 130,319,642	\$ 6,072,528	4.66%	5.84%	.15%
Bergen .....	70	68	97.1	585,643,060	22,915,084	3.91	10.43	.16
Burlington .....	40	36	90.0	62,743,164	1,260,700	2.01	17.27	.12
Camden .....	36	34	94.4	256,481,482	11,111,945	4.33	9.87	.21
Cape May .....	16	16	100.0	58,697,577	724,129	1.23	4.31	.07
Cumberland .....	15	14	93.3	52,774,854	954,600	1.81	4.24	.11
Essex .....	22	22	100.0	1,215,431,812	75,837,363	6.24	8.29	1.02
Gloucester .....	24	23	95.8	66,717,771	1,148,850	1.72	6.53	.11
Hudson .....	12	11	91.7	770,794,118	36,137,396	4.69	6.32	1.27
Hunterdon .....	26	19	73.1	31,286,932	198,755	.63	2.64	.05
Mercer .....	13	13	100.0	243,114,498	6,897,120	2.84	3.74	.32
Middlesex .....	25	25	100.0	232,692,898	5,589,215	2.40	23.62	.37
Monmouth .....	51	50	98.0	194,776,287	3,867,495	1.99	6.81	.17
Morris .....	38	38	100.0	146,688,329	4,323,135	2.95	9.98	.12
Ocean .....	34	26	76.5	58,472,716	474,916	.81	9.31	.11
Passaic .....	16	16	100.0	416,219,029	14,079,085	3.38	4.71	.17
Salem .....	15	11	73.3	36,727,464	304,860	.83	4.16	.05
Somerset .....	21	20	95.2	75,283,953	1,756,730	2.33	9.21	.74
Sussex .....	24	21	87.5	32,024,450	352,140	1.10	4.05	.09
Union .....	20	20	100.0	530,170,999	23,855,639	4.50	9.37	1.42
Warren .....	23	18	78.3	38,645,811	428,580	1.11	5.15	.14
<b>State Total .....</b>	<b>564</b>	<b>522</b>	<b>92.6%</b>	<b>\$5,235,706,012</b>	<b>\$218,299,265</b>	<b>4.17%</b>	<b>23.62%</b>	<b>.05%</b>

<sup>1</sup> Only those municipalities assessing real estate.

## COMPENDIUM TABLE I

### Real Estate Assessment Ratios in New Jersey

#### *Notation References*

1. These are reproduction costs less depreciation for buildings, unless otherwise indicated. The nature of the appraised value is indicated by lettered notations as a matter of interest, although statistical tests indicate that with a large enough sample the results derived from the different types of appraisals used will rarely differ significantly.
  - a. Composite of reproduction cost less depreciation, appraised values for mortgage purposes and actual sales prices.
  - b. Composite of reproduction cost less depreciation and appraised values for mortgage purposes.
  - c. Composite of reproduction cost less depreciation and actual sales prices.
  - d. Appraised value for mortgage purposes of land and buildings.
  - e. Actual sales price of land bought and sold by a developer of industrial sites.
  - f. Composite of appraised values for mortgage purposes and actual sales prices.
2. "Average," it should be emphasized, may include assessment ratios for individual properties varying widely from the figures given in these columns.
3. Sum of assessments of all sample properties as per cent of total assessments for land and improvements for the year 1951.

**COMPENDIUM TABLE I**  
**Real Estate Assessment Ratios in New Jersey**  
*State Total by Counties*

County	1950 Population	Population Density Per Sq. Mile	Residential Properties Sampled				Commercial and Industrial Properties Sampled 1				Size of Sample 3 (% of 1951 Valuation)	Estimated Over-All Average Real Estate Assessment Ratio
			Number	Average Assessment Ratios 2			Number	Average Assessment Ratios 2				
				Land	Bldgs.	Total		Land	Bldgs.	Total		
Atlantic .....	132,399	217	896	31%	13%	15%	80	67%	41%	54%	4.66%	22%
Bergen .....	539,139	2,189	2,695	38	21	23	274	41	30	32	3.91	26
Burlington .....	135,910	164	603	29	17	18	14	17	23	22	2.01	18
Camden .....	300,743	1,335	2,622	45	30	32	90	38	37	37	4.33	35
Cape May .....	37,131	82	282	44	19	22	26	43	21	27	1.23	23
Cumberland .....	88,597	132	469	39	18	20	9	..	32	..	1.81	25
Essex .....	905,949	6,995	2,919	57	37	42	631	76	47	57	6.24	48
Gloucester .....	91,727	270	329	36	20	22	54	14	30	28	1.72	24
Hudson .....	647,437	10,705	914	94	41	50	425	80	63	69	4.69	56
Hunterdon .....	42,736	97	67	50	21	24	7	..	22	..	.63	21
Mercer .....	229,781	1,006	1,205	45	30	32	72	51	45	45	2.84	36
Middlesex .....	264,872	817	1,038	33	18	19	114	25	35	32	2.40	24
Monmouth .....	225,327	419	1,142	33	15	17	66	44	29	35	1.99	22
Morris .....	164,371	342	740	25	19	20	48	37	33	34	2.95	22
Ocean .....	56,622	75	260	27	12	14	14	26	20	22	.81	16
Passaic .....	337,093	1,699	806	53	33	35	199	76	47	56	3.38	43
Salem .....	49,508	133	207	19	19	19	2	..	13	..	.83	19
Somerset .....	99,052	325	734	24	18	19	22	..	25	..	2.33	20
Sussex .....	34,423	64	161	24	15	16	12	..	28	..	1.10	18
Union .....	398,138	3,794	3,049	52	31	34	186	45	43	44	4.50	37
Warren .....	54,374	149	137	43	23	26	11	16	26	25	1.11	24
<b>State Total .....</b>	<b>4,835,329</b>	<b>589</b>	<b>21,275</b>	<b>50%</b>	<b>26%</b>	<b>29%</b>	<b>2,356</b>	<b>55%</b>	<b>48%</b>	<b>49%</b>	<b>4.17%</b>	<b>34%</b>

See Notation References, *supra*, page 168.

**COMPENDIUM TABLE I**  
**Real Estate Assessment Ratios in New Jersey Municipalities**  
**ATLANTIC COUNTY**

Municipality	1950 Population	Population Density Per Sq. Mile	Residential Properties Sampled				Commercial and Industrial Properties Sampled <sup>1</sup>				Size of Sample <sup>3</sup> (% of 1951 Valuation)	Estimated Over-All Average Real Estate Assessment Ratio
			Number	Average Assessment Ratios <sup>2</sup>			Number	Average Assessment Ratios <sup>2</sup>				
				Land	Bldgs.	Total		Land	Bldgs.	Total		
Absecon .....	2,355	401	34	23%	10%	11%	...	..%	..%	..%	2.38%	11%
Atlantic City .....	61,657	5,173	234	43	17	20	69a	75	45	46	5.84	31
Brigantine .....	1,267	201	64	34	9	12	2b	22	19	19	4.62	12
Buena Boro. ....	2,640	...	...	..	..	..	...	..	..	..	...	..
Buena Vista Twp. ....	2,106	43	14	22	13	14	...	..	..	..	2.26	14
Corbin City .....	238	27	1	30	19	25	...	..	..	..	1.02	25
Egg Harbor City .....	3,838	346	33	30	13	15	...	..	..	..	2.36	15
Egg Harbor Twp. ....	4,991	77	30	19	8	9	1	..	3	..	1.46	9
Estell Manor .....	381	7	1	17	12	12	...	..	..	..	.65	12
Folsom .....	292	33	2	13	12	12	...	..	..	..	.96	12
Galloway .....	4,140	45	16	11	10	10	...	..	..	..	.67	10
Hamilton Twp. ....	3,774	33	4	35	9	11	...	..	..	..	.15	11
Hammonton .....	8,411	208	64	15	13	13	1	..	21	..	2.25	13
Linwood .....	1,925	465	30	28	10	12	1	..	20	..	5.29	12
Longport .....	618	1,405	37	35	14	17	...	..	..	..	3.55	17
Margate City .....	4,715	3,164	62	26	12	14	2b	27	12	12	2.10	14
Mullica .....	1,804	33	13	26	20	21	...	..	..	..	1.70	21
Northfield .....	3,498	625	61	26	11	13	...	..	..	..	4.70	13
Pleasantville .....	11,938	2,058	115	41	14	17	1	..	6	..	2.64	17
Port Republic .....	423	52	2	8	8	8	...	..	..	..	.86	8
Somers Point .....	2,480	608	32	46	11	14	2f	71	18	29	2.44	14
Ventnor City .....	8,158	4,100	47	18	15	16	1	..	18	..	2.07	16
Weymouth .....	750	62	...	..	..	..	...	..	..	..	...	..
County Total .....	132,399	217	896	31%	13%	15%	80	67%	41%	54%	4.66%	22%

See Notation References, *supra*, page 168.

**COMPENDIUM TABLE 1**  
**Real Estate Assessment Ratios in New Jersey Municipalities**  
**BERGEN COUNTY**

Municipality	1950 Population	Population Density Per Sq. Mile	Residential Properties Sampled				Commercial and Industrial Properties Sampled <sup>1</sup>				Size of Sample <sup>3</sup> (% of 1951 Valuation)	Estimated Over-All Average Real Estate Assessment Ratio
			Number	Average Assessment Ratios <sup>2</sup>			Number	Average Assessment Ratios <sup>2</sup>				
				Land	Bldgs.	Total		Land	Bldgs.	Total		
Allendale .....	2,409	860	8	26%	20%	22%	...	..%	..%	..%	.91%	22%
Alpine .....	644	122	3	29	20	21	...	..	..	..	.28	27
Bergenfield .....	17,647	5,882	108	37	22	24	11b	22	32	31	9.80	25
Bogota .....	7,662	10,946	44	33	23	24	1d	76	27	32	1.84	26
Carlstadt .....	5,591	1,331	25	45	21	25	6	..	36	..	5.30	27
Cliffside Park .....	17,116	17,116	40	65	21	27	3	..	48	..	1.80	31
Closter .....	3,376	1,065	22	48	18	22	2	..	19	..	3.59	24
Cresskill .....	3,534	1,767	16	44	22	25	...	..	..	..	1.35	27
Demarest .....	1,786	851	15	28	19	21	...	..	..	..	1.54	24
Dumont .....	13,013	7,229	116	36	20	22	1	..	12	..	2.68	20
East Paterson .....	15,386	6,154	35	42	21	23	6	..	33	..	3.80	25
East Rutherford .....	7,438	2,010	11	75	27	35	3	..	34	..	1.57	34
Edgewater .....	3,952	5,646	1	..	..	53	2	..	88	..	.16	48
Emerson .....	1,744	742	12	36	20	22	...	..	..	..	1.35	27
Englewood City .....	23,145	4,724	80	58	24	30	31b	50	32	32	6.85	32
Englewood Cliffs Boro. ....	966	537	...	..	..	..	...	..	..	..	...	..
Fair Lawn .....	23,885	4,507	129	23	22	22	8b	17	24	24	6.50	22
Fairview .....	8,661	9,623	18	91	25	31	6b	100	27	27	1.57	33
Fort Lee .....	11,648	4,659	11	47	21	24	10	..	34	..	7.69	29
Franklin Lakes .....	2,021	215	13	19	20	20	...	..	..	..	1.18	29
Garfield .....	27,550	13,119	18	48	24	28	7b	142	41	42	1.48	30
Glen Rock .....	7,145	2,552	42	42	23	26	1	..	86	..	1.38	31

**COMPENDIUM TABLE I**  
**Real Estate Assessment Ratios in New Jersey Municipalities**  
**BERGEN COUNTY—Continued**

Municipality	1950 Population	Population Density Per Sq. Mile	Residential Properties Sampled				Commercial and Industrial Properties Sampled <sup>1</sup>				Size of Sample <sup>3</sup> (% of 1951 Valuation)	Estimated Over-All Average Real Estate Assessment Ratio
			Number	Average Assessment Ratios <sup>2</sup>			Number	Average Assessment Ratios <sup>2</sup>				
				Land	Bldgs.	Total		Land	Bldgs.	Total		
Hackensack .....	29,219	7,305	64	40%	29%	31%	41b	31%	38%	37%	7.00%	33%
Harrington Park .....	1,634	801	8	37	15	17	...	..	..	..	.90	23
Hasbrouck Heights .....	9,181	6,121	37	38	22	25	4	..	37	..	3.99	27
Haworth .....	1,612	818	7	24	18	19	...	..	..	..	.90	23
Hillsdale .....	4,127	1,423	93	22	18	19	1	..	10	..	6.63	18
Ho-ho-kus .....	2,254	1,252	12	19	25	24	...	..	..	..	1.43	24
Leonia .....	7,378	4,919	26	40	26	28	6b	18	36	36	6.17	29
Little Ferry .....	4,955	3,303	28	25	20	21	2	..	17	..	2.27	21
Lodi .....	15,392	6,996	62	40	20	23	4	..	24	..	1.90	25
Lyndhurst .....	19,980	4,251	85	55	23	27	8b	35	29	29	4.51	29
Mahwah .....	4,880	190	13	20	24	24	1	..	12	..	.55	20
Maywood .....	8,667	6,667	43	33	22	23	4	..	20	..	1.87	23
Midland Park .....	5,164	3,972	17	21	19	20	2b	7	13	12	1.70	18
Montvale .....	1,856	464	9	19	14	15	...	..	..	..	1.12	16
Moonachie .....	1,775	1,109	3	26	20	20	...	..	..	..	.42	24
New Milford .....	6,006	2,730	46	28	19	20	...	..	..	..	1.17	23
North Arlington .....	15,970	6,388	64	48	24	27	2	..	30	..	2.97	28
Northvale .....	1,455	1,119	9	36	15	17	2	..	36	..	2.33	18
Norwood .....	1,792	618	16	37	17	20	1	..	39	..	2.86	25
Oakland .....	1,817	200	11	33	21	23	...	..	..	..	1.16	26
Old Tappan .....	828	212	1	..	..	22	...	..	..	..	.18	23
Oradell .....	3,665	1,437	25	25	22	23	...	..	..	..	1.12	26

Palisades Park .....	9,635	7,411	28	57	18	23	7	..	35	..	4.12	26
Paramus .....	6,268	615	34	26	22	23	10	..	26	..	2.38	25
Park Ridge .....	3,189	1,387	10	29	20	22	...	..	..	..	.88	23
Ramsey .....	4,670	792	54	21	20	20	2	..	25	..	2.96	21
Ridgefield Boro. ....	8,312	3,197	41	48	20	24	4	..	13	..	1.71	20
Ridgefield Park Twp. ....	11,993	5,997	132	50	20	24	3	..	30	..	4.96	26
Ridgewood Twp. ....	17,481	2,963	102	38	22	25	13	..	27	..	1.80	27
River Edge .....	9,204	4,844	125	32	21	22	4	..	22	..	10.43	23
River Vale .....	1,699	386	25	27	19	20	...	..	..	..	2.73	23
Rochelle Park .....	4,483	4,076	57	37	19	21	1	..	24	..	3.29	23
Rockleigh .....	110	110	...	..	..	..	...	..	..	..	...	..
Rutherford .....	17,411	6,697	158	49	25	29	8	..	48	..	4.65	32
Saddle River Boro. ....	1,003	205	4	16	22	21	...	..	..	..	.64	21
Saddle River Twp. ....	7,955	2,961	141	26	19	20	2	..	20	..	4.68	20
South Hackensack Twp. ....	1,503	3,006	3	40	34	36	3	..	20	..	9.74	26
Teaneck .....	33,772	5,724	157	31	19	21	26b	23	29	29	6.35	22
Tenafly .....	9,651	2,193	27	33	22	24	5	..	41	..	1.07	26
Teterboro .....	28	23	...	..	..	..	1	..	17	..	4.44	19
Upper Saddle River Boro. ....	706	138	2	17	15	15	1	..	23	..	.35	18
Waldwick .....	3,963	1,651	27	22	15	16	...	..	..	..	1.59	18
Wallington .....	8,910	8,910	6	48	16	20	1	..	22	..	1.16	21
Washington Twp. ....	1,208	390	11	17	17	17	...	..	..	..	1.34	17
Westwood .....	6,766	2,819	37	34	21	23	5b	26	27	27	2.96	24
Woodcliff Lake .....	1,420	374	3	6	14	13	...	..	..	..	.37	10
Wood-Ridge .....	6,283	5,712	36	28	23	24	2	..	33	..	1.77	27
Wyckoff .....	5,590	708	29	15	16	16	...	..	..	..	1.14	17
County Total .....	539,139	2,189	2,695	38%	21%	23%	274	41%	30%	32%	3.91%	26%

See Notation References, *supra*, page 168.

**COMPENDIUM TABLE I**  
**Real Estate Assessment Ratios in New Jersey Municipalities**  
**BURLINGTON COUNTY**

Municipality	1950 Population	Population Density Per Sq. Mile	Residential Properties Sampled				Commercial and Industrial Properties Sampled <sup>1</sup>				Size of Sample <sup>3</sup> (% of 1951 Valuation)	Estimated Over-All Real Estate Assessment Ratio
			Number	Average Assessment Ratios <sup>2</sup>			Number	Average Assessment Ratios <sup>2</sup>				
				Land	Bldgs.	Total		Land	Bldgs.	Total		
Bass River .....	688	9	2	58%	13%	17%	...	..%	..%	..%	.67%	19%
Beverly .....	3,084	5,711	10	53	20	23	...	..	..	..	1.33	24
Bordentown City .....	5,497	5,975	12	32	16	17	...	..	..	..	.75	18
Bordentown Twp. ....	2,033	274	26	21	17	17	1	..	79	..	5.49	19
Burlington City .....	12,051	3,938	35	40	18	20	...	..	..	..	.82	22
Burlington Twp. ....	3,441	233	25	31	14	15	...	..	..	..	1.60	17
Chesterfield .....	2,020	92	2	34	17	23	...	..	..	..	.79	21
Cinnaminson .....	3,144	416	10	27	23	23	1e	27	..	..	.98	24
Delanco .....	2,805	1,299	28	33	19	20	...	..	..	..	3.18	21
Delran .....	2,447	220	12	22	18	18	...	..	..	..	1.35	19
Eastampton .....	692	121	4	14	9	9	...	..	..	..	1.83	11
Edgewater Park .....	1,279	447	6	22	16	17	...	..	..	..	1.33	18
Evesham .....	2,121	72	7	11	18	17	...	..	..	..	1.06	14
Fieldsboro .....	589	1,963	1	63	12	18	...	..	..	..	1.00	15
Florence .....	7,455	770	50	26	17	18	...	..	..	..	1.17	20
Hainesport .....	1,793	268	13	32	14	15	...	..	..	..	1.90	17
Lumberton .....	1,325	100	5	24	15	15	1	..	16	..	1.48	18
Mansfield .....	1,907	84	3	17	14	15	...	..	..	..	.43	17
Maple Shade Twp. ....	6,560	1,763	66	26	17	18	...	..	..	..	3.23	19
Medford Twp. ....	2,836	70	9	8	15	13	...	..	..	..	.92	12
Medford Lakes Boro. ....	461	378	14	16	13	14	...	..	..	..	3.34	14
Moorestown .....	9,123	613	54	20	20	20	2	..	15	..	3.89	18

Mount Holly .....	8,206	2,820	53	32	17	17	2	..	14	..	1.97	17
Mount Laurel .....	2,817	128	20	14	13	13	...	..	..	..	2.08	14
New Hanover Twp. ....	18,168	946	...	..	..	..	...	..	..	..	...	..
North Hanover Twp. ....	1,155	68	...	..	..	..	...	..	..	..	...	..
Palmyra .....	5,802	3,022	50	49	20	23	...	..	..	..	2.54	20
Pemberton Boro. ....	1,194	1,682	4	26	33	30	...	..	..	..	.96	27
Pemberton Twp. ....	4,751	74	2	25	14	14	3c	12	3	8	.27	13
Riverside Twp. ....	7,199	4,675	40	29	17	17	1	..	33	..	1.81	24
Riverton Boro. ....	2,761	3,944	17	40	26	26	1	..	26	..	1.87	28
Shamong .....	712	15	...	..	..	..	...	..	..	..	...	..
Southampton .....	2,341	55	7	12	11	11	1	..	20	..	.92	12
Springfield Twp. ....	1,562	53	2	23	19	20	1	..	134	..	17.27	21
Tabernacle .....	1,034	21	2	7	19	18	...	..	..	..	.65	9
Washington Twp. ....	566	5	1	25	8	12	...	..	..	..	.12	17
Westampton .....	716	65	2	19	12	13	...	..	..	..	.73	15
Willingboro .....	852	119	6	16	9	10	...	..	..	..	1.97	12
Woodland .....	1,524	16	3	8	11	11	...	..	..	..	1.01	10
Wrightstown .....	1,199	1,236	...	..	..	..	...	..	..	..	...	..
<b>County Total .....</b>	<b>135,910</b>	<b>164</b>	<b>603</b>	<b>29%</b>	<b>17%</b>	<b>18%</b>	<b>14</b>	<b>17%</b>	<b>23%</b>	<b>22%</b>	<b>2.01%</b>	<b>18%</b>

See Notation References, *supra*, page 168.

COMPENDIUM TABLE I

Real Estate Assessment Ratios in New Jersey Municipalities

CAMDEN COUNTY

Municipality	1950 Population	Population Density Per Sq. Mile	Residential Properties Sampled				Commercial and Industrial Properties Sampled 1				Size of Sample 3 (% of 1951 Valuation)	Estimated Over-All Average Real Estate Assessment Ratio
			Number	Average Assessment Ratios 2			Number	Average Assessment Ratios 2				
				Land	Bldgs.	Total		Land	Bldgs.	Total		
Audubon Boro. ....	9,531	5,707	94	61%	24%	29%	2	..%	33%	..%	3.15%	31%
Audubon Park Boro. <sup>4</sup> .....	1,859	...	...	..	..	..	...	..	..	..	...	..
Barrington .....	2,651	1,597	36	26	21	23	1	..	20	..	3.16	22
Bellmawr .....	5,213	1,726	71	18	27	26	1	..	28	..	7.28	25
Berlin Boro. ....	2,339	657	25	47	30	31	...	..	..	..	4.10	34
Berlin Twp. ....	2,013	616	12	37	31	31	...	..	..	..	3.33	34
Brooklawn .....	2,262	4,268	42	35	26	27	1	..	5	..	5.64	16
Camden .....	124,555	14,317	797	75	37	40	44a	52	42	44	3.66	44
Chesilhurst .....	314	166	1	25	30	29	...	..	..	..	1.21	30
Clementon .....	3,191	1,588	43	29	26	26	...	..	..	..	4.14	29
Collingswood .....	15,800	7,940	173	44	30	32	7b	35	24	24	7.34	30
Delaware Twp. ....	10,358	423	81	19	26	25	1d	7	24	23	9.84	25
Gibbsboro .....	906	421	6	38	44	43	...	..	..	..	2.29	43
Gloucester City .....	14,357	5,982	62	49	25	28	2c	14	68	14	1.88	36
Gloucester Twp. ....	7,952	339	56	30	25	25	2	..	36	..	2.87	27
Haddon Twp. ....	12,379	4,146	121	25	30	30	2	..	29	..	2.98	30
Haddonfield Boro. ....	10,495	4,447	64	27	29	28	6b	40	28	28	2.69	29
Haddon Heights Boro. ....	7,287	4,794	89	30	24	25	1	..	24	..	3.54	26
Hi-Nella .....	237	1,077	1	..	..	23	...	..	..	..	1.16	23
Laurel Springs .....	1,540	3,581	11	44	28	30	1	..	67	..	2.82	34
Lawnside .....	1,566	1,080	4	33	19	21	...	..	..	..	.68	25
Lindenwold .....	3,479	894	32	38	27	28	...	..	..	..	3.19	31

Magnolia .....	1,883	1,902	37	36	19	21	...	..	..	..	4.76	23
Merchantville .....	4,183	6,640	21	38	31	33	4	..	41	..	.21	34
Mount Ephraim .....	4,449	4,587	128	34	24	25	...	..	..	..	9.17	28
Oaklyn .....	4,889	6,790	78	22	26	26	3	..	17	..	9.87	24
Pennsauken .....	22,767	2,230	324	51	34	36	11c	85	48	51	5.57	39
Pine Hill .....	2,546	620	44	39	29	29	...	..	..	..	7.39	32
Pine Valley .....	39	51	...	..	..	..	...	..	..	..	...	..
Runnemede .....	4,217	1,989	72	19	24	23	...	..	..	..	5.10	24
Somerdale .....	1,417	998	12	31	21	22	...	..	..	..	2.23	26
Stratford .....	1,356	922	18	32	23	23	...	..	..	..	4.11	25
Tavistock .....	15	34	...	..	..	..	...	..	..	..	...	..
Voorhees .....	1,823	153	18	32	24	24	...	..	..	..	2.97	27
Waterford .....	2,997	87	11	36	35	35	...	..	..	..	1.91	36
Winslow .....	5,102	88	13	44	24	26	1	..	4	..	1.39	23
Woodlynne .....	2,776	11,104	25	44	36	37	...	..	..	..	2.97	37
County Total .....	300,743	1,335	2,622	45%	30%	32%	90	38%	37%	37%	4.33%	35%

<sup>4</sup> U. S. government property exempt from taxation.

See additional Notation References, *supra*, page 168.

**COMPENDIUM TABLE I**  
**Real Estate Assessment Ratios in New Jersey Municipalities**  
**CAPE MAY COUNTY**

Municipality	1956 Population	Population Density Per Sq. Mile	Residential Properties Sampled				Commercial and Industrial Properties Sampled <sup>1</sup>				Size of Sample <sup>3</sup> (% of 1951 Valuation)	Estimated Over-All Average Real Estate Assessment Ratio
			Number	Average Assessment Ratios <sup>2</sup>			Number	Average Assessment Ratios <sup>2</sup>				
				Land	Bldgs.	Total		Land	Bldgs.	Total		
Avalon .....	428	74	1	71%	18%	31%	...	..%	..%	..%	.07%	28%
Cape May City .....	3,607	1,443	38	57	17	22	...	..	..	..	1.14	24
Cape May Point Boro. ....	198	660	1	67	16	21	...	..	..	..	.46	21
Dennis Twp. ....	1,981	30	2	30	12	14	...	..	..	..	.22	16
Lower Twp. ....	2,737	91	15	18	12	12	...	..	..	..	.52	15
Middle Twp. ....	4,599	64	33	36	11	13	...	..	..	..	1.59	16
North Wildwood City .....	3,158	1,754	20	88	24	30	8a	61	36	43	1.08	32
Ocean City .....	6,040	1,079	54	28	16	18	11a	24	18	18	1.41	20
Sea Isle City .....	993	331	4	52	15	18	1e	2	..	..	.42	21
Stone Harbor .....	670	609	3	25	30	29	2c	67	20	20	.97	28
Upper Twp. ....	1,922	29	7	19	17	18	2e	2	..	..	.61	18
West Cape May Boro. ....	897	690	1	60	11	19	...	..	..	..	.22	16
West Wildwood Boro. ....	237	593	11	80	20	25	...	..	..	..	4.31	24
Wildwood City .....	5,475	4,563	42	51	25	29	2d	35	22	25	1.06	27
Wildwood Crest Boro. ....	1,772	2,531	46	55	24	27	...	..	..	..	3.29	26
Woodbine .....	2,417	302	4	53	13	15	...	..	..	..	1.08	17
County Total .....	37,131	82	282	44%	19%	22%	26	43%	21%	27%	1.23%	23%

See Notation References, *supra*, page 168.

**COMPENDIUM TABLE I**  
**Real Estate Assessment Ratios in New Jersey Municipalities**  
**CUMBERLAND COUNTY**

Municipality	1950 Population	Population Density Per Sq. Mile	Residential Properties Sampled				Commercial and Industrial Properties Sampled <sup>1</sup>				Size of Sample <sup>3</sup> (% of 1951 Valuation)	Estimated Over-All Average Real Estate Assessment Ratio
			Number	Average Assessment Ratios <sup>2</sup>			Number	Average Assessment Ratios <sup>2</sup>				
				Land	Bldgs.	Total		Land	Bldgs.	Total		
Bridgeton .....	18,378	2,827	138	58%	19%	22%	2	..%	64%	..%	1.89%	35%
Commercial Twp. ....	3,238	95	5	25	18	21	...	..	..	..	.62	21
Deerfield Twp. ....	1,758	105	5	26	19	21	...	..	..	..	1.09	22
Downe Twp. ....	1,786	32	1	21	11	13	...	..	..	..	.11	15
Fairfield .....	2,932	68	6	48	16	21	...	..	..	..	.85	23
Greenwich Twp. ....	966	51	2	17	21	20	...	..	..	..	.27	20
Hopewell Twp. ....	2,460	78	5	38	17	18	...	..	..	..	.60	25
Landis .....	21,418	313	116	24	15	16	1	..	19	..	1.39	17
Lawrence Twp. ....	2,044	57	3	27	19	21	...	..	..	..	.44	23
Maurice River .....	2,834	30	4	27	37	36	1	..	33	..	1.49	32
Millville .....	16,041	362	125	50	21	23	3	..	43	..	3.31	34
Shiloh .....	427	329	...	..	..	..	...	..	..	..	...	..
Stow Creek .....	957	51	2	16	15	15	...	..	..	..	4.24	17
Upper Deerfield Twp. ....	5,203	164	8	24	25	24	...	..	..	..	.82	26
Vineland .....	8,155	8,155	49	24	17	18	2	..	24	..	1.42	23
County Total .....	88,597	132	469	39%	18%	20%	9	..%	32%	..%	1.81%	25%

See Notation References, *supra*, page 168.

**COMPENDIUM TABLE I**  
**Real Estate Assessment Ratios in New Jersey Municipalities**  
**ESSEX COUNTY**

Municipality	1950 Population	Population Density Per Sq. Mile	Residential Properties Sampled				Commercial and Industrial Properties Sampled <sup>1</sup>				Size of Sample <sup>3</sup> (% of 1951 Valuation)	Estimated Over-All Average Real Estate Assessment Ratio
			Number	Average Assessment Ratios <sup>2</sup>			Number	Average Assessment Ratios <sup>2</sup>				
				Land	Bldgs.	Total		Land	Bldgs.	Total		
Belleville .....	32,019	9,703	136	77%	34%	39%	20b	80%	47%	48%	4.51%	44%
Bloomfield .....	49,307	9,131	234	62	38	42	26b	59	55	55	6.72	46
Caldwell Boro. ....	6,270	5,225	24	56	32	36	2	..	59	..	1.86	40
Caldwell Twp. ....	1,906	183	7	27	26	26	2	..	32	..	1.60	27
Cedar Grove .....	8,022	1,783	68	27	30	30	2	..	15	..	4.45	28
East Orange .....	79,340	19,835	292	90	39	47	75b	81	59	60	8.22	54
Essex Fells .....	1,617	1,244	13	64	37	42	...	..	..	..	1.44	43
Glen Ridge .....	7,620	5,862	29	64	36	41	...	..	..	..	1.05	42
Irvington .....	59,201	21,143	194	76	38	43	41b	78	53	54	4.80	48
Livingston .....	9,932	709	83	34	33	33	4b	100	46	47	3.20	36
Maplewood .....	25,201	6,300	81	54	34	38	6b	72	55	57	1.71	40
Millburn .....	14,560	1,456	40	39	26	28	4b	27	40	39	1.29	31
Montclair .....	43,927	7,085	190	57	40	44	33b	53	64	62	4.87	46
Newark .....	438,776	18,176	1,066	98	38	46	354a	84	54	57	8.29	56
North Caldwell Boro. ....	1,781	614	7	37	29	30	...	..	..	..	1.39	34
Nutley .....	26,992	7,939	172	50	34	37	8b	53	45	45	3.52	38
Orange .....	38,037	17,290	66	85	36	44	30b	51	67	65	6.42	46
Roseland .....	2,019	577	10	29	28	28	...	..	..	..	1.02	30
South Orange Village .....	15,230	5,641	47	64	34	40	12b	116	41	44	1.75	42
Verona .....	10,921	3,900	48	49	30	33	7b	35	40	40	2.93	35
West Caldwell Boro. ....	4,666	880	20	36	30	31	...	..	..	..	1.06	33
West Orange .....	28,605	2,364	92	57	37	39	5b	15	35	33	2.33	41
County Total .....	905,949	6,995	2,919	57%	37%	42%	631	76%	47%	57%	6.24%	48%

See Notation References, *supra*, page 168.

COMPENDIUM TABLE I

Real Estate Assessment Ratios in New Jersey Municipalities

GLOUCESTER COUNTY

Municipality	1950 Population	Population Density Per Sq. Mile	Residential Properties Sampled				Commercial and Industrial Properties Sampled 1				Size of Sample 3 (% of 1951 Valuation)	Estimated Over-All Average Real Estate Assessment Ratio
			Number	Average Assessment Ratios 2			Number	Average Assessment Ratios 2				
				Land	Bldgs.	Total		Land	Bldgs.	Total		
Clayton .....	3,023	377	17	26%	22%	23%	...	..%	..%	..%	1.87%	23%
Deptford .....	7,304	421	37	29	17	18	...	..	..	..	1.75	13
East Greenwich .....	2,336	199	5	47	24	26	...	..	..	..	.54	27
Elk Twp. ....	2,074	103	1	..	..	18	...	..	..	..	.13	18
Franklin Twp. ....	5,056	93	17	22	15	16	...	..	..	..	1.11	17
Glassboro .....	5,867	636	19	38	21	23	1	..	15	..	1.12	20
Greenwich .....	3,152	328	6	25	23	23	...	..	..	..	.11	28
Harrison Twp. ....	2,225	113	3	48	25	30	...	..	..	..	.51	29
Logan .....	2,222	92	1	..	..	24	...	..	..	..	.16	25
Mantua .....	3,548	184	13	28	17	18	...	..	..	..	.84	19
Monroe Twp. ....	5,531	119	21	37	14	16	1	..	43	..	1.28	17
National Park Boro. ....	2,419	2,443	27	47	19	22	...	..	..	..	3.68	23
Newfield .....	1,010	581	6	33	12	14	...	..	..	..	1.38	16
Paulsboro .....	7,842	3,921	22	31	21	22	1	..	14	..	1.05	19
Pitman .....	6,960	2,962	25	47	24	27	1	..	20	..	1.92	24
South Harrison Twp. ....	868	55	...	..	..	..	...	..	..	..	..	..
Swedesboro .....	2,459	3,193	2	..	..	15	1	..	43	..	.46	20
Washington Twp. ....	2,496	112	4	25	19	20	...	..	..	..	.37	21
Wenonah .....	1,511	1,399	4	27	26	26	...	..	..	..	.66	26
West Deptford .....	5,446	342	20	35	21	22	45e	14	..	..	6.53	26
Westville .....	4,731	4,549	27	51	23	26	2b	8	30	19	2.57	23
Woodbury City .....	10,931	5,132	43	32	24	25	1	..	49	..	1.48	29
Woodbury Heights Boro. ....	1,373	1,164	9	31	21	22	...	..	..	..	2.26	24
Woolwich .....	1,343	63	...	..	..	..	1	..	27	..	2.06	22
County Total .....	91,727	270	329	36%	20%	22%	54	14%	30%	28%	1.72%	24%

See Notation References, *supra*, page 168.

**COMPENDIUM TABLE I**  
**Real Estate Assessment Ratios in New Jersey Municipalities**  
**HUDSON COUNTY**

Municipality	1950 Population	Population Density Per Sq. Mile	Residential Properties Sampled				Commercial and Industrial Properties Sampled <sup>1</sup>				Size of Sample <sup>3</sup> (% of 1951 Valuation)	Estimated Over-All Average Real Estate Assessment Ratio
			Number	Average Assessment Ratios <sup>2</sup>			Number	Average Assessment Ratios <sup>2</sup>				
				Land	Bldgs.	Total		Land	Bldgs.	Total		
Bayonne .....	77,203	17,954	102	108%	37%	50%	29b	43%	56%	56%	1.86%	50%
East Newark .....	2,173	21,730	...	..	..	..	...	..	..	..	...	..
Guttenberg .....	5,566	27,830	8	81	43	51	3b	32	31	31	1.27	38
Harrison .....	13,490	11,242	10	74	39	44	13b	60	53	53	5.22	52
Hoboken .....	50,676	38,982	10	107	47	59	28	..	61	..	2.96	56
Jersey City .....	299,017	22,149	342	110	50	61	183a	100	66	68	6.32	67
Kearny .....	39,952	4,296	138	57	37	40	21a	66	41	43	2.94	41
North Bergen Twp. ....	41,560	8,149	136	89	35	45	34b	44	66	65	6.10	51
Secaucus .....	9,750	1,598	17	49	24	28	2	..	31	..	1.84	36
Union City .....	55,537	39,669	70	77	38	45	53b	40	74	70	3.96	53
Weehawken .....	14,830	21,186	27	92	40	51	11b	72	70	70	4.15	63
West New York .....	37,683	41,870	54	110	29	44	48b	97	59	56	5.58	53
County Total .....	647,437	10,705	914	94%	41%	50%	425	80%	63%	69%	4.69%	56%

See Notation References, *supra*, page 168.

**COMPENDIUM TABLE I**  
**Real Estate Assessment Ratios in New Jersey Municipalities**  
**HUNTERDON COUNTY**

Municipality	1950 Population	Population Density Per Sq. Mile	Residential Properties Sampled			Commercial and Industrial Properties Sampled <sup>1</sup>			Size of Sample <sup>3</sup> (% of 1951 Valuation)	Estimated Over-All Average Real Estate Assessment Ratio		
			Number	Average Assessment Ratios <sup>2</sup>		Number	Average Assessment Ratios <sup>2</sup>					
				Land	Bldgs.	Total	Number	Land	Bldgs.	Total		
Alexandria .....	1,369	49	5	111%	51%	62%	...	..%	..%	..%	2.64%	56%
Bethlehem .....	857	40	...	..	..	..	...	..	..	..	...	..
Bloomsbury .....	722	722	2	43	31	32	...	..	..	..	1.11	29
Califon .....	623	692	...	..	..	..	...	..	..	..	...	..
Clinton Town .....	1,118	932	4	..	..	14	...	..	..	..	.46	15
Clinton Twp. ....	2,926	86	1	..	..	11	...	..	..	..	.05	13
Delaware Twp. ....	2,031	55	...	..	..	..	<b>1d</b>	..	..	<b>26</b>	.16	24
East Amwell Twp. ....	1,525	55	...	..	..	..	...	..	..	..	...	..
Flemington .....	3,058	2,352	6	41	27	28	<b>3</b>	..	<b>25</b>	..	1.81	28
Franklin Twp. ....	1,255	54	3	27	19	19	...	..	..	..	.50	21
Frenchtown .....	1,305	1,186	2	..	..	20	...	..	..	..	.47	21
Glen Gardner .....	654	436	2	33	13	17	...	..	..	..	.46	16
Hampton .....	975	750	...	..	..	..	...	..	..	..	...	..
High Bridge .....	1,854	773	6	37	26	27	...	..	..	..	.91	26
Holland .....	1,341	59	...	..	..	..	...	..	..	..	...	..
Kingwood .....	1,320	37	...	..	..	..	...	..	..	..	...	..
Lambertville .....	4,477	4,070	10	78	29	34	<b>1</b>	..	<b>19</b>	..	.81	28
Lebanon Boro. ....	752	684	6	12	18	18	...	..	..	..	1.77	18
Lebanon Twp. ....	1,971	62	...	..	..	..	...	..	..	..	...	..
Milford Boro. ....	1,012	779	2	..	..	20	...	..	..	..	.24	22
Raritan Twp. ....	2,814	73	...	..	..	..	<b>1</b>	..	<b>16</b>	..	.79	22
Readington .....	4,080	85	10	16	13	14	...	..	..	..	.56	15
Stockton .....	488	813	1	..	..	25	...	..	..	..	.89	24
Tewksbury .....	1,439	45	2	..	..	15	<b>1</b>	..	<b>19</b>	..	.46	15
Union Twp. ....	1,557	76	1	..	..	11	...	..	..	..	.11	12
West Amwell Twp. ....	1,213	55	4	33	27	28	...	..	..	..	.77	27
<b>County Total .....</b>	<b>42,736</b>	<b>97</b>	<b>67</b>	<b>50%</b>	<b>21%</b>	<b>24%</b>	<b>7</b>	<b>..%</b>	<b>22%</b>	<b>..%</b>	<b>.63%</b>	<b>21%</b>

See Notation References, *supra*, page 168.

**COMPENDIUM TABLE I**  
**Real Estate Assessment Ratios in New Jersey Municipalities**  
**MERCER COUNTY**

Municipality	1950 Population	Population Density Per Sq. Mile	Residential Properties Sampled			Commercial and Industrial Properties Sampled <sup>1</sup>				Size of Sample <sup>3</sup> (% of 1951 Valuation)	Estimated Over-All Average Real Estate Assessment Ratio	
			Number	Average Assessment Ratios <sup>2</sup>		Number	Average Assessment Ratios <sup>2</sup>					
				Land	Bldgs.		Total	Land	Bldgs.			Total
East Windsor .....	1,284	82	2	..%	..%	22%	...	..%	..%	..%	.39%	23%
Ewing Twp. ....	16,840	1,113	168	24	27	27	7	..	27	..	3.62	27
Hamilton Twp. ....	41,156	1,045	330	31	28	28	5	..	28	..	3.74	28
Hightstown .....	3,712	3,018	4	25	26	26	1	..	160	..	1.07	28
Hopewell Boro. ....	1,869	2,492	2	21	24	23	...	..	..	..	.32	25
Hopewell Twp. ....	4,731	82	18	26	20	22	1	..	30	..	.95	22
Lawrence Twp. ....	8,499	389	48	26	28	28	1	..	60	..	3.71	29
Pennington Boro. ....	1,682	1,699	12	26	25	25	1	..	75	..	3.36	27
Princeton Boro. ....	12,230	6,949	37	47	25	28	2	..	41	..	1.21	30
Princeton Twp. ....	5,407	333	38	21	28	27	2	..	35	..	2.09	27
Trenton .....	128,009	17,068	533	71	36	39	51a.	51	47	47	2.94	46
Washington Twp. ....	1,843	89	3	24	17	17	1	..	43	..	2.25	20
West Windsor .....	2,519	94	10	51	31	33	...	..	..	..	.67	41
County Totals .....	229,781	1,006	1,205	45%	30%	32%	72	51%	45%	45%	2.84%	36%

See Notation References, *supra*, page 168.

**COMPENDIUM TABLE I**  
**Real Estate Assessment Ratios in New Jersey Municipalities**  
**MIDDLESEX COUNTY**

Municipality	1950 Population	Population Density Per Sq. Mile	Residential Properties Sampled			Commercial and Industrial Properties Sampled 1			Size of Sample 3 (% of 1951 Valuation)	Estimated Over-All Average Real Estate Assessment Ratio		
			Number	Average Assessment Ratios 2		Number	Average Assessment Ratios 2					
				Land	Bldgs.	Total		Land	Bldgs.	Total		
Carteret .....	13,030	2,896	18	18%	12%	12%	2	..%	41%	..%	1.14%	33%
Cranbury .....	1,797	137	2	57	27	31	1	..	31	..	.62	32
Dunellen .....	6,291	6,291	42	27	21	21	1	..	45	..	2.37	25
East Brunswick Twp. ....	5,699	265	78	27	15	16	1	..	12	..	3.75	16
Helmetta .....	580	725	3	26	28	27	...	..	..	..	1.06	28
Highland Park .....	9,721	5,401	30	61	22	27	3b	15	38	38	2.21	27
Jamesburg .....	2,307	2,563	7	52	17	21	...	..	..	..	1.27	19
Madison Twp. ....	7,366	195	50	32	15	16	...	..	..	..	2.07	19
Metuchen .....	9,879	3,528	74	32	19	20	6c	17	18	18	4.40	20
Middlesex Boro. ....	5,943	1,651	51	25	21	21	...	..	..	..	1.74	22
Milltown .....	3,786	2,366	17	37	18	20	2	..	64	..	8.54	23
Monroe Twp. ....	4,082	98	15	15	15	15	...	..	..	..	.93	15
New Brunswick .....	38,811	7,057	44	60	26	30	39b	38	49	49	3.75	41
North Brunswick Twp. ....	6,450	571	18	28	16	17	9e	8	..	..	.68	16
Perth Amboy .....	41,330	8,985	4	86	31	39	23b	70	32	37	2.01	41
Piscataway Twp. ....	10,180	539	15	22	17	17	...	..	..	..	.37	18
Plainsboro .....	1,112	95	...	..	..	..	1	..	62	..	23.62	23
Raritan Twp. ....	16,348	541	117	33	16	18	8	..	19	..	1.58	18
Sayreville .....	10,338	634	76	40	15	17	...	..	..	..	.85	16
South Amboy .....	8,422	6,499	20	57	23	28	1	..	36	..	1.24	29
South Brunswick Twp. ....	4,001	97	4	26	18	18	2c	9	24	23	1.56	20
South Plainfield .....	8,008	977	46	29	18	19	...	..	..	..	1.13	20
South River .....	11,308	4,039	31	48	17	19	5	..	19	..	1.76	21
Spotswood .....	2,325	1,011	11	33	16	18	...	..	..	..	1.09	17
Woodbridge Twp. ....	35,758	1,541	265	21	17	18	10b	12	17	17	2.68	17
County Total .....	264,872	817	1,038	33%	18%	19%	114	25%	35%	32%	2.40%	24%

See Notation References, *supra*, page 168.

**COMPENDIUM TABLE I**  
**Real Estate Assessment Ratios in New Jersey Municipalities**  
**MONMOUTH COUNTY**

Municipality	1950 Population	Population Density Per Sq. Mile	Residential Properties Sampled			Commercial and Industrial Properties Sampled <sup>1</sup>				Size of Sample <sup>3</sup> (% of 1951 Valuation)	Estimated Over-All Average Real Estate Assessment Ratio	
			Number	Average Assessment Ratios <sup>2</sup>		Number	Average Assessment Ratios <sup>2</sup>					
				Land	Bldgs.	Total		Land	Bldgs.	Total		
Allenhurst .....	758	2,527	4	55%	29%	32%	...	..%	..%	..%	.99%	35%
Allentown .....	931	1,034	5	21	14	15	...	..	..	..	.85	16
Asbury Park .....	17,094	11,396	20	57	25	29	22b	71	40	43	5.78	37
Atlantic Twp. ....	1,814	57	2	33	16	18	...	..	..	..	.19	28
Atlantic Highlands .....	3,083	2,569	24	34	18	20	2	..	31	..	1.89	23
Avon-by-the-Sea .....	1,650	4,125	5	32	16	19	...	..	..	..	.59	29
Belmar .....	4,636	5,151	17	59	16	21	2	..	12	..	.56	18
Bradley Beach .....	3,911	5,587	3	45	20	24	3	..	20	..	.70	25
Brielle .....	1,328	738	7	21	11	12	...	..	..	..	6.81	17
Deal .....	1,064	887	6	50	19	23	1	..	111	..	.46	26
Eatontown .....	3,044	516	12	21	17	18	...	..	..	..	1.19	19
Englishtown .....	1,004	1,673	13	19	16	16	...	..	..	..	3.91	18
Fair Haven .....	3,560	2,225	23	26	17	18	2	..	10	..	1.58	18
Farmingdale .....	755	1,510	5	27	14	16	1	..	62	..	2.49	17
Freehold Boro. ....	7,550	4,441	25	41	21	24	4	..	38	..	.86	29
Freehold Twp. ....	3,442	90	8	25	14	15	...	..	..	..	.60	26
Highlands Boro. ....	2,959	2,690	16	50	19	22	...	..	..	..	.94	25
Holmdel .....	1,380	77	6	19	12	13	...	..	..	..	.96	24
Howell Twp. ....	6,696	106	56	22	11	12	...	..	..	..	1.39	22
Interlaken .....	833	2,777	10	24	18	19	...	..	..	..	2.05	20
Keansburg .....	5,559	5,559	89	46	15	18	...	..	..	..	2.72	21
Keyport .....	5,888	4,206	57	43	19	22	1	..	13	..	3.09	20
Little Silver .....	2,595	927	33	27	16	17	...	..	..	..	2.34	18
Long Branch .....	23,090	4,528	44	34	15	17	8	..	33	..	1.19	24

Manalapan .....	3,137	99	2	23	14	15	...	..	..	..	..	.17	26
Manasquan .....	3,178	1,869	28	23	14	15	...	..	..	..	..	1.15	19
Marlboro .....	6,359	211	6	38	18	21	...	..	..	..	..	.68	29
Matawan Boro. ....	3,739	5,341	66	28	14	16	1	..	18	..	..	3.85	17
Matawan Twp. ....	3,888	555	34	25	13	14	...	..	..	..	..	1.60	16
Middletown Twp. ....	16,203	424	121	28	12	14	1d	28	16	18	..	1.56	16
Millstone Twp. ....	2,100	53	3	27	19	19	...	..	..	..	..	.57	29
Monmouth Beach .....	806	733	2	33	22	23	...	..	..	..	..	.26	29
Neptune Twp. ....	13,613	1,702	27	28	15	16	1	..	13	..	..	.46	18
Neptune City Boro. ....	3,073	3,414	35	43	14	18	1	..	9	..	..	3.01	16
New Shrewsbury Boro. <sup>5</sup> .....	....	....	...	..	..	..	...	..	..	..	..	...	..
Ocean Twp. ....	6,734	607	14	30	13	15	1	..	65	..	..	1.22	17
Oceanport .....	7,588	2,448	15	36	16	18	...	..	..	..	..	.71	19
Raritan Twp. ....	2,763	493	29	21	11	11	...	..	..	..	..	2.39	14
Red Bank .....	12,743	7,079	34	39	16	19	11b	27	28	28	..	4.09	24
Roosevelt Boro. ....	720	371	...	..	..	..	...	..	..	..	..	...	..
Rumson .....	4,044	1,226	43	28	19	21	...	..	..	..	..	1.72	22
Sea Bright .....	999	1,665	6	60	11	15	...	..	..	..	..	.55	20
Sea Girt .....	1,178	1,309	13	19	17	17	...	..	..	..	..	1.13	21
Shrewsbury Boro. ....	1,613	701	31	33	18	20	1	..	16	..	..	3.01	21
Shrewsbury Twp. ....	5,171	...	22	17	16	16	1	..	28	..	..	3.68h	..
South Belmar .....	1,294	4,313	2	..	..	14	1d	13	27	22	..	.52	15
Spring Lake .....	2,008	1,545	7	30	17	19	1	..	36	..	..	.58	24
Spring Lake Heights .....	1,798	1,284	23	33	8	10	...	..	..	..	..	2.56	12
Union Beach .....	3,636	2,020	21	40	19	21	...	..	..	..	..	1.85	24
Upper Freehold Twp. ....	2,193	47	3	18	9	10	...	..	..	..	..	.19	22
Wall Twp. ....	7,386	235	52	24	10	12	...	..	..	..	..	1.52	14
West Long Branch .....	2,739	945	13	25	12	13	...	..	..	..	..	1.00	16
County Total .....	225,327	419	1,142	33%	15%	17%	66	44%	29%	35%	..	1.99%	22%

5. Not yet incorporated on the census date of April 1, 1950.

h. Since the formation of New Shrewsbury Borough in 1950 there remains in the township only U. S. government real property which is exempt from taxation. The figure given here is therefore a per cent of the 1949 total assessment of land and improvements.

See additional Notation References, *supra*, page 168.

**COMPENDIUM TABLE I**  
**Real Estate Assessment Ratios in New Jersey Municipalities**  
**MORRIS COUNTY**

Municipality	1950 Population	Population Density Per Sq. Mile	Residential Properties Sampled				Commercial and Industrial Properties Sampled 1				Size of Sample 3 (% of 1951 Valuation)	Estimated Over-All Average Real Estate Assessment Ratio
			Number	Average Assessment Ratios 2			Number	Average Assessment Ratios 2				
				Land	Bldgs.	Total		Land	Bldgs.	Total		
Boonton Town .....	7,163	2,653	26	24%	22%	22%	3b	23%	19%	19%	2.12%	22%
Boonton Twp. ....	1,155	154	8	20	18	18	1	..	44	..	3.47	19
Butler .....	4,050	2,250	7	25	25	25	1	..	67	..	.57	27
Chatham Boro. ....	7,391	3,214	46	23	22	23	3b	24	33	32	2.61	23
Chatham Twp. ....	2,825	314	13	28	17	18	...	..	..	..	1.22	19
Chester Boro. ....	754	465	2	..	..	21	...	..	..	..	.78	22
Chester Twp. ....	1,297	45	1	..	..	24	...	..	..	..	1.40	25
Denville .....	6,055	469	53	24	14	15	4b	51	40	40	3.68	17
Dover .....	11,174	4,858	32	40	18	20	7	..	26	..	2.30	24
East Hanover Twp. ....	2,151	256	21	15	21	19	1	..	4	..	3.58	24
Florham Park .....	2,385	314	19	20	22	22	...	..	..	..	1.53	23
Hanover Twp. ....	3,756	348	48	24	19	19	3b	10	31	30	4.75	20
Harding Twp. ....	1,970	118	3	..	..	16	1	..	10	..	.35	16
Jefferson Twp. ....	2,744	62	5	13	16	16	...	..	..	..	.18	16
Kinnelon .....	1,350	69	13	13	17	16	...	..	..	..	1.84	16
Lincoln Park .....	3,376	482	16	25	16	17	1	..	13	..	1.61	17
Madison .....	10,417	2,604	38	31	25	26	5	..	38	..	2.79	27
Mendham Boro. ....	1,724	257	6	..	..	18	...	..	..	..	.90	19
Mendham Twp. ....	1,380	78	4	18	12	12	...	..	..	..	.45	14
Mine Hill Twp. ....	1,951	697	5	18	14	14	...	..	..	..	.54	17
Montville Twp. ....	4,159	227	14	14	19	18	...	..	..	..	1.15	18
Morris Twp. ....	7,432	470	23	26	21	21	...	..	..	..	.66	23
Morris Plains .....	2,707	1,083	16	25	18	19	...	..	..	..	1.37	21

Morristown .....	17,124	8,562	32	35	29	30	13b	56	40	41	9.98	35
Mountain Lakes .....	2,806	935	12	32	25	26	...	..	..	..	1.36	28
Mount Arlington .....	639	237	1	20	13	15	...	..	..	..	.12	16
Mount Olive .....	2,597	82	11	29	15	17	...	..	..	..	.53	19
Netcong .....	2,284	2,855	6	27	13	15	...	..	..	..	.75	16
Parsippany-Troy Hills .....	15,290	604	73	27	19	20	...	..	..	..	1.89	22
Passaic Twp. ....	3,429	208	13	21	19	19	2	..	18	..	5.07	20
Pequannock .....	5,254	761	61	23	20	20	1	..	16	..	3.56	20
Randolph Twp. ....	4,293	203	12	32	13	14	...	..	..	..	.81	17
Riverdale .....	1,352	751	8	26	19	20	1	..	15	..	2.28	19
Rockaway Boro. ....	3,812	2,541	19	23	16	17	...	..	..	..	1.30	18
Rockaway Twp. ....	4,418	98	24	24	15	17	...	..	..	..	.92	19
Roxbury .....	5,707	272	24	24	16	17	...	..	..	..	.91	18
Washington Twp. ....	2,147	48	5	12	15	14	1	..	77	..	3.37	15
Wharton .....	3,853	1,926	20	39	23	23	...	..	..	..	1.89	26
County Total .....	164,371	342	740	25%	19%	20%	48	37%	33%	34%	2.95%	22%

See Notation References, *supra*, page 168.

COMPENDIUM TABLE I

Real Estate Assessment Ratios in New Jersey Municipalities

OCEAN COUNTY

Municipality	1950 Population	Population Density Per Sq. Mile	Residential Properties Sampled				Commercial and Industrial Properties Sampled 1				Size of Sample 3 (% of 1951 Valuation)	Estimated Over-All Average Real Estate Assessment Ratio
			Number	Average Assessment Ratios 2			Number	Average Assessment Ratios 2				
				Land	Bldgs.	Total		Land	Bldgs.	Total		
Barnegat Light Boro. ....	227	366	10	24%	15%	16%	...	..%	..%	..%	4.38%	19%
Bay Head .....	808	1,243	3	..	..	14	1	..	14	..	.41	14
Beach Haven Boro. ....	1,050	1,050	7	26	17	19	...	..	..	..	.34	20
Beachwood Boro. ....	1,251	447	22	24	10	11	...	..	..	..	1.61	14
Berkeley Twp. ....	1,550	41	3	..	..	11	...	..	..	..	.13	12
Brick Twp. ....	4,319	164	17	17	8	9	...	..	..	..	.37	11
Dover Twp. ....	7,707	175	60	15	11	12	3	..	9	..	1.32	12
Eagleswood .....	623	36	2	27	18	19	...	..	..	..	1.08	21
Harvey Cedars .....	106	134	...	..	..	..	...	..	..	..	...	..
Island Beach .....	13	5	...	..	..	..	...	..	..	..	...	..
Island Heights .....	795	1,262	7	49	17	19	...	..	..	..	1.25	25
Jackson Twp. ....	3,513	35	...	..	..	..	...	..	..	..	...	..
Lacey Twp. ....	966	11	2	..	..	8	...	..	..	..	.11	9
Lakehurst .....	1,518	1,309	12	44	14	16	...	..	..	..	2.61	17
Lakewood .....	10,809	419	10	28	8	10	4b	31	37	37	1.26	16
Lavallette .....	567	1,134	2	25	25	25	1e	23	..	..	.12	25
Little Egg Harbor Twp. ....	644	13	...	..	..	..	...	..	..	..	...	..
Long Beach .....	840	200	4	23	24	24	...	..	..	..	.20	24
Manchester .....	1,758	21	...	..	..	..	...	..	..	..	...	..
Mantoloking .....	72	164	...	..	..	..	...	..	..	..	...	..
Ocean Twp. ....	520	26	15	41	16	18	...	..	..	..	9.31	21
Ocean Gate .....	452	904	1	..	..	14	...	..	..	..	1.88	15
Pine Beach .....	495	660	10	36	15	17	...	..	..	..	1.94	19

Plumsted Twp. ....	2,093	51	6	19	9	10	...	..	..	..	..	.67	11
Point Pleasant Boro. ....	4,009	1,114	32	32	9	11	1	..	14	..	..	1.39	12
Point Pleasant Beach Boro. ..	2,900	1,933	11	30	18	20	2d	11	12	12	..	1.07	16
Seaside Heights Boro. ....	862	3,448	1	24	36	32	2c	54	28	29	..	1.20	30
Seaside Park Boro. ....	987	1,645	4	24	19	21	...	..	..	..	..	.32	21
Ship Bottom-Beach Arlington.	533	751	3	..	..	13	...	..	..	..	..	.16	13
South Toms River Boro. ....	492	351	...	..	..	..	...	..	..	..	..	...	..
Stafford .....	1,347	31	5	..	..	11	...	..	..	..	..	.29	12
Surf City .....	291	323	2	..	..	30	...	..	..	..	..	.34	29
Tuckerton .....	1,332	351	9	18	21	21	...	..	..	..	..	2.05	21
Union Twp. ....	1,173	35	...	..	..	..	...	..	..	..	..	...	..
County Total .....	56,622	75	260	27%	12%	14%	14	26%	20%	22%	..	.81%	16%

See Notation References, *supra*, page 168.

**COMPENDIUM TABLE I**  
**Real Estate Assessment Ratios in New Jersey Municipalities**  
**PASSAIC COUNTY**

Municipality	1950 Population	Population Density Per Sq. Mile	Residential Properties Sampled				Commercial and Industrial Properties Sampled <sup>1</sup>				Size of Sample <sup>3</sup> (% of 1951 Valuation)	Estimated Over-All Average Real Estate Assessment Ratio
			Number	Average Assessment Ratios <sup>2</sup>			Number	Average Assessment Ratios <sup>2</sup>				
				Land	Bldgs.	Total		Land	Bldgs.	Total		
Bloomingtondale .....	3,251	357	17	19%	24%	24%	...	..%	..%	..%	1.25%	23%
Clifton .....	64,511	5,760	228	45	31	32	25	..	41	..	2.42	38
Haledon .....	6,204	4,772	8	62	39	43	1	..	44	..	1.17	42
Hawthorne .....	14,816	4,116	80	51	31	34	10	..	32	..	2.25	34
Little Falls .....	6,405	2,288	21	39	24	26	1	..	32	..	3.95	27
North Haledon .....	3,550	1,044	13	36	28	30	...	..	..	..	1.11	30
Passaic .....	57,702	18,032	66	89	36	44	42b	62	53	55	4.71	50
Paterson .....	139,336	16,788	159	81	43	48	115b	85	57	62	4.26	57
Pompton Lakes .....	4,654	1,330	45	33	27	28	...	..	..	..	2.02	28
Prospect Park .....	5,242	13,105	13	63	41	43	1	..	28	..	1.63	43
Ringwood .....	1,752	64	10	25	21	21	1	..	28	..	.59	25
Totowa ..	6,045	1,550	26	55	36	38	1	..	34	..	1.53	40
Wanaque .....	4,222	515	16	25	21	22	1	..	16	..	.92	22
Wayne Twp. ....	11,822	483	89	31	28	28	1	..	20	..	1.49	29
West Milford .....	3,650	47	7	24	24	24	...	..	..	..	.17	24
West Paterson .....	3,931	1,310	8	49	28	29	...	..	..	..	.52	32
<b>County Total .....</b>	<b>337,093</b>	<b>1,699</b>	<b>806</b>	<b>53%</b>	<b>33%</b>	<b>35%</b>	<b>199</b>	<b>76%</b>	<b>47%</b>	<b>56%</b>	<b>3.38%</b>	<b>43%</b>

See Notation References, *supra*, page 168.

**COMPENDIUM TABLE I**  
**Real Estate Assessment Ratios in New Jersey Municipalities**  
**SALEM COUNTY**

Municipality	1950 Population	Population Density Per Sq. Mile	Residential Properties Sampled			Commercial and Industrial Properties Sampled <sup>1</sup>			Size of Sample <sup>3</sup> (% of 1951 Valuation)	Estimated Over-All Average Real Estate Assessment Ratio		
			Number	Average Assessment Ratios <sup>2</sup>		Number	Average Assessment Ratios <sup>2</sup>					
				Land	Bldgs.	Total		Land	Bldgs.	Total		
Alloway Twp. ....	1,792	54	3	..%	..%	10%	...	..%	..%	..%	.37%	11%
Elmer Boro. ....	1,460	2,028	10	..	..	16	...	..	..	..	1.59	16
Elsinboro .....	674	52	...	..	..	..	...	..	..	..	...	..
Lower Alloway Creek Twp. ..	1,307	29	...	..	..	..	...	..	..	..	...	..
Lower Penns Neck Twp. ....	7,376	308	11	..	..	28	...	..	..	..	.17	20
Mannington .....	1,686	42	...	..	..	..	1	..	15	..	.47	20
Oldmans Twp. ....	1,657	85	...	..	..	..	...	..	..	..	...	..
Penns Grove Boro. ....	6,669	8,550	108	19	14	15	...	..	..	..	4.16	17
Pilesgrove Twp. ....	1,942	56	...	..	..	..	...	..	..	..	...	..
Pittsgrove Twp. ....	2,808	63	1	25	29	29	...	..	..	..	.05	21
Quinton .....	1,821	74	3	..	..	22	...	..	..	..	.54	22
Salem City .....	9,050	3,175	42	29	26	27	1	..	12	..	1.46	19
Upper Penns Neck Twp. ....	6,717	370	11	14	23	22	...	..	..	..	.18	21
Upper Pittsgrove Twp. ....	2,204	56	1	..	..	14	...	..	..	..	.07	14
Woodstown .....	2,345	1,585	17	28	21	22	...	..	..	..	1.80	22
County Total .....	49,508	133	207	19%	19%	19%	2	..%	13%	..%	.83%	19%

See Notation References, *supra*, page 168.

**COMPENDIUM TABLE I**  
**Real Estate Assessment Ratios in New Jersey Municipalities**  
**SOMERSET COUNTY**

Municipality	1950 Population	Population Density Per Sq. Mile	Residential Properties Sampled				Commercial and Industrial Properties Sampled <sup>1</sup>				Size of Sample <sup>3</sup> (% of 1951 Valuation)	Estimated Over-All Average Real Estate Assessment Ratio
			Number	Average Assessment Ratios <sup>2</sup>			Number	Average Assessment Ratios <sup>2</sup>				
				Land	Bldgs.	Total		Land	Bldgs.	Total		
Bedminster .....	1,613	68	11	26%	20%	21%	1	..%	15%	..%	1.60%	21%
Bernards Twp. ....	7,487	323	83	16	12	12	2	..	19	..	4.39	13
Bernardsville .....	3,956	302	64	17	12	13	4	..	23	..	3.58	13
Bound Brook .....	8,374	5,234	55	33	25	26	3	..	18	..	3.54	23
Branchburg .....	1,958	97	17	25	18	19	1	..	52	..	1.77	21
Bridgewater .....	8,234	222	83	29	17	19	...	..	..	..	1.60	22
Far Hills .....	600	120	3	..	..	24	...	..	..	..	.74	24
Franklin Twp. ....	9,601	209	48	25	16	17	...	..	..	..	1.46	19
Green Brook Twp. ....	1,155	246	21	26	17	18	2	..	23	..	4.67	19
Hillsborough .....	3,875	71	25	19	16	16	1	..	37	..	1.29	17
Manville .....	8,597	3,439	28	35	17	19	1	..	24	..	1.41	21
Millstone Boro. ....	289	482	...	..	..	..	...	..	..	..	...	..
Montgomery .....	3,819	120	13	21	21	21	...	..	..	..	1.51	21
North Plainfield .....	12,766	4,402	91	33	27	27	1	..	59	..	2.34	33
Peapack-Gladstone .....	1,450	246	8	11	14	14	...	..	..	..	.78	13
Raritan Boro. ....	5,131	5,701	19	18	22	20	1	..	34	..	1.61	25
Rocky Hill .....	537	488	13	21	18	18	...	..	..	..	9.21	19
Somerville .....	11,571	3,506	74	30	22	23	4	..	23	..	2.87	23
South Bound Brook .....	2,905	3,228	23	28	27	26	...	..	..	..	2.74	26
Warren Twp. ....	3,316	172	36	12	14	14	1	..	12	..	2.70	13
Watchung .....	1,818	293	19	21	14	14	...	..	..	..	2.19	16
County Total .....	99,052	325	734	24%	18%	19%	22	..%	25%	..%	2.33%	20%

See Notation References, *supra*, page 168.

**COMPENDIUM TABLE I**  
**Real Estate Assessment Ratios in New Jersey Municipalities**  
**SUSSEX COUNTY**

Municipality	1950 Population	Population Density Per Sq. Mile	Residential Properties Sampled				Commercial and Industrial Properties Sampled <sup>1</sup>				Size of Sample <sup>3</sup> (% of 1951 Valuation)	Estimated Over-All Average Real Estate Assessment Ratio
			Number	Average Assessment Ratios <sup>2</sup>			Number	Average Assessment Ratios <sup>2</sup>				
				Land	Bldgs.	Total		Land	Bldgs.	Total		
Andover Boro. ....	560	280	5	22%	15%	16%	1	..%	23%	..%	3.45%	16%
Andover Twp. ....	1,052	52	4	..	..	9	...	..	..	..	.37	10
Branchville ....	810	1,620	4	27	14	16	...	..	..	..	1.51	16
Byram Twp. ....	761	37	3	40	15	16	...	..	..	..	.33	20
Frankford Twp. ....	1,530	44	3	42	16	20	1	..	4	..	.36	17
Franklin Boro. ....	3,864	878	13	34	13	15	1	..	36	..	1.21	18
Fredon Twp. ....	584	32	...	..	..	..	...	..	..	..	..	..
Green Twp. ....	596	36	1	10	14	14	...	..	..	..	.35	13
Hamburg ....	1,305	1,088	6	37	15	16	...	..	..	..	1.34	19
Hampton ....	668	27	3	14	9	10	1	..	99	..	1.47	11
Hardyston ....	1,279	39	3	28	16	17	...	..	..	..	.55	21
Hopatcong ....	1,173	109	4	35	17	19	...	..	..	..	.21	22
Lafayette ....	836	46	1	56	31	32	...	..	..	..	.73	36
Montague ....	602	14	...	..	..	..	...	..	..	..	..	..
Newton ....	5,781	1,927	33	31	17	19	3	..	24	..	2.50	20
Ogdensburg ....	1,169	557	3	24	21	21	...	..	..	..	.25	25
Sandyston ....	829	20	3	56	10	14	...	..	..	..	.38	16
Sparta ....	3,021	78	47	18	14	14	2	..	23	..	1.89	16
Stanhope ....	1,351	676	10	35	15	18	1	..	22	..	4.05	18
Stillwater ....	816	28	4	24	15	18	1d	25	23	23	2.18	18
Sussex Boro. ....	1,541	1,712	5	..	..	12	1	..	8	..	1.17	11
Vernon ....	1,548	23	1	..	..	24	...	..	..	..	.09	24
Walpack ....	204	9	...	..	..	..	...	..	..	..	..	..
Wantage ....	2,543	38	5	13	21	19	...	..	..	..	.66	17
<b>County Total .....</b>	<b>34,423</b>	<b>64</b>	<b>161</b>	<b>24%</b>	<b>15%</b>	<b>16%</b>	<b>12</b>	<b>..%</b>	<b>28%</b>	<b>..%</b>	<b>1.10%</b>	<b>18%</b>

See Notation References, *supra*, page 168.

**COMPENDIUM TABLE I**  
**Real Estate Assessment Ratios in New Jersey Municipalities**  
**UNION COUNTY**

Municipality	1950 Population	Population Density Per Sq. Mile	Residential Properties Sampled				Commercial and Industrial Properties Sampled <sup>1</sup>				Size of Sample <sup>3</sup> (% of 1951 Valuation)	Estimated Over-All Average Real Estate Assessment Ratio
			Number	Average Assessment Ratios <sup>2</sup>			Number	Average Assessment Ratios <sup>2</sup>				
				Land	Bldgs.	Total		Land	Bldgs.	Total		
Clark Twp. ....	4,352	907	69	23%	24%	24%	2	..%	51%	..%	3.32%	25%
Cranford .....	18,602	3,796	234	46	34	35	5	..	33	..	5.15	36
Elizabeth .....	112,817	9,651	606	77	38	43	53a	56	50	50	5.36	49
Fanwood .....	3,228	2,306	63	26	24	24	2	..	26	..	6.27	25
Garwood .....	4,622	6,603	67	59	28	31	1	..	28	..	5.05	31
Hillside .....	21,007	7,780	126	45	32	33	13b	44	42	42	5.14	37
Kenilworth .....	4,922	2,344	43	40	28	29	5	..	32	..	4.79	31
Linden .....	30,644	2,786	159	33	27	28	22a	38	43	36g	2.19	33
Mountainside .....	2,046	499	31	43	29	31	2	..	19	..	4.81	30
New Providence Boro. ....	3,380	914	16	14	20	19	1	..	10	..	1.76	18
New Providence Twp. ....	3,466	550	27	18	23	22	1	..	10	..	1.42	21
Plainfield .....	42,366	7,061	225	60	35	38	25b	44	49	47	3.41	42
Rahway .....	21,290	5,193	300	43	32	33	5	..	39	..	4.44	36
Roselle Boro. ....	17,681	6,549	245	58	29	32	5b	35	33	33	5.85	33
Roselle Park Boro. ....	11,537	8,875	83	62	30	34	4	..	49	..	9.37	37
Scotch Plains .....	9,069	975	147	28	27	27	2d	20	21	21	5.45	25
Springfield Twp. ....	7,214	1,387	54	30	23	24	3	..	41	..	4.44	27
Summit .....	17,929	2,988	76	49	30	33	16b	46	41	43	6.83	38
Union Twp. ....	38,004	4,223	289	50	27	30	13b	23	39	35	4.17	31
Westfield .....	21,243	3,319	189	63	34	37	6	..	42	..	3.07	40
Winfield Twp. <sup>4</sup> .....	2,719	...	...	..	..	..	...	..	..	..	...	..
County Total .....	398,138	3,794	3,049	52%	31%	34%	186	45%	43%	44%	4.50%	37%

g. Includes two properties for which land and building values are not separated.

4. U. S. Government property exempt from taxation.

See additional Notation References, *supra*, page 168.

**COMPENDIUM TABLE I**  
**Real Estate Assessment Ratios in New Jersey Municipalities**  
**WARREN COUNTY**

Municipality	1950 Population	Population Density Per Sq. Mile	Residential Properties Sampled				Commercial and Industrial Properties Sampled 1				Size of Sample 3 (% of 1951 Valuation)	Estimated Over-All Average Real Estate Assessment Ratio
			Number	Average Assessment Ratios 2			Number	Average Assessment Ratios 2				
				Land	Bldgs.	Total		Land	Bldgs.	Total		
Allamuchy .....	736	37	...	..%	..%	..%	...	..%	..%	..%	...%	..%
Alpha .....	2,117	1,245	4	28	22	22	1d	7	23	22	3.75	22
Belvidere .....	2,406	1,851	4	42	20	30	...	..	..	..	.39	30
Blairstown .....	1,571	51	4	24	16	18	...	..	..	..	.70	18
Franklin Twp. ....	1,530	64	3	18	14	14	...	..	..	..	.47	14
Frelinghuysen .....	779	33	1	..	..	34	...	..	..	..	.59	34
Greenwich .....	1,217	110	1	25	19	19	...	..	..	..	.14	19
Hackettstown .....	3,894	1,180	14	55	28	32	4b	10	30	29	1.91	32
Hardwick .....	370	21	...	..	..	..	...	..	..	..	...	..
Harmony .....	1,763	73	3	37	18	20	...	..	..	..	.31	20
Hope Twp. ....	681	36	2	27	14	17	...	..	..	..	.73	17
Independence .....	1,169	61	1	25	14	14	1	..	14	..	.72	14
Knowlton .....	1,260	49	2	25	10	11	...	..	..	..	.39	11
Liberty .....	529	43	...	..	..	..	...	..	..	..	...	..
Lopatcong .....	1,737	252	4	33	26	27	...	..	..	..	.43	27
Mansfield .....	1,497	50	2	49	24	26	...	..	..	..	.50	26
Oxford .....	1,489	261	...	..	..	..	1	..	19	..	5.15	19
Pahaquarry .....	67	3	...	..	..	..	...	..	..	..	...	..
Phillipsburg .....	18,919	5,113	76	46	26	28	2b	32	41	40	1.32	28
Pohatcong .....	2,540	190	6	42	21	22	...	..	..	..	.66	22
Washington Boro. ....	4,802	2,401	9	44	20	23	1	..	17	..	1.18	23
Washington Twp. ....	1,765	101	1	33	21	21	1	..	30	..	.94	21
White Twp. ....	1,536	55	...	..	..	..	...	..	..	..	...	..
County Total .....	54,374	149	137	43%	23%	26%	11	16%	26%	25%	1.11%	24%

See Notation References, *supra*, page 168.

**COMPENDIUM TABLE II**  
**Value and Distribution by Counties and Municipalities of**  
**Taxable Real Estate in New Jersey**  
*State Total by Counties*  
(Dollars in Thousands)

County	Assessed Value of Real Estate (1951)		Ratio: Assessed Value to Full Value		Estimated Full Value of Real Estate	
	Amount	% of State Total	Estimated Ratio % <sup>1</sup>	Index: State Av.—100	Amount	% of State Total
Atlantic .....	\$ 130,320	2.49%	22.16%	66	\$ 587,961	3.76%
Bergen .....	585,643	11.19	25.78	77	2,272,006	14.55
Burlington .....	62,743	1.20	18.44	55	339,247	2.17
Camden .....	256,481	4.90	35.20	105	728,691	4.67
Cape May .....	58,698	1.12	22.70	68	258,538	1.66
Cumberland .....	52,775	1.01	24.95	74	211,540	1.35
Essex .....	1,215,432	23.21	48.20	144	2,521,416	16.15
Gloucester .....	66,718	1.27	23.51	70	283,808	1.82
Hudson .....	770,794	14.72	55.87	167	1,379,679	8.83
Hunterdon .....	31,287	.60	20.72	62	150,966	.97
Mercer .....	243,114	4.64	35.82	107	678,773	4.35
Middlesex .....	232,693	4.44	24.42	73	952,987	6.10
Monmouth .....	194,776	3.72	21.74	65	896,111	5.74
Morris .....	146,688	2.80	21.97	66	667,585	4.27
Ocean .....	58,473	1.12	15.57	46	375,623	2.41
Passaic .....	416,219	7.95	43.03	128	967,250	6.19
Salem .....	36,727	.70	19.16	57	191,711	1.23
Somerset .....	75,284	1.44	20.49	61	367,390	2.35
Sussex .....	32,024	.61	17.91	53	178,787	1.14
Union .....	530,171	10.13	36.71	109	1,444,102	9.25
Warren .....	38,646	.74	23.74	71	162,803	1.04
<b>State Total .....</b>	<b>\$5,235,706</b>	<b>100.00%</b>	<b>33.53%</b>	<b>100</b>	<b>\$15,616,974</b>	<b>100.00%</b>

<sup>1</sup> Estimated assessment ratio derived by dividing assessed value by estimated full value; carried to two decimals as a matter of arithmetic and not because they are significant to that point.

**COMPENDIUM TABLE II**

**Value and Distribution by Counties and Municipalities of  
Taxable Real Estate in New Jersey**

**ATLANTIC COUNTY**

(Dollars in Thousands)

Municipality	Assessed Value of Real Estate (1951)		Ratio: Assessed Value to Full Value		Estimated Full Value of Real Estate	
	Amount	% of County Total	Estimated Ratio % <sup>1</sup>	Index: County Av.=100	Amount	% of County Total
Absecon .....	\$ 1,289	.99%	11.00%	50	\$ 11,718	1.99%
Atlantic City .....	87,210	66.93	31.37	142	277,968	47.28
Brigantine .....	1,537	1.18	12.00	54	12,808	2.17
Buena Boro. ....	717	.55	15.00X	68	4,780	.81
Buena Vista Twp. ....	609	.47	14.00	63	4,350	.75
Corbin City .....	87	.07	25.00	113	348	.06
Egg Harbor City .....	1,532	1.18	15.00	68	10,213	1.74
Egg Harbor Twp. ....	1,501	1.15	9.00	41	16,678	2.84
Estell Manor .....	147	.11	12.00	54	1,225	.21
Folsom .....	188	.14	12.00	54	1,567	.27
Galloway .....	1,580	1.21	10.00	45	15,800	2.69
Hamilton Twp. ....	2,098	1.61	11.00	50	19,073	3.24
Hammonton .....	3,457	2.65	13.00	59	26,592	4.52
Linwood .....	875	.67	12.00	54	7,292	1.25
Longport .....	1,790	1.37	17.00	77	10,529	1.79
Margate City .....	6,422	4.93	14.00	63	45,871	7.80
Mullica .....	919	.71	21.00	95	4,376	.74
Northfield .....	1,278	.98	13.00	59	9,831	1.67
Pleasantville .....	5,584	4.28	17.00	77	32,847	5.59
Port Republic .....	148	.11	8.00	36	1,850	.31
Somers Point .....	1,372	1.05	14.00	63	9,800	1.67
Ventnor City .....	9,842	7.55	16.00	72	61,512	10.46
Weymouth .....	140	.11	15.00X	68	933	.15
<b>County Total .....</b>	<b>\$130,320</b>	<b>100.00%</b>	<b>22.16%</b>	<b>100</b>	<b>\$587,961</b>	<b>100.00%</b>

<sup>1</sup> Estimated assessment ratio derived by dividing assessed value by estimated full value; carried to two decimals as a matter of arithmetic and not because they are significant to that point.

<sup>2</sup> U. S. Government property exempt from taxation.

X Indicates municipalities from which no sample assessments were obtained.

**COMPENDIUM TABLE II**  
**Value and Distribution by Counties and Municipalities of**  
**Taxable Real Estate in New Jersey**

**BERGEN COUNTY**  
**(Dollars in Thousands)**

Municipality	Assessed Value of Real Estate (1951)		Ratio: Assessed Value to Full Value		Estimated Full Value of Real Estate	
	Amount	% of County Total	Estimated Ratio % <sup>1</sup>	Index: County Av.=100	Amount	% of County Total
Allendale .....	\$ 2,188	.37%	22.26%	86	\$ 9,828	.43%
Alpine .....	2,212	.38	26.89	104	8,226	.36
Bergenfield .....	16,855	2.88	25.29	98	66,640	2.93
Bogota .....	6,755	1.15	25.81	100	26,170	1.15
Carlstadt .....	4,509	.77	26.50	103	17,018	.75
Cliffside Park .....	13,562	2.31	30.52	118	44,441	1.96
Closter .....	3,982	.68	24.05	93	16,558	.73
Cresskill .....	3,683	.63	26.94	104	13,670	.60
Demarest .....	2,289	.39	24.21	94	9,453	.42
Dumont .....	9,890	1.69	19.89	77	49,721	2.19
East Paterson .....	13,230	2.25	25.37	98	52,156	2.30
East Rutherford .....	8,210	1.40	33.80	131	24,292	1.07
Edgewater .....	17,527	2.99	48.14	187	36,405	1.60
Emerson .....	2,043	.35	27.02	105	7,560	.33
Englewood City .....	34,068	5.82	31.82	123	107,066	4.71
Englewood Cliffs Boro. ....	2,342	.40	25.90X	100	9,041	.40
Fair Lawn .....	27,744	4.74	22.13	86	125,354	5.52
Fairview .....	7,226	1.23	33.20	129	21,766	.96
Fort Lee .....	14,623	2.50	28.68	111	50,989	2.24
Franklin Lakes .....	2,401	.41	29.08	113	8,256	.36
Garfield .....	20,113	3.43	29.97	116	67,115	2.95
Glen Rock .....	10,573	1.81	30.83	120	34,293	1.51
Hackensack .....	40,365	6.89	32.84	127	122,926	5.41
Harrington Park .....	1,643	.28	22.61	88	7,266	.32
Hasbrouck Heights .....	9,417	1.61	26.99	105	34,888	1.54
Haworth .....	1,940	.33	23.28	90	8,332	.37
Hillsdale .....	4,376	.75	17.82	69	24,553	1.08
Ho-ho-kus .....	3,566	.61	24.23	94	14,719	.65
Leonia .....	8,962	1.53	28.63	111	31,308	1.38
Little Ferry .....	2,882	.49	20.88	81	13,805	.61
Lodi .....	10,313	1.76	24.83	96	41,534	1.83
Lyndhurst .....	14,172	2.42	28.68	111	49,413	2.17
Mahwah .....	6,056	1.03	19.94	77	30,368	1.34
Maywood .....	9,406	1.61	23.41	91	40,180	1.77
Midland Park .....	3,962	.68	18.36	71	21,574	.95
Montvale .....	1,597	.27	16.19	63	9,862	.43
Moonachie .....	913	.15	24.35	94	3,750	.17
New Milford .....	8,651	1.48	22.62	88	38,236	1.68
North Arlington .....	12,591	2.15	28.32	110	44,464	1.96
Northvale .....	1,136	.19	18.32	71	6,200	.27
Norwood .....	1,660	.28	25.13	97	6,605	.29
Oakland .....	2,652	.45	26.00	100	10,200	.45
Old Tappan .....	654	.11	23.01	89	2,842	.13

**COMPENDIUM TABLE II**  
**Value and Distribution by Counties and Municipalities of**  
**Taxable Real Estate in New Jersey**  
**BERGEN COUNTY—Continued**  
**(Dollars in Thousands)**

Municipality	Assessed Value of Real Estate (1951)		Ratio: Assessed Value to Full Value		Estimated Full Value of Real Estate	
	Amount	% of County Total	Estimated Ratio % <sup>1</sup>	Index: County Av. = 100	Amount	% of County Total
Oradell .....	\$ 6,553	1.11%	26.31%	102	\$ 24,906	1.10%
Palisades Park .....	7,813	1.33	25.63	99	30,488	1.34
Paramus .....	11,620	1.98	24.68	96	47,073	2.07
Park Ridge .....	2,663	.45	22.81	88	11,676	.51
Ramsey .....	4,457	.76	20.63	80	21,605	.95
Ridgefield Boro. ....	8,487	1.45	19.96	77	42,516	1.87
Ridgefield Park Twp. ....	9,493	1.62	25.76	100	36,856	1.62
Ridgewood Twp. ....	29,474	5.03	26.83	104	109,864	4.84
River Edge .....	9,526	1.63	23.03	89	41,363	1.82
River Vale .....	1,758	.30	22.63	88	7,769	.34
Rochelle Park .....	4,251	.73	22.89	89	18,573	.82
Rockleigh .....	403	.07	25.43X	99	1,585	.07
Rutherford .....	18,482	3.15	32.24	125	57,331	2.52
Saddle River Boro. ....	1,610	.27	21.10	82	7,631	.34
Saddle River Twp. ....	5,842	1.00	20.49	79	28,506	1.25
South Hackensack Twp. ....	1,724	.29	25.85	100	6,668	.29
Teaneck .....	37,678	6.43	22.05	86	170,906	7.52
Tenafly .....	15,060	2.57	25.62	99	58,775	2.59
Teterboro .....	2,390	.41	18.89	73	12,649	.56
Upper Saddle River Boro. ....	1,272	.22	17.58	68	7,237	.32
Waldwick .....	3,011	.51	17.69	69	17,022	.75
Wallington .....	4,789	.82	21.33	83	22,452	.99
Washington Twp. ....	1,596	.27	17.45	68	9,144	.40
Westwood .....	8,037	1.37	23.70	92	33,909	1.49
Woodcliff Lake .....	1,580	.27	9.78	38	16,152	.71
Wood—Ridge .....	7,794	1.33	27.40	106	28,450	1.25
Wyckoff .....	5,340	.91	16.76	65	31,857	1.40
<b>County Total .....</b>	<b>\$585,643</b>	<b>100.00%</b>	<b>25.78%</b>	<b>100</b>	<b>\$2,272,006</b>	<b>100.00%</b>

<sup>1</sup> Estimated assessment ratio derived by dividing assessed value by estimated full value; carried to two decimals as a matter of arithmetic and not because they are significant to that point.

<sup>2</sup> U. S. Government property exempt from taxation.

X Indicates municipalities from which no sample assessments were obtained.

**COMPENDIUM TABLE II**  
**Value and Distribution by Counties and Municipalities of**  
**Taxable Real Estate in New Jersey**  
**BURLINGTON COUNTY**  
**(Dollars in Thousands)**

Municipality	Assessed Value of Real Estate (1951)		Ratio: Assessed Value to Full Value		Estimated Full Value of Real Estate	
	Amount	% of County Total	Estimated Ratio % <sup>1</sup>	Index: County Av.=100	Amount	% of County Total
Bass River .....	\$ 463	.74%	19.37%	105	\$ 2,390	.70%
Beverley .....	1,243	1.98	23.89	130	5,203	1.53
Bordentown City .....	2,521	4.02	18.01	98	13,996	4.13
Bordentown Twp. ....	1,548	2.47	19.45	105	7,958	2.35
Burlington City .....	6,486	10.34	22.40	121	28,950	8.53
Burlington Twp. ....	1,940	3.09	16.89	92	11,483	3.38
Chesterfield .....	847	1.35	21.31	116	3,974	1.17
Cinnaminson .....	2,213	3.53	23.86	129	9,274	2.73
Delanco .....	1,333	2.12	21.29	115	6,260	1.85
Delran .....	1,209	1.93	19.13	104	6,318	1.86
Eastampton .....	188	.30	11.04	60	1,703	.50
Edgewater Park .....	839	1.34	17.92	97	4,682	1.38
Evesham .....	960	1.53	14.05	76	6,832	2.01
Fieldsboro .....	165	.26	14.88	81	1,109	.33
Florence .....	5,457	8.70	20.02	109	27,260	8.04
Hainesport .....	684	1.09	16.79	91	4,073	1.20
Lumberton .....	651	1.04	17.72	96	3,673	1.08
Mansfield .....	885	1.41	16.91	92	5,234	1.54
Maple Shade Twp. ....	2,801	4.46	18.86	102	14,854	4.38
Medford Twp. ....	1,787	2.85	11.56	63	14,405	4.25
Medford Lakes Boro. ....	573	.91	14.26	77	4,017	1.18
Moorestown .....	6,653	10.60	18.28	99	36,402	10.73
Mount Holly .....	3,941	6.28	17.16	93	22,966	6.77
Mount Laurel .....	1,220	1.94	14.03	76	8,693	2.56
New Hanover Twp. ....	62	.10	18.40X	100	337	.10
North Hanover Twp. ....	379	.60	18.06X	98	2,098	.62
Palmyra .....	3,718	5.93	20.12	109	18,476	5.45
Pemberton Boro. ....	569	.91	27.08	147	2,101	.62
Pemberton Twp. ....	2,040	3.25	12.53	68	16,275	4.80
Riverside Twp. ....	3,070	4.89	23.54	128	13,041	3.84
Riverton Boro. ....	2,553	4.07	28.38	154	8,997	2.65
Shamong .....	310	.49	18.50X	100	1,676	.49
Southampton .....	855	1.36	12.00	65	7,126	2.10
Springfield Twp. ....	803	1.28	20.92	113	3,838	1.13
Tabernacle .....	321	.51	9.40	51	3,413	1.01
Washington Twp. ....	291	.46	17.36	94	1,676	.49
Westampton .....	292	.47	14.87	81	1,963	.58
Willingboro .....	277	.44	11.50	62	2,409	.71
Woodland .....	236	.38	9.35	51	2,523	.74
Wrightstown .....	355	.57	22.34X	121	1,589	.47
County Total .....	\$62,743	100.00%	18.44%	100	\$339,247	100.00%

<sup>1</sup> Estimated assessment ratio derived by dividing assessed value by estimated full value; carried to two decimals as a matter of arithmetic and not because they are significant to that point.

<sup>2</sup> U. S. Government property exempt from taxation.

X Indicates municipalities from which no sample assessments were obtained.

**COMPENDIUM TABLE II**

**Value and Distribution by Counties and Municipalities of  
Taxable Real Estate in New Jersey**

**CAMDEN COUNTY**

(Dollars in Thousands)

Municipality	Assessed Value of Real Estate (1951)		Ratio: Assessed Value to Full Value		Estimated Full Value of Real Estate	
	Amount	% of County Total	Estimated Ratio % <sup>1</sup>	Index: County Av.=100	Amount	% of County Total
Audubon Boro. ....	\$ 7,416	2.89%	30.61%	87	\$ 24,225	3.32%
Audubon Park Boro. <sup>2</sup> .....	.....	...	.....	...	.....	...
Barrington .....	2,441	.95	22.15	63	11,018	1.51
Bellmawr .....	2,230	.87	25.24	72	8,834	1.21
Berlin Boro. ....	1,595	.62	34.35	98	4,644	.64
Berlin Twp. ....	709	.28	34.40	98	2,061	.28
Brooklawn .....	1,345	.52	16.16	46	8,321	1.14
Camden .....	120,341	46.92	44.48	126	270,556	37.13
Chesilhurst .....	140	.05	30.43	86	460	.06
Clementon .....	1,849	.72	28.56	81	6,475	.89
Collingswood .....	14,428	5.63	30.03	85	48,049	6.59
Delaware Twp. ....	9,361	3.65	24.82	71	37,713	5.18
Gibbsboro .....	990	.39	42.65	121	2,321	.32
Gloucester City .....	9,176	3.58	35.80	102	25,630	3.52
Gloucester Twp. ....	4,168	1.63	26.56	75	15,692	2.15
Haddon Twp. ....	12,440	4.85	29.70	84	41,879	5.75
Haddonfield Boro. ....	12,462	4.86	28.99	82	42,983	5.90
Haddon Heights Boro. ....	6,809	2.65	25.61	73	26,585	3.65
Hi-Nella .....	162	.06	23.14	66	700	.10
Laurel Springs .....	1,133	.44	33.80	96	3,352	.46
Lawnside .....	718	.28	25.11	71	2,859	.40
Lindenwold .....	1,850	.72	30.52	87	6,062	.83
Magnolia .....	1,235	.48	22.83	65	5,409	.74
Merchantville .....	3,928	1.53	33.93	96	11,578	1.59
Mount Ephraim .....	2,810	1.10	27.64	79	10,165	1.39
Oaklyn .....	3,224	1.26	23.86	68	13,513	1.85
Pennsauken .....	21,927	8.55	39.01	111	56,214	7.71
Pine Hill .....	911	.36	31.82	90	2,863	.39
Pine Valley .....	139	.05	38.08X	108	365	.05
Runnemede .....	2,459	.96	24.49	70	10,041	1.38
Somerdale .....	814	.32	25.70	73	3,167	.43
Stratford .....	822	.32	25.15	71	3,269	.44
Tavistock .....	96	.04	39.51X	112	243	.03
Voorhees .....	1,043	.41	26.53	75	3,931	.54
Waterford .....	1,335	.52	35.71	101	3,738	.51
Winslow .....	1,912	.75	23.24	66	8,227	1.13
Woodlyne .....	2,067	.81	37.25	106	5,549	.76
<b>County Total .....</b>	<b>\$256,481</b>	<b>100.00%</b>	<b>35.20%</b>	<b>100</b>	<b>\$728,691</b>	<b>100.00%</b>

<sup>1</sup> Estimated assessment ratio derived by dividing assessed value by estimated full value; carried to two decimals as a matter of arithmetic and not because they are significant to that point.

<sup>2</sup> U. S. Government property exempt from taxation.

X Indicates municipalities from which no sample assessments were obtained.

**COMPENDIUM TABLE II**  
**Value and Distribution by Counties and Municipalities of**  
**Taxable Real Estate in New Jersey**

**CAPE MAY COUNTY**  
**(Dollars in Thousands)**

Municipality	Assessed Value of Real Estate (1951)		Ratio: Assessed Value to Full Value		Estimated Full Value of Real Estate	
	Amount	% of County Total	Estimated Ratio % <sup>1</sup>	Index: County Av.=100	Amount	% of County Total
Avalon .....	\$ 2,456	4.18%	27.61%	122	\$ 8,895	3.44%
Cape May City .....	5,413	9.22	24.11	106	22,452	8.68
Cape May Point Boro. ....	383	.65	20.96	92	1,827	.71
Dennis Twp. ....	723	1.23	16.17	71	4,470	1.73
Lower Twp. ....	2,044	3.48	14.78	65	13,829	5.35
Middle Twp. ....	2,000	3.41	16.03	71	12,480	4.83
North Wildwood City .....	6,332	10.79	31.63	139	20,016	7.74
Ocean City .....	16,563	28.22	19.89	88	83,276	32.21
Sea Isle City .....	1,947	3.32	20.57	91	9,466	3.66
Stone Harbor .....	3,182	5.42	28.07	124	11,337	4.39
Upper Twp. ....	1,378	2.35	18.11	80	7,611	2.94
West Cape May Boro. ....	506	.86	15.89	70	3,184	1.23
West Wildwood Boro. ....	478	.81	24.30	107	1,967	.76
Wildwood City .....	10,928	18.62	27.45	121	39,810	15.40
Wildwood Crest Boro. ....	3,672	6.26	26.46	117	13,875	5.37
Woodbine .....	693	1.18	17.14	76	4,043	1.56
County Total .....	\$58,698	100.00%	22.70%	100	\$258,538	100.00%

<sup>1</sup> Estimated assessment ratio derived by dividing assessed value by estimated full value; carried to two decimals as a matter of arithmetic and not because they are significant to that point.

<sup>2</sup> U. S. Government property exempt from taxation.

X Indicates municipalities from which no sample assessments were obtained.

**COMPENDIUM TABLE II**  
**Value and Distribution by Counties and Municipalities of**  
**Taxable Real Estate in New Jersey**  
**CUMBERLAND COUNTY**  
(Dollars in Thousands)

Municipality	Assessed Value of Real Estate (1951)		Ratio: Assessed Value to Full Value		Estimated Full Value of Real Estate	
	Amount	% of County Total	Estimated Ratio % <sup>1</sup>	Index: County Av.=100	Amount	% of County Total
Bridgeton .....	\$13,123	24.87%	34.92%	140	\$ 37,579	17.76%
Commercial Twp. ....	789	1.50	21.38	86	3,690	1.74
Deerfield Twp. ....	662	1.25	22.10	89	2,995	1.42
Downe Twp. ....	792	1.50	14.88	60	5,324	2.52
Fairfield .....	881	1.67	22.57	90	3,903	1.85
Greenwich Twp. ....	554	1.05	20.21	81	2,741	1.30
Hopewell Twp. ....	1,355	2.57	24.65	99	5,498	2.60
Landis .....	11,541	21.87	17.09	68	67,525	31.92
Lawrence Twp. ....	944	1.79	22.54	90	4,188	1.98
Maurice River .....	994	1.88	32.27	130	3,080	1.46
Millville .....	11,534	21.86	34.35	138	33,577	15.87
Shiloh .....	237	.45	21.20X	85	1,118	.53
Stow Creek .....	441	.84	16.85	68	2,617	1.24
Upper Deerfield Twp. ....	2,278	4.32	25.50	62	8,933	4.22
Vineland .....	6,649	12.60	23.11	93	28,772	13.60
<b>County Total .....</b>	<b>\$52,775</b>	<b>100.00%</b>	<b>24.95%</b>	<b>100</b>	<b>\$211,540</b>	<b>100.00%</b>

<sup>1</sup> Estimated assessment ratio derived by dividing assessed value by estimated full value; carried to two decimals as a matter of arithmetic and not because they are significant to that point.

<sup>2</sup> U. S. Government property exempt from taxation.

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**COMPENDIUM TABLE II**  
**Value and Distribution by Counties and Municipalities of**  
**Taxable Real Estate in New Jersey**  
**ESSEX COUNTY**  
(Dollars in Thousands)

Municipality	Assessed Value of Real Estate (1951)		Ratio: Assessed Value to Full Value		Estimated Full Value of Real Estate	
	Amount	% of County Total	Estimated Ratio % <sup>1</sup>	Index: County Av.=100	Amount	% of County Total
Belleville .....	\$ 37,496	3.08%	44.10%	91	\$ 85,029	3.37%
Bloomfield .....	66,644	5.48	46.11	96	144,518	5.73
Caldwell Boro. ....	9,739	.80	40.22	83	24,216	.96
Caldwell Twp. ....	4,378	.36	27.25	57	16,068	.64
Cedar Grove .....	6,413	.53	28.22	59	22,727	.90
East Orange .....	107,017	8.80	54.16	112	197,601	7.84
Essex Fells .....	5,086	.42	42.75	89	11,920	.47
Glen Ridge .....	15,113	1.24	41.51	86	36,410	1.44
Irvington .....	68,916	5.67	48.15	100	143,118	5.68
Livingston .....	14,748	1.21	36.06	75	40,897	1.62
Maplewood .....	42,357	3.48	39.55	82	107,088	4.25
Millburn .....	32,008	2.63	31.02	64	103,174	4.09
Montclair .....	78,018	6.42	46.39	96	168,183	6.67
Newark .....	545,401	44.87	56.22	117	970,111	38.47
North Caldwell Boro. ....	2,275	.19	33.80	70	6,730	.27
Nutley .....	33,007	2.72	38.14	79	86,532	3.43
Orange .....	42,767	3.52	46.37	96	92,221	3.66
Roseland .....	2,881	.24	30.47	63	9,455	.37
South Orange Village .....	32,127	2.64	41.82	87	76,824	3.05
Verona .....	14,889	1.22	34.70	72	42,909	1.70
West Caldwell Boro. ....	6,752	.56	33.14	69	20,377	.81
West Orange .....	47,392	3.90	41.10	85	115,308	4.57
<b>County Total .....</b>	<b>\$1,215,432</b>	<b>100.00%</b>	<b>48.20%</b>	<b>100</b>	<b>\$2,521,416</b>	<b>100.00%</b>

<sup>1</sup> Estimated assessment ratio derived by dividing assessed value by estimated full value; carried to two decimals as a matter of arithmetic and not because they are significant to that point.

<sup>2</sup> U. S. Government property exempt from taxation.

X Indicates municipalities from which no sample assessments were obtained.

**COMPENDIUM TABLE II**  
**Value and Distribution by Counties and Municipalities of**  
**Taxable Real Estate in New Jersey**

**GLOUCESTER COUNTY**  
**(Dollars in Thousands)**

Municipality	Assessed Value of Real Estate (1951)		Ratio: Assessed Value to Full Value		Estimated Full Value of Real Estate	
	Amount	% of County Total	Estimated Ratio % <sup>1</sup>	Index: County Av.=100	Amount	% of County Total
Clayton .....	\$ 1,518	2.28%	23.31%	99	\$ 6,511	2.29%
Deptford .....	2,860	4.29	13.02	55	14,287	5.03
East Greenwich .....	1,897	2.84	27.63	118	6,865	2.42
Elk Twp. ....	925	1.39	18.04	77	5,127	1.81
Franklin Twp. ....	1,686	2.53	17.48	74	9,647	3.40
Glassboro .....	3,417	5.12	20.07	85	17,027	6.00
Greenwich .....	10,393	15.58	28.50	121	36,469	12.85
Harrison Twp. ....	1,349	2.02	29.28	125	4,607	1.62
Logan .....	1,091	1.64	24.59	105	4,437	1.56
Mantua .....	2,096	3.14	19.19	82	10,922	3.85
Monroe Twp. ....	2,349	3.52	17.41	74	13,495	4.75
National Park Boro. ....	910	1.36	23.12	98	3,935	1.39
Newfield .....	453	.68	15.56	66	2,911	1.03
Paulsboro .....	4,329	6.49	18.76	80	23,081	8.13
Pitman .....	5,551	8.32	24.45	104	22,703	8.00
South Harrison Twp. ....	446	.67	22.01X	94	2,026	.71
Swedesboro .....	1,647	2.47	20.47	87	8,046	2.84
Washington Twp. ....	1,449	2.17	20.81	89	6,961	2.45
Wenonah .....	1,391	2.08	26.23	112	5,303	1.87
West Deptford .....	7,218	10.82	25.56	109	28,238	9.95
Westville .....	3,027	4.54	23.28	99	13,001	4.58
Woodbury City .....	8,903	13.34	29.32	125	30,362	10.70
Woodbury Heights Boro. ....	800	1.20	24.42	104	3,276	1.15
Woolwich .....	1,012	1.52	22.14	94	4,571	1.61
County Total .....	\$66,718	100.00%	23.51%	100	\$283,808	100.00%

<sup>1</sup> Estimated assessment ratio derived by dividing assessed value by estimated full value; carried to two decimals as a matter of arithmetic and not because they are significant to that point.

<sup>2</sup> U. S. Government property exempt from taxation.

X Indicates municipalities from which no sample assessments were obtained.

**COMPENDIUM TABLE II**  
**Value and Distribution by Counties and Municipalities of**  
**Taxable Real Estate in New Jersey**

**HUDSON COUNTY**  
**(Dollars in Thousands)**

Municipality	Assessed Value of Real Estate (1951)		Ratio: Assessed Value to Full Value		Estimated Full Value of Real Estate	
	Amount	% of County Total	Estimated Ratio % <sup>1</sup>	Index: County Av.=100	Amount	% of County Total
Bayonne .....	\$113,558	14.73%	49.46%	89	\$ 229,576	16.64%
East Newark .....	2,589	.34	53.79X	96	4,813	.35
Guttenberg .....	5,332	.69	38.36	69	13,899	1.01
Harrison .....	24,514	3.18	52.01	93	47,134	3.42
Hoboken .....	63,041	8.18	56.09	100	112,390	8.15
Jersey City .....	316,949	41.12	67.45	121	469,885	34.06
Kearny .....	64,122	8.32	41.44	74	154,735	11.22
North Bergen Twp. ....	59,696	7.74	50.53	90	118,142	8.56
Secaucus .....	7,255	.94	35.74	64	20,299	1.47
Union City .....	58,437	7.58	52.84	95	110,581	8.01
Weehawken .....	18,936	2.46	62.74	112	30,180	2.19
West New York .....	36,365	4.72	53.44	96	68,045	4.93
County Total .....	\$770,794	100.00%	55.87%	100	\$1,379,679	100.00%

<sup>1</sup> Estimated assessment ratio derived by dividing assessed value by estimated full value; carried to two decimals as a matter of arithmetic and not because they are significant to that point.

<sup>2</sup> U. S. Government property exempt from taxation.

X Indicates municipalities from which no sample assessments were obtained.

**COMPENDIUM TABLE II**  
**Value and Distribution by Counties and Municipalities of**  
**Taxable Real Estate in New Jersey**

**HUNTERDON COUNTY**  
**(Dollars in Thousands)**

Municipality	Assessed Value of Real Estate (1951)		Ratio: Assessed Value to Full Value		Estimated Full Value of Real Estate	
	Amount	% of County Total	Estimated Ratio % <sup>1</sup>	Index: County Av.=100	Amount	% of County Total
Alexandria .....	\$ 834	2.67%	56.05%	270	\$ 1,488	.99%
Bethlehem .....	636	2.03	23.81X	115	2,671	1.77
Bloomsbury .....	433	1.38	29.32	142	1,477	.98
Califon .....	401	1.28	23.53X	114	1,704	1.13
Clinton Town .....	1,022	3.27	15.14	73	6,752	4.47
Clinton Twp. ....	1,815	5.80	12.80	62	14,179	9.39
Delaware Twp. ....	1,459	4.66	23.96	116	6,088	4.03
East Amwell Twp. ....	1,019	3.26	23.90X	115	4,264	2.82
Flemington .....	3,130	10.00	27.60	133	11,341	7.51
Franklin Twp. ....	927	2.96	21.05	102	4,404	2.92
Frenchtown .....	847	2.71	20.78	100	4,075	2.70
Glen Gardner .....	246	.79	15.62	75	1,575	1.04
Hampton .....	456	1.46	23.75X	115	1,920	1.27
High Bridge .....	1,493	4.77	25.86	125	5,773	3.80
Holland .....	1,492	4.77	23.55X	114	6,335	4.20
Kingwood .....	1,006	3.22	23.91X	115	4,207	2.79
Lambertville .....	2,571	8.22	27.67	134	9,291	6.15
Lebanon Boro. ....	447	1.43	17.89	86	2,498	1.65
Lebanon Twp. ....	836	2.67	23.62X	114	3,539	2.34
Milford Boro. ....	1,649	5.27	21.50	104	7,671	5.08
Raritan Twp. ....	2,541	8.12	22.02	106	11,539	7.64
Readington .....	2,495	7.97	14.89	72	16,757	11.10
Stockton .....	236	.75	24.48	118	964	.64
Tewksbury .....	1,389	4.44	15.01	72	9,251	6.13
Union Twp. ....	871	2.78	11.81	57	7,374	4.88
West Amwell Twp. ....	1,033	3.30	26.98	130	3,829	2.54
County Total .....	\$31,287	100.00%	20.72%	100	\$150,966	100.00%

<sup>1</sup> Estimated assessment ratio derived by dividing assessed value by estimated full value; carried to two decimals as a matter of arithmetic and not because they are significant to that point.

<sup>2</sup> U. S. Government property exempt from taxation.

X Indicates municipalities from which no sample assessments were obtained.

**COMPENDIUM TABLE II**  
**Value and Distribution by Counties and Municipalities of**  
**Taxable Real Estate in New Jersey**

**MERCER COUNTY**  
**(Dollars in Thousands)**

Municipality	Assessed Value of Real Estate (1951)		Ratio: Assessed Value to Full Value		Estimated Full Value of Real Estate	
	Amount	% of County Total	Estimated Ratio % <sup>1</sup>	Index: County Av.=100	Amount	% of County Total
East Windsor .....	\$ 1,500	.62%	22.96%	64	\$ 6,532	.96%
Ewing Twp. ....	15,733	6.47	26.56	74	59,224	8.73
Hamilton Twp. ....	35,081	14.43	28.14	79	124,681	18.37
Hightstown .....	3,223	1.33	28.34	79	11,372	1.68
Hopewell Boro. ....	1,513	.62	24.61	69	6,148	.91
Hopewell Twp. ....	4,358	1.79	22.26	62	19,582	2.88
Lawrence Twp. ....	9,305	3.83	28.93	81	32,159	4.74
Pennington Boro. ....	1,670	.69	26.81	75	6,228	.92
Princeton Boro. ....	17,130	7.05	30.15	84	56,815	8.37
Princeton Twp. ....	8,410	3.46	26.55	74	31,676	4.67
Trenton .....	138,583	57.00	45.58	127	304,051	44.79
Washington Twp. ....	1,596	.66	20.12	56	7,934	1.17
West Windsor .....	5,014	2.06	40.53	113	12,371	1.82
County Total .....	\$243,114	100.00%	35.82%	100	\$678,773	100.00%

<sup>1</sup> Estimated assessment ratio derived by dividing assessed value by estimated full value; carried to two decimals as a matter of arithmetic and not because they are significant to that point.

<sup>2</sup> U. S. Government property exempt from taxation.

X Indicates municipalities from which no sample assessments were obtained.

**COMPENDIUM TABLE II**  
**Value and Distribution by Counties and Municipalities of**  
**Taxable Real Estate in New Jersey**

**MIDDLESEX COUNTY**  
**(Dollars in Thousands)**

Municipality	Assessed Value of Real Estate (1951)		Ratio: Assessed Value to Full Value		Estimated Full Value of Real Estate	
	Amount	% of County Total	Estimated Ratio % <sup>1</sup>	Index: County Av.=100	Amount	% of County Total
Carteret .....	\$ 10,590	4.55%	32.58%	133	\$ 32,508	3.41%
Cranbury .....	1,719	.74	31.82	130	5,402	.57
Dunellen .....	4,683	2.01	24.65	101	18,999	1.99
East Brunswick Twp. ....	3,298	1.42	16.41	67	20,094	2.11
Helmetta .....	697	.30	27.77	114	2,510	.26
Highland Park .....	9,458	4.06	26.91	110	35,141	3.69
Jamesburg .....	1,000	.43	19.39	79	5,156	.54
Madison Twp. ....	2,771	1.19	18.74	77	14,787	1.55
Metuchen .....	8,348	3.59	19.84	81	42,083	4.42
Middlesex Boro. ....	5,434	2.34	21.58	88	25,184	2.64
Milltown .....	2,875	1.24	22.83	93	12,595	1.32
Monroe Twp. ....	1,670	.72	15.31	62	10,909	1.14
New Brunswick .....	41,154	17.69	40.52	166	101,573	10.66
North Brunswick Twp. ....	7,455	3.20	15.51	64	48,051	5.04
Perth Amboy .....	47,322	20.34	41.07	168	115,212	12.09
Piscataway Twp. ....	6,437	2.78	18.18	74	35,401	3.71
Plainsboro .....	1,412	.61	23.45	96	6,022	.63
Raritan Twp. ....	15,177	6.52	18.24	74	83,205	8.73
Sayreville .....	15,022	6.46	16.25	67	92,418	9.70
South Amboy .....	4,038	1.74	28.83	118	14,008	1.47
South Brunswick Twp. ....	3,036	1.30	19.83	81	15,313	1.61
South Plainfield .....	7,504	3.22	19.73	81	38,028	3.99
South River .....	6,252	2.69	20.84	85	30,001	3.15
Spotswood .....	1,357	.58	17.21	70	7,883	.83
Woodbridge Twp. ....	23,986	10.31	17.07	70	140,504	14.74
<b>County Total .....</b>	<b>\$232,693</b>	<b>100.00%</b>	<b>24.42%</b>	<b>100</b>	<b>\$952,987</b>	<b>100.00%</b>

<sup>1</sup> Estimated assessment ratio derived by dividing assessed value by estimated full value; carried to two decimals as a matter of arithmetic and not because they are significant to that point.

<sup>2</sup> U. S. Government property exempt from taxation.

X Indicates municipalities from which no sample assessments were obtained.

**COMPENDIUM TABLE II**  
**Value and Distribution by Counties and Municipalities of**  
**Taxable Real Estate in New Jersey**  
**MONMOUTH COUNTY**  
**(Dollars in Thousands)**

Municipality	Assessed Value of Real Estate (1951)		Ratio: Assessed Value to Full Value		Estimated Full Value of Real Estate	
	Amount	% of County Total	Estimated Ratio % <sup>1</sup>	Index: County Av.=100	Amount	% of County Total
Allenhurst .....	\$ 2,063	1.06%	34.80%	160	\$ 5,929	.66%
Allentown .....	744	.38	16.24	75	4,581	.51
Asbury Park .....	23,541	12.09	36.52	168	64,468	7.19
Atlantic Twp. ....	1,491	.77	27.66	127	5,391	.60
Atlantic Highlands .....	2,675	1.37	22.53	104	11,874	1.33
Avon-by-the-Sea .....	2,799	1.44	28.56	131	9,801	1.09
Belmar .....	7,031	3.61	17.80	82	39,509	4.41
Bradley Beach .....	5,800	2.98	25.48	117	22,765	2.54
Brielle .....	1,444	.74	17.24	79	8,376	.93
Deal .....	5,627	2.89	25.54	117	22,031	2.46
Eatontown .....	1,789	.92	19.42	89	9,212	1.03
Englishtown .....	449	.23	17.85	82	2,515	.28
Fair Haven .....	3,585	1.84	18.23	84	19,666	2.19
Farmingdale .....	487	.25	16.94	78	2,869	.32
Freehold Boro. ....	6,743	3.46	28.54	131	23,627	2.64
Freehold Twp. ....	1,951	1.00	26.20	121	7,446	.83
Highlands Boro. ....	2,043	1.05	25.39	117	8,048	.90
Holmdel .....	1,123	.58	23.84	110	4,710	.53
Howell Twp. ....	3,091	1.59	21.95	101	14,081	1.57
Interlaken .....	1,345	.69	19.57	90	6,874	.77
Keansburg .....	4,083	2.10	20.77	96	19,660	2.19
Keyport .....	3,864	1.98	20.41	94	18,933	2.11
Little Silver .....	3,031	1.56	18.07	83	16,775	1.87
Long Branch .....	17,938	9.21	23.88	110	75,130	8.38
Manalapan .....	1,354	.70	25.91	119	5,225	.58
Manasquan .....	3,782	1.94	19.20	88	19,697	2.20
Marlboro .....	1,716	.88	28.97	133	5,923	.66
Matawan Boro. ....	2,277	1.17	16.67	77	13,657	1.52
Matawan Twp. ....	2,637	1.35	16.17	74	16,302	1.82
Middletown Twp. ....	9,729	4.99	16.02	74	60,733	6.78
Millstone Twp. ....	1,002	.51	29.08	134	3,446	.38
Monmouth Beach .....	1,293	.66	29.15	134	4,435	.49
Neptune Twp. ....	10,209	5.24	17.99	83	56,746	6.33
Neptune City Boro. ....	1,859	.95	16.19	74	11,479	1.28
New Shrewsbury Boro. ....	1,594	.82	18.50X	85	8,618	.96
Ocean Twp. ....	6,081	3.12	16.76	77	36,292	4.05
Oceanport .....	3,391	1.74	19.46	90	17,426	1.94
Raritan Twp. ....	1,087	.56	14.07	65	7,725	.86
Red Bank .....	11,302	5.80	23.92	110	47,246	5.27
Roosevelt Boro. ....	476	.24	18.04X	83	2,638	.29
Rumson .....	6,702	3.44	22.02	101	30,441	3.40
Sea Bright .....	1,370	.70	20.17	93	6,792	.76

**COMPENDIUM TABLE II**  
**Value and Distribution by Counties and Municipalities of**  
**Taxable Real Estate in New Jersey**  
**MONMOUTH COUNTY—Continued**  
(Dollars in Thousands)

Municipality	Assessed Value of Real Estate (1951)		Ratio: Assessed Value to Full Value		Estimated Full Value of Real Estate	
	Amount	% of County Total	Estimated Ratio % <sup>1</sup>	Index: County Av. = 100	Amount	% of County Total
Sea Girt .....	\$ 3,000	1.54%	20.88%	96	\$ 14,369	1.60%
Shrewsbury Boro. ....	2,521	1.29	20.96	96	12,028	1.34
Shrewsbury Twp. <sup>2</sup> .....	.....	...	.....	...	.....	...
South Belmar .....	988	.51	14.70	68	6,719	.75
Spring Lake .....	6,233	3.20	24.28	112	25,671	2.86
Spring Lake Heights .....	800	.41	12.27	56	6,518	.73
Union Beach .....	1,411	.72	24.01	110	5,877	.66
Upper Freehold Twp. ....	1,442	.74	21.71	100	6,641	.74
Wall Twp. ....	3,588	1.84	13.91	64	25,787	2.88
West Long Branch .....	2,194	1.13	16.36	75	13,409	1.50
County Total .....	\$194,776	100.00%	21.74%	100	\$896,111	100.00%

<sup>1</sup> Estimated assessment ratio derived by dividing assessed value by estimated full value; carried to two decimals as a matter of arithmetic and not because they are significant to that point.

<sup>2</sup> U. S. Government property exempt from taxation.

X Indicates municipalities from which no sample assessments were obtained.

**COMPENDIUM TABLE II**  
**Value and Distribution by Counties and Municipalities of**  
**Taxable Real Estate in New Jersey**

**MORRIS COUNTY**  
**(Dollars in Thousands)**

Municipality	Assessed Value of Real Estate (1951)		Ratio: Assessed Value to Full Value		Estimated Full Value of Real Estate	
	Amount	% of County Total	Estimated Ratio % <sup>1</sup>	Index: County Av.=100	Amount	% of County Total
Boonton Town .....	\$ 5,670	3.87%	22.28%	101	\$ 25,442	3.81%
Boonton Twp. ....	1,083	.74	19.42	88	5,603	.84
Butler .....	3,009	2.05	27.04	123	11,126	1.67
Chatham Boro. ....	8,359	5.70	22.90	104	36,504	5.47
Chatham Twp. ....	2,621	1.79	19.22	87	13,634	2.04
Chester Boro. ....	467	.32	22.12	101	2,111	.32
Chester Twp. ....	1,759	1.20	24.95	114	7,050	1.07
Denville .....	4,646	3.17	17.05	78	27,254	4.08
Dover .....	8,708	5.94	23.89	109	36,450	5.46
East Hanover Twp. ....	2,456	1.67	23.52	107	10,443	1.56
Florham Park .....	3,504	2.39	22.58	103	15,518	2.32
Hanover Twp. ....	3,408	2.32	20.01	91	17,032	2.55
Harding Twp. ....	3,368	2.30	15.56	71	21,652	3.24
Jefferson Twp. ....	4,498	3.07	15.89	72	28,316	4.24
Kinnelon .....	1,521	1.04	15.56	71	9,777	1.46
Lincoln Park .....	1,772	1.21	17.47	81	10,144	1.52
Madison .....	12,742	8.69	27.43	125	46,445	6.96
Mendham Boro. ....	1,521	1.04	19.21	87	7,919	1.19
Mendham Twp. ....	1,415	.97	13.66	62	10,359	1.55
Mine Hill Twp. ....	1,074	.73	16.63	76	6,457	.97
Montville Twp. ....	2,141	1.46	18.13	83	11,810	1.77
Morris Twp. ....	8,455	5.76	23.18	106	36,483	5.46
Morris Plains .....	2,778	1.89	20.87	95	13,309	1.99
Morristown .....	19,813	13.51	34.55	157	57,346	8.59
Mountain Lakes .....	4,071	2.78	27.53	125	14,786	2.21
Mount Arlington .....	1,055	.72	16.46	75	6,410	.96
Mount Olive .....	2,595	1.77	19.16	87	13,544	2.03
Netcong .....	1,114	.76	15.62	71	7,130	1.07
Parsippany-Troy Hills .....	7,767	5.29	22.20	101	34,981	5.24
Passaic Twp. ....	2,393	1.63	19.75	90	12,114	1.81
Pequannock .....	3,944	2.69	20.37	92	19,359	2.90
Randolph Twp. ....	2,231	1.52	16.67	76	13,386	2.01
Riverdale .....	918	.63	19.40	88	4,731	.71
Rockaway Boro. ....	2,119	1.44	18.12	82	11,693	1.75
Rockaway Twp. ....	3,971	2.71	18.85	86	21,066	3.16
Roxbury .....	3,836	2.62	18.38	84	20,873	3.13
Washington Twp. ....	1,726	1.18	15.40	70	11,205	1.68
Wharton .....	2,153	1.47	26.50	121	8,123	1.22
<b>County Total .....</b>	<b>\$146,688</b>	<b>100.00%</b>	<b>21.97%</b>	<b>100</b>	<b>\$667,585</b>	<b>100.00%</b>

<sup>1</sup> Estimated assessment ratio derived by dividing assessed value by estimated full value; carried to two decimals as a matter of arithmetic and not because they are significant to that point.

<sup>2</sup> U. S. Government property exempt from taxation.

X Indicates municipalities from which no sample assessments were obtained.

**COMPENDIUM TABLE II**  
**Value and Distribution by Counties and Municipalities of**  
**Taxable Real Estate in New Jersey**

**OCEAN COUNTY**  
**(Dollars in Thousands)**

Municipality	Assessed Value of Real Estate (1951)		Ratio: Assessed Value to Full Value		Estimated Full Value of Real Estate	
	Amount	% of County Total	Estimated Ratio % <sup>1</sup>	Index: County Av.=100	Amount	% of County Total
Barnegat Light Boro. ....	\$ 334	.57%	18.68%	120	\$ 1,788	.48%
Bay Head .....	1,901	3.25	14.23	91	13,362	3.56
Beach Haven Boro. ....	2,815	4.81	19.97	128	14,094	3.75
Beachwood Boro. ....	1,317	2.25	13.64	88	9,655	2.57
Berkeley Twp. ....	1,760	3.01	11.71	75	15,034	4.00
Brick Twp. ....	3,371	5.77	10.98	71	30,687	8.17
Dover Twp. ....	6,803	11.63	12.09	78	56,284	14.98
Eagleswood .....	201	.34	21.11	136	952	.25
Harvey Cedars .....	492	.84	15.07X	97	3,265	.87
Island Beach .....	572	.98	25.49X	164	2,244	.60
Island Heights .....	900	1.54	24.64	158	3,653	.97
Jackson Twp. ....	1,168	2.00	15.59X	100	7,492	1.99
Lacey Twp. ....	1,030	1.76	8.63	55	11,934	3.18
Lakehurst .....	621	1.06	17.26	111	3,598	.96
Lakewood .....	6,675	11.42	16.04	103	41,605	11.08
Lavallette .....	2,556	4.37	24.84	160	10,288	2.74
Little Egg Harbor Twp. ....	364	.62	15.20X	98	2,395	.64
Long Beach .....	4,007	6.85	23.70	152	16,905	4.50
Manchester .....	483	.83	19.16X	123	2,521	.67
Mantoloking .....	2,028	3.47	15.75X	101	12,879	3.43
Ocean Twp. ....	344	.59	20.74	133	1,659	.44
Ocean Gate .....	962	1.65	14.69	94	6,548	1.74
Pine Beach .....	756	1.30	18.68	120	4,048	1.08
Plumsted Twp. ....	678	1.16	11.04	71	6,139	1.63
Point Pleasant Boro. ....	2,428	4.15	12.46	80	19,491	5.19
Point Pleasant Beach Boro. ..	4,312	7.37	15.67	101	27,523	7.33
Seaside Heights Boro. ....	2,571	4.40	30.05	193	8,555	2.28
Seaside Park Boro. ....	2,540	4.34	20.97	135	12,112	3.22
Ship Bottom-Beach Arlington..	1,059	1.81	12.72	81	8,327	2.22
South Toms River Boro. ....	308	.53	14.43X	93	2,135	.57
Stafford .....	1,075	1.84	12.16	78	8,844	2.35
Surf City .....	878	1.50	29.21	187	3,006	.80
Tuckerton .....	564	.96	20.67	133	2,728	.73
Union Twp. ....	600	1.03	15.49X	99	3,873	1.03
County Total .....	\$58,473	100.00%	15.57%	100	\$375,623	100.00%

<sup>1</sup> Estimated assessment ratio derived by dividing assessed value by estimated full value; carried to two decimals as a matter of arithmetic and not because they are significant to that point.

<sup>2</sup> U. S. Government property exempt from taxation.

X Indicates municipalities from which no sample assessments were obtained.

**COMPENDIUM TABLE II**  
**Value and Distribution by Counties and Municipalities of**  
**Taxable Real Estate in New Jersey**  
**PASSAIC COUNTY**  
**(Dollars in Thousands)**

Municipality	Assessed Value of Real Estate (1951)		Ratio: Assessed Value to Full Value		Estimated Full Value of Real Estate	
	Amount	% of County Total	Estimated Ratio % <sup>1</sup>	Index: County Av.=100	Amount	% of County Total
Bloomington	\$ 2,424	.58%	23.07%	54	\$ 10,508	1.09%
Clifton	81,498	19.58	37.86	88	215,274	22.26
Haledon	6,530	1.57	42.45	99	15,384	1.59
Hawthorne	19,383	4.66	33.72	78	57,484	5.94
Little Falls	6,871	1.65	27.02	63	25,429	2.63
North Haledon	3,733	.90	29.80	69	12,528	1.30
Passaic	74,793	17.97	50.28	117	148,740	15.38
Paterson	165,819	39.84	56.97	132	291,056	30.09
Pompton Lakes	6,558	1.58	28.50	66	23,014	2.38
Prospect Park	4,313	1.04	42.97	100	10,037	1.04
Ringwood	3,819	.92	24.92	58	15,323	1.58
Totowa	7,219	1.73	39.70	92	18,186	1.88
Wanaque	3,379	.81	22.07	51	15,309	1.58
Wayne Twp.	18,105	4.35	28.68	67	63,118	6.53
West Milford	8,431	2.03	23.84	55	35,360	3.66
West Paterson	3,344	.80	31.85	74	10,500	1.09
County Total	\$416,219	100.00%	43.03%	100	\$967,250	100.00%

<sup>1</sup> Estimated assessment ratio derived by dividing assessed value by estimated full value; carried to two decimals as a matter of arithmetic and not because they are significant to that point.

<sup>2</sup> U. S. Government property exempt from taxation.

X Indicates municipalities from which no sample assessments were obtained.

**COMPENDIUM TABLE II**  
**Value and Distribution by Counties and Municipalities of**  
**Taxable Real Estate in New Jersey**

**SALEM COUNTY**

(Dollars in Thousands)

Municipality	Assessed Value of Real Estate (1951)		Ratio: Assessed Value to Full Value		Estimated Full Value of Real Estate	
	Amount	% of County Total	Estimated Ratio % <sup>1</sup>	Index: County Av.=100	Amount	% of County Total
Alloway Twp. ....	\$ 687	1.87%	10.62%	55	\$ 6,471	3.38%
Elmer Boro. ....	771	2.10	16.48	86	4,679	2.44
Elsinboro .....	424	1.15	20.70X	108	2,048	1.07
Lower Alloway Creek Twp. ..	640	1.74	21.43X	112	2,986	1.56
Lower Penns Neck Twp. ....	12,421	33.84	19.96	104	62,236	32.46
Mannington .....	1,485	4.04	19.79	103	7,502	3.91
Oldmans Twp. ....	718	1.95	20.91X	109	3,434	1.79
Penns Grove Boro. ....	2,914	7.93	16.67	87	17,481	9.12
Pilesgrove Twp. ....	1,435	3.91	21.40X	112	6,706	3.50
Pittsgrove Twp. ....	1,488	4.05	20.96	109	7,099	3.70
Quinton .....	923	2.51	21.64	113	4,266	2.23
Salem City .....	5,633	15.34	19.12	100	29,457	15.37
Upper Penns Neck Twp. ....	4,007	10.91	20.56	107	19,494	10.17
Upper Pittsgrove Twp. ....	1,239	3.37	14.03	73	8,833	4.61
Woodstown .....	1,944	5.29	21.55	112	9,019	4.70
County Total .....	\$36,727	100.00%	19.16%	100	\$191,711	100.00%

<sup>1</sup> Estimated assessment ratio derived by dividing assessed value by estimated full value; carried to two decimals as a matter of arithmetic and not because they are significant to that point.

<sup>2</sup> U. S. Government property exempt from taxation.

X Indicates municipalities from which no sample assessments were obtained.

**COMPENDIUM TABLE II**  
**Value and Distribution by Counties and Municipalities of**  
**Taxable Real Estate in New Jersey**  
**SOMERSET COUNTY**  
**(Dollars in Thousands)**

Municipality	Assessed Value of Real Estate (1951)		Ratio: Assessed Value to Full Value		Estimated Full Value of Real Estate	
	Amount	% of County Total	Estimated Ratio % <sup>1</sup>	Index: County Av.—100	Amount	% of County Total
Bedminster .....	\$ 3,275	4.35%	21.30%	104	\$ 15,379	4.19%
Bernards Twp. ....	3,211	4.27	13.17	64	24,380	6.64
Bernardsville .....	3,765	5.00	13.29	65	28,327	7.71
Bound Brook .....	6,256	8.31	23.05	112	27,139	7.39
Branchburg .....	1,803	2.39	20.62	101	8,742	2.38
Bridgewater .....	8,599	11.42	21.61	105	39,784	10.83
Far Hills .....	861	1.14	24.03	117	3,583	.98
Franklin Twp. ....	5,489	7.29	18.51	90	29,655	8.07
Green Brook Twp. ....	1,291	1.71	19.14	93	6,746	1.84
Hillsborough .....	3,433	4.56	17.08	83	20,095	5.47
Manville .....	4,008	5.32	20.54	100	19,510	5.31
Millstone Boro. ....	195	.26	19.12X	93	1,020	.28
Montgomery .....	1,804	2.39	21.12	103	8,543	2.33
North Plainfield .....	11,455	15.22	32.56	159	35,180	9.58
Peapack-Gladstone .....	1,755	2.33	13.22	65	13,270	3.61
Raritan Boro. ....	2,672	3.55	24.61	120	10,857	2.96
Rocky Hill .....	238	.32	18.83	92	1,264	.34
Somerville .....	9,584	12.73	23.34	114	41,056	11.18
South Bound Brook .....	1,927	2.56	26.16	128	7,366	2.00
Warren Twp. ....	2,110	2.80	13.36	65	15,798	4.30
Watchung .....	1,553	2.06	16.02	78	9,696	2.64
County Total .....	\$75,284	100.00%	20.49%	100	\$367,390	100.00%

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**COMPENDIUM TABLE II**  
**Value and Distribution by Counties and Municipalities of**  
**Taxable Real Estate in New Jersey**  
**SUSSEX COUNTY**  
**(Dollars in Thousands)**

Municipality	Assessed Value of Real Estate (1951)		Ratio: Assessed Value to Full Value		Estimated Full Value of Real Estate	
	Amount	% of County Total	Estimated Ratio % <sup>1</sup>	Index: County Av.=100	Amount	% of County Total
Andover Boro. ....	\$ 335	1.05%	16.45%	92	\$ 2,036	1.14%
Andover Twp. ....	1,007	3.14	9.63	54	10,452	5.85
Branchville ....	422	1.32	16.06	90	2,628	1.47
Byram Twp. ....	1,235	3.86	20.46	114	6,036	3.38
Frankford Twp. ....	1,672	5.22	17.37	97	9,626	5.38
Franklin Boro. ....	2,319	7.24	17.76	99	13,054	7.30
Fredon Twp. ....	361	1.13	16.67X	93	2,166	1.21
Green Twp. ....	394	1.23	12.79	71	3,080	1.72
Hamburg ....	639	2.00	19.16	107	3,335	1.87
Hampton ....	560	1.75	11.42	64	4,903	2.74
Hardyston ....	919	2.87	20.74	116	4,432	2.48
Hopatcong ....	4,155	12.97	22.23	124	18,687	10.45
Lafayette ....	569	1.78	36.22	202	1,571	.88
Montague ....	408	1.27	16.63X	93	2,454	1.37
Newton ....	3,976	12.42	20.16	113	19,718	11.03
Ogdensburg ....	2,147	6.70	24.96	139	8,603	4.81
Sandyston ....	565	1.76	16.21	91	3,486	1.95
Sparta ....	4,111	12.84	15.80	88	26,021	14.55
Stanhope ....	739	2.31	17.96	100	4,115	2.30
Stillwater ....	838	2.62	17.65	99	4,749	2.66
Sussex Boro. ....	1,057	3.30	10.79	60	9,792	5.48
Vernon ....	1,807	5.64	24.16	135	7,478	4.18
Walpack ....	389	1.21	16.65X	93	2,336	1.31
Wantage ....	1,400	4.37	17.44	97	8,029	4.49
County Total .....	\$32,024	100.00%	17.91%	100	\$178,787	100.00%

<sup>1</sup> Estimated assessment ratio derived by dividing assessed value by estimated full value; carried to two decimals as a matter of arithmetic and not because they are significant to that point.  
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**COMPENDIUM TABLE II**  
**Value and Distribution by Counties and Municipalities of**  
**Taxable Real Estate in New Jersey**

**UNION COUNTY**  
**(Dollars in Thousands)**

Municipality	Assessed Value of Real Estate (1951)		Ratio: Assessed Value to Full Value		Estimated Full Value of Real Estate	
	Amount	% of County Total	Estimated Ratio % <sup>1</sup>	Index: County Av.=100	Amount	% of County Total
Clark Twp. ....	\$ 5,946	1.12%	25.15%	69	\$ 23,644	1.64%
Cranford .....	23,257	4.39	35.59	97	65,341	4.52
Elizabeth .....	123,326	23.26	48.69	133	253,295	17.54
Fanwood .....	3,363	.63	24.80	68	13,560	.94
Garwood .....	4,670	.88	31.38	85	14,880	1.03
Hillside .....	30,913	5.83	36.92	101	83,732	5.80
Kenilworth .....	5,325	1.00	30.82	84	17,276	1.20
Linden .....	67,129	12.66	32.62	89	205,780	14.25
Mountainside .....	3,486	.66	30.29	83	11,510	.80
New Providence Boro. ....	4,079	.77	17.82	49	22,891	1.59
New Providence Twp. ....	6,149	1.16	20.55	56	29,925	2.07
Plainfield .....	60,234	11.36	42.49	116	141,747	9.82
Rahway .....	25,482	4.81	35.99	98	70,807	4.90
Roselle Boro. ....	18,849	3.56	33.42	91	56,402	3.91
Roselle Park Boro. ....	12,994	2.45	36.89	100	35,226	2.44
Scotch Plains .....	9,650	1.82	25.42	69	37,965	2.63
Springfield Twp. ....	9,334	1.76	27.19	74	34,332	2.38
Summit .....	33,732	6.36	38.29	104	88,089	6.10
Union Twp. ....	44,200	8.34	31.07	85	142,280	9.85
Westfield .....	38,054	7.18	39.88	109	95,420	6.61
Winfield Twp. <sup>2</sup> .....	.....	...	....	...	.....	...
County Total .....	\$530,171	100.00%	36.71%	100	\$1,444,102	100.00%

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**COMPENDIUM TABLE II**  
**Value and Distribution by Counties and Municipalities of**  
**Taxable Real Estate in New Jersey**

**WARREN COUNTY**  
(Dollars in Thousands)

Municipality	Assessed Value of Real Estate (1951)		Ratio: Assessed Value to Full Value		Estimated Full Value of Real Estate	
	Amount	% of County Total	Estimated Ratio % <sup>1</sup>	Index: County Av.=100	Amount	% of County Total
Allamuchy .....	\$ 520	1.35%	20.28X%	85	\$ 2,564	1.57%
Alpha .....	720	1.86	22.15	93	3,250	2.00
Belvidere .....	1,805	4.67	30.04	127	6,009	3.69
Blairstown .....	1,025	2.65	17.65	74	5,807	3.57
Franklin Twp. ....	857	2.22	14.20	60	6,035	3.71
Frelinghuysen .....	571	1.48	34.34	145	1,663	1.02
Greenwich .....	935	2.42	19.40	82	4,820	2.96
Hackettstown .....	3,988	10.32	31.63	133	12,608	7.74
Hardwick .....	275	.71	20.28X	85	1,356	.83
Harmony .....	876	2.27	20.30	86	4,315	2.65
Hope Twp. ....	572	1.49	17.36	73	3,295	2.02
Independence .....	834	2.16	14.49	61	5,756	3.54
Knowlton .....	696	1.80	10.55	44	6,597	4.05
Liberty .....	455	1.18	20.28X	85	2,244	1.38
Lopatcong .....	1,338	3.46	26.60	112	5,030	3.09
Mansfield .....	996	2.58	26.32	111	3,784	2.32
Oxford .....	543	1.41	19.00	80	2,858	1.76
Pahaquarry .....	154	.40	20.28X	85	759	.47
Phillipsburg .....	13,045	33.76	28.50	120	45,772	28.11
Pohatcong .....	1,761	4.56	22.24	94	7,918	4.86
Washington Boro. ....	4,436	11.48	22.66	95	19,576	12.02
Washington Twp. ....	1,256	3.25	21.18	89	5,930	3.64
White Twp. ....	985	2.55	20.28X	85	4,857	2.98
County Total .....	\$38,646	100.00%	23.74%	100	\$162,803	100.00%

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