

MEASURES OF PROPERTY ASSESSMENT UNIFORMITY IN NEW JERSEY TAXING DISTRICTS												
COEFFICIENTS OF DEVIATION - MONMOUTH												
		Coefficient of Variation						Notes				
	Municipality	2022	2023	2024	2025	2026	Change 2025 vs 2026	# of sales in COD Review	Ratio Assessed to True Value 10/1/2026 for 2027		Reval History	2027 Preliminary Tax List Action
1	Aberdeen	9.82	8.84	9.20	11.73	7.27	(4.46)	79	102.63	100.00	2009 Revaluation	R/R to MV
2	Allenhurst	10.01	13.14	-	11.48	23.31	11.83	3	106.36	100.00	2015 Revaluation	R/R to MV
3	Allentown	-	14.18	12.13	18.48	5.90	(12.58)	11	57.50		2011 Revaluation	Rev to Ratio
4	Asbury Park	11.74	10.93	9.89	11.55	13.28	1.73	68	99.85	100.00		R/R to MV
5	Atlantic Highlands	12.01	10.08	17.02	16.54	14.24	(2.30)	15	94.27	100.00	2018 Revaluation	R/R to MV
6	Avon By The Sea	7.54	12.01	11.79	14.20	12.67	(1.53)	14	64.96		2022 Revaluation	No ADP Rev
7	Belmar	12.94	12.73	13.69	12.34	13.28	0.94	59	51.98		2017 Revaluation	No ADP Rev
8	Bradley Beach	12.78	12.31	9.57	10.95	9.58	(1.37)	21	98.73	100.00		R/R to MV
9	Brielle	11.55	11.71	11.83	11.17	8.20	(2.97)	25	97.36	100.00		R/R to MV
10	Colts Neck	10.16	11.69	11.36	11.80	8.76	(3.04)	39	96.41	100.00	2010 Revaluation	R/R to MV
11	Deal	12.38	23.26	14.62	12.28	13.78	1.50	5	97.55	100.00		R/R to MV
12	Eatontown Rev	16.26	13.63	15.76	13.07	11.04	(2.03)	33	95.87	100.00	2016 Revaluation	R/R to MV
13	Englishtown	6.19	4.21	6.66	26.47	7.48	(18.99)	9	99.95	100.00	2008 Revaluation	R/R to MV
14	Fair Haven	7.04	11.36	10.40	9.65	12.70	3.05	30	90.76	100.00	2014 Revaluation	R/R to MV
15	Farmingdale	5.00	10.27	16.43	5.84	9.23	3.39	3	94.62	100.00		R/R to MV
16	Freehold Boro	14.80	11.47	10.16	14.89	11.71	(3.18)	42	94.51	100.00	2017 Revaluation	R/R to MV
17	Freehold Twp	7.97	7.42	7.33	7.75	6.97	(0.78)	105	100.79	100.00		RA - No ADP
18	Hazlet	12.33	9.06	6.22	12.51	9.27	(3.24)	76	91.83	100.00		R/R to MV
19	Highlands	5.86	10.36	11.81	12.68	13.19	0.51	46	95.73	100.00	Reenter ADP	R/R to MV
20	Holmdel	8.53	7.81	7.32	7.91	7.17	(0.74)	47	101.32	100.00		R/R to MV
21	Howell	11.04	8.99	8.08	9.37	9.01	(0.36)	278	96.29	100.00	2012 Revaluation	R/R to MV
22	Interlaken	14.88	13.49	4.18	9.86	14.54	4.68	5	86.43	100.00		R/R to MV
23	Keansburg	10.18	11.12	15.67	12.97	7.07	(5.90)	33	106.05	100.00	2021 Revaluation	R/R to MV
24	Keyport	10.13	12.56	5.52	8.08	10.20	2.12	29	91.93	100.00		R/R to MV
25	Little Silver	8.11	11.65	14.71	12.99	11.80	(1.19)	29	95.20	100.00		R/R to MV
26	Loch Arbour	-	-	-	-	-	-		124.07	100.00	2011 Revaluation	R/R to MV
27	Long Branch	13.56	12.96	13.12	12.46	11.01	(1.45)	89	85.22	100.00	2016 Revaluation	R/R to MV
28	Manalapan	9.19	8.84	9.49	8.67	8.46	(0.21)	130	93.15	100.00		R/R to MV
29	Manasquan	18.13	14.70	19.55	17.35	19.28	1.93	53	44.38	100.00	2027 Reassessme	Reassessment
30	Marlboro	11.79	11.47	12.30	11.96	12.17	0.21	346	57.69		2010 Revaluation	No ADP Rev
31	Matawan	9.63	6.54	8.77	8.67	9.84	1.17	18	95.69	100.00		R/R to MV
32	Middletown	9.12	9.08	9.50	9.70	9.84	0.14	225	98.05	100.00	2011 Revaluation	R/R to MV
33	Millstone	10.42	13.93	11.80	13.51	11.59	(1.92)	73	65.50		2010 Revaluation	Rev to Ratio
34	Monmouth Beach	11.04	10.27	10.92	13.33	11.59	(1.74)	23	95.87	100.00		R/R to MV
35	Neptune Twp	11.36	9.49	10.79	13.55	13.80	0.25	103	99.46	100.00		R/R to MV
36	Neptune City	10.91	9.87	5.04	9.56	7.58	(1.98)	12	96.40	100.00		R/R to MV
37	Ocean Twp	16.63	14.34	10.53	10.12	11.25	1.13	113	93.29	100.00	2017 Revaluation	R/R to MV
38	Oceanport	10.22	10.68	12.05	8.37	12.27	3.90	21	90.31	100.00	2018 Revaluation	R/R to MV
39	Red Bank	11.02	10.75	8.61	10.09	9.34	(0.75)	55	98.03	100.00	2016 Revaluation	R/R to MV
40	Roosevelt	20.00	16.73	25.20	10.79	0.25	(10.54)	2	102.29	100.00		R/R to MV
41	Rumson	12.62	9.87	9.08	9.97	14.97	5.00	58	96.61	100.00	2014 Revaluation	R/R to MV
42	Sea Bright	12.19	13.45	11.03	13.61	14.39	0.78	13	100.63	100.00	2016 Revaluation	R/R to MV
43	Sea Girt	18.67	13.91	9.70	12.05	12.69	0.64	8	93.88	100.00		R/R to MV
44	Shrewsbury Boro	10.73	6.57	9.17	13.55	10.01	(3.54)	14	92.69	100.00		R/R to MV
45	Shrewsbury Twp	-	4.74	5.27	-	-	-		121.07	100.00		R/R to MV
46	Lake Como	9.90	15.82	8.10	7.10	16.42	9.32	11	98.53	100.00	2016 Revaluation	R/R to MV
47	Spring Lake Boro	15.27	13.53	10.23	11.67	11.78	0.11	13	91.72	100.00		R/R to MV
48	Spring Lake Heights	8.80	13.84	7.47	9.70	9.40	(0.30)	18	93.36	100.00		R/R to MV
49	Tinton Falls	7.88	7.01	6.46	6.71	6.06	(0.65)	93	96.41	100.00		R/R to MV
50	Union Beach	11.12	11.49	6.13	8.91	9.41	0.50	26	97.59	100.00	2015 Revaluation	R/R to MV
51	Upper Freehold	12.61	8.42	9.38	9.77	11.29	1.52	20	99.63	100.00		R/R to MV
52	Wall	12.87	14.43	13.88	15.51	16.77	1.26	262	54.13		2016 Revaluation	No ADP Rev
53	West Long Branch	13.98	12.12	11.53	11.06	10.10	(0.96)	29	96.19	100.00		R/R to MV
Average		10.73	11.12	10.31	11.21	10.63	(0.59)	57.49	92.09	100.00		
Median		11.02	11.47	10.16	11.48	11.01	(0.21)	29.00	95.87	100.00		