

**MEASURES OF PROPERTY ASSESSMENT UNIFORMITY IN NEW JERSEY TAXING DISTRICTS
COEFFICIENTS OF DEVIATION - MONMOUTH**

	Municipality	Coefficient of Variation					Change 2016 vs 2017	# of sales in 2017	Ratio Assessed to True Value		Notes	
		2014	2015	2016	2017	Reval History					2018 Preliminary Tax List Action	
1	Aberdeen	7.99%	9.66%	6.15%	8.29%	2.14%	81	93.30	100.00	2009 Revaluation	R/R to MV	
2	Allenhurst	15.40%	29.85%	14.54%	8.02%	-6.52%	5	89.02	100.00	2015 Revaluation	R/R to MV	
3	Allentown	13.07%	12.99%	5.58%	9.08%	3.50%	22	96.78	96.78		No ADP Rev	
4	Asbury Park	14.92%	13.74%	8.58%	14.14%	5.56%	85	87.61	100.00		R/R to MV	
5	Atlantic Highlands	15.54%	16.88%	14.56%	11.90%	-2.66%	78	77.93	100.00	2018 Revaluation	Revaluation	
6	Avon By The Sea	16.88%	14.68%	7.80%	11.25%	3.45%	34	92.11	92.11		No ADP Rev	
7	Belmar	14.94%	15.19%	15.33%	10.08%	-5.25%	43	100.62	100.62		No ADP Rev	
8	Bradley Beach	12.77%	9.93%	12.78%	10.73%	-2.05%	20	94.33	100.00		R/R to MV	
9	Brielle	13.27%	8.51%	8.02%	7.54%	-0.48%	38	98.12	100.00		R/R to MV	
10	Colts Neck	9.77%	11.45%	9.20%	7.53%	-1.67%	54	98.48	100.00	2010 Revaluation	R/R to MV	
11	Deal	20.90%	11.50%	15.54%	17.43%	1.89%	11	97.89	100.00		R/R to MV	
12	Eatontown	9.51%	11.47%	10.73%	10.85%	0.12%	53	94.59	100.00	2016 Revaluation	R/R to MV	
13	Englishtown	8.61%	10.66%	2.73%	5.63%	2.90%	5	95.93	100.00	2008 Revaluation	R/R to MV	
14	Fair Haven	8.02%	10.20%	10.51%	7.89%	-2.62%	47	97.83	100.00	2014 Revaluation	R/R to MV	
15	Farmingdale	16.15%	3.59%		10.89%		5	104.03	100.00		R/R to MV	
16	Freehold Boro	14.63%	11.43%	13.04%	9.62%	-3.42%	35	99.56	100.00	2017 Revaluation	R/R to MV	
17	Freehold Twp	8.16%	7.36%	6.77%	7.51%	0.74%	131	94.48	100.00		RA - No ADP	
18	Hazlet	9.24%	7.41%	10.43%	8.56%	-1.87%	66	90.31	100.00		R/R to MV	
19	Highlands	12.77%	12.56%	12.13%	12.89%	0.76%	104	93.68	93.68		No ADP Rev	
20	Holmdel	9.43%	9.24%	7.45%	7.62%	0.17%	68	97.76	100.00		R/R to MV	
21	Howell	10.43%	10.47%	9.08%	8.23%	-0.85%	218	93.34	100.00	2012 Revaluation	R/R to MV	
22	Interlaken	16.71%	8.09%	4.96%	9.96%	5.00%	8	92.54	100.00		R/R to MV	
23	Keansburg	18.46%	24.84%	16.10%	17.57%	1.47%	62	87.31	100.00	2019 Revaluation	R/R to Ratio	
24	Keyport	14.66%	12.38%	12.37%	11.22%	-1.15%	20	97.95	100.00		R/R to MV	
25	Little Silver	10.66%	8.30%	10.50%	6.67%	-3.83%	43	98.43	100.00		R/R to MV	
26	Loch Arbour	9.40%	17.24%		6.36%		5	101.88	100.00	2011 Revaluation	R/R to MV	
27	Long Branch	15.04%	14.47%	11.59%	12.12%	0.53%	146	93.37	100.00	2016 Revaluation	R/R to MV	
28	Manalapan	8.63%	8.19%	5.93%	6.33%	0.40%	168	95.65	100.00		R/R to MV	
29	Manasquan	12.83%	12.69%	10.49%	11.34%	0.85%	112	93.89	93.89	2016 Revaluation	No ADP Rev	
30	Marlboro	9.11%	8.62%	8.77%	8.06%	-0.71%	471	94.01	94.01		No ADP Rev	
31	Matawan	12.52%	9.78%	8.72%	9.82%	1.10%	36	97.50	100.00		R/R to MV	
32	Middletown	10.93%	13.06%	10.99%	10.10%	-0.89%	278	98.77	100.00	2011 Revaluation	R/R to MV	
33	Millstone	11.64%	9.35%	6.88%	8.53%	1.65%	97	98.91	98.91		No ADP Rev	
34	Monmouth Beach	14.85%	10.60%	12.53%	11.55%	-0.98%	40	93.12	100.00		R/R to MV	
35	Neptune Twp	14.69%	11.81%	11.62%	11.27%	-0.35%	112	89.59	100.00		R/R to MV	
36	Neptune City	12.83%	8.51%	8.45%	6.33%	-2.12%	25	96.62	100.00		R/R to MV	
37	Ocean Twp	10.51%	10.49%	11.25%	10.38%	-0.87%	125	98.93	100.00		R/R to MV	
38	Oceanport	12.91%	10.41%	10.46%	11.02%	0.56%	79	84.74	100.00	2018 Revaluation	Revaluation	
39	Red Bank	12.39%	12.78%	10.15%	11.16%	1.01%	72	96.83	100.00	2016 Revaluation	R/R to MV	
40	Roosevelt	7.38%		8.44%	11.33%	2.89%	3	98.55	100.00		R/R to MV	
41	Rumson	12.53%	18.95%	11.74%	12.50%	0.76%	39	95.65	100.00	2014 Revaluation	R/R to MV	
42	Sea Bright	17.24%	21.24%	14.90%	8.97%	-5.93%	16	98.52	100.00	2016 Revaluation	R/R to MV	
43	Sea Girt	11.81%	12.09%	11.25%	11.08%	-0.17%	21	101.53	100.00		R/R to MV	
44	Shrewsbury Boro	9.38%	4.85%	5.99%	4.30%	-1.69%	20	98.05	100.00		R/R to MV	
45	Shrewsbury Twp	6.29%			3.42%		7	102.26	100.00		R/R to MV	
46	Lake Como	12.68%	13.75%	10.37%	10.15%	-0.22%	15	97.14	100.00	2016 Revaluation	R/R to MV	
47	Spring Lake Boro	13.81%	14.22%	14.79%	7.84%	-6.95%	38	96.87	100.00		R/R to MV	
48	Spring Lake Heights	10.67%	8.98%	9.38%	9.03%	-0.35%	34	101.36	100.00		R/R to MV	
49	Tinton Falls	9.76%	8.41%	6.84%	6.03%	-0.81%	89	95.60	100.00		R/R to MV	
50	Union Beach	16.41%	21.55%	23.74%	8.98%	-14.76%	14	94.28	100.00	2015 Revaluation	R/R to MV	
51	Upper Freehold	8.94%	6.12%	5.98%	6.16%	0.18%	17	97.16	100.00		R/R to MV	
52	Wall	12.72%	13.89%	9.70%	9.51%	-0.19%	377	97.14	97.14	2016 Revaluation	No ADP Rev	
53	West Long Branch	13.31%	11.34%	11.60%	8.80%	-2.80%	36	90.49	100.00		R/R to MV	
Average		12.34%	12.07%	10.35%	9.50%	-0.69%	72.23	95.52	99.38			
Median		12.68%	11.43%	10.45%	9.51%	-0.28%	40.00	96.78	100.00			