

MONMOUTH COUNTY TAX BOARD REVALUATION REVIEW N.J.A.C. 18:12A-1.14		1			4			10		Notes	2022 Preliminary Tax List Action	
		General Coefficient Of Deviation					Assessment to Sales Ratio		Date of Last Reval / Reassess.			
		2019 For 2020	2020 For 2021	2021 For 2022	Year-Over- Year Change	# of Sales in Study	Director's Ratio					
							10/1/2020	10/1/2021				ADP
1	ABERDEEN	7.60%	8.50%	11.05%	2.55%	77	95.16	91.52	2009	2021		R/R to MV
2	ALLENHURST	18.04%	21.49%	13.34%	-8.15%	6	82.43	84.44	2015	2021		R/R to MV
3	ALLENTOWN	2.52%	5.24%	3.78%	-1.46%	5	95.29	93.44	2011		10-YR Reval Review in 2019 for 2021	No ADP Rev
4	ASBURY PARK	10.59%	9.53%	11.25%	1.72%	99	98.89	94.06	2014	2021		R/R to MV
5	ATLANTIC HIGHLANDS	8.51%	7.53%	12.36%	4.83%	47	98.29	93.10	2018	2021		R/R to MV
6	AVON BY THE SEA	9.90%	17.60%	16.77%	-0.83%	36	77.45	71.57	2008	2022		Revaluation
7	BELMAR	10.79%	10.08%	12.15%	2.07%	97	89.85	84.46	2017		10-YR Reval Review in 2025 for 2027	No ADP Rev
8	BRADLEY BEACH	14.11%	9.84%	11.82%	1.98%	34	98.77	96.24	2015	2021		R/R to MV
9	BRIELLE	7.79%	9.82%	10.15%	0.33%	37	98.11	92.90	2015	2021		R/R to MV
10	COLTS NECK	8.83%	6.41%	11.58%	5.17%	70	96.69	93.19	2010	2021		R/R to MV
11	DEAL	12.44%	0.00%	18.95%	18.95%	11	86.75	86.38	2009	2021		R/R to MV
12	EATONTOWN	10.76%	12.08%	11.53%	-0.55%	67	90.12	87.61	2016	2021		R/R to MV
13	ENGLISHTOWN	6.16%	7.06%	6.01%	-1.05%	11	101.62	100.49	2008	2021		R/R to MV
14	FAIR HAVEN	9.17%	5.87%	8.36%	2.49%	43	98.12	88.83	2014	2021		R/R to MV
15	FARMINGDALE	2.47%	0.75%	5.37%	4.62%	6	98.38	94.48	2015	2021		R/R to MV
16	FREEHOLD BORO	8.62%	8.65%	8.75%	0.10%	49	95.86	92.78	2017	2021		R/R to MV
17	FREEHOLD TWP	6.37%	6.44%	8.01%	1.57%	162	95.27	94.28	2009	2021		RA - No ADP
18	HAZLET	9.43%	8.39%	8.95%	0.56%	107	97.61	91.19	2009	2021		R/R to MV
19	HIGHLANDS	14.14%	8.44%	13.31%	4.87%	43	98.31	92.71	2011	2021		R/R to MV
20	HOLMDEL	7.40%	6.36%	10.12%	3.76%	103	98.72	96.14	2007	2021		R/R to MV
21	HOWELL	7.86%	7.27%	9.60%	2.33%	263	95.28	88.65	2007	2021		R/R to MV
22	INTERLAKEN		11.30%	11.60%	0.30%	2	93.24	93.29	2013	2021		R/R to MV
23	KEANSBURG	15.58%	18.96%	16.22%	-2.74%	82	73.93	85.92	2007	2021	Revaluation in 2021	R/R to MV
24	KEYPORT	6.72%	8.22%	14.35%	6.13%	31	97.38	92.73	2015	2021		R/R to MV
25	LITTLE SILVER	8.32%	9.03%	8.96%	-0.07%	35	99.06	97.45	2013	2021		R/R to MV
26	LOCH ARBOUR		0.00%	6.57%	6.57%	3	139.8	119.34	2008	2021		R/R to MV
27	LONG BRANCH	13.09%	10.78%	13.17%	2.39%	220	91.54	87.88	2016	2021		R/R to MV
28	MANALAPAN	6.68%	7.84%	8.68%	0.84%	227	94.39	91.74	2007	2021		R/R to MV
29	MANASQUAN	13.48%	11.68%	14.48%	2.80%	147	81.41	74.87	2016		10-YR Reval Review in 2024 for 2026	No ADP Rev
30	MARLBORO	9.66%	8.44%	11.19%	2.75%	608	88.11	84.63	2010		10-YR Reval Review in 2018 for 2020	No ADP Rev
31	MATAWAN	10.61%	11.15%	10.43%	-0.72%	43	98.9	90.34	2008	2021		R/R to MV
32	MIDDLETOWN	9.24%	7.73%	9.28%	1.55%	226	98.01	95.85	2009	2021		R/R to MV
33	MILLSTONE	11.30%	10.97%	9.92%	-1.05%	126	90.49	88.99	2010		10-YR Reval Review in 2018 for 2020	No ADP Rev
34	MONMOUTH BEACH	11.59%	8.15%	12.16%	4.01%	35	97.44	89.05	2015	2021		R/R to MV
35	NEPTUNE TWP	10.98%	7.10%	13.02%	5.92%	158	95.53	94.45	2015	2021		R/R to MV
36	NEPTUNE CITY	8.73%	9.29%	10.86%	1.57%	22	92.84	91.59	2015	2021		R/R to MV
37	OCEAN TWP	9.96%	8.96%	16.06%	7.10%	216	97.62	88.67	2017	2021		R/R to MV
38	OCEANPORT	7.69%	6.48%	11.45%	4.97%	37	98.23	92.12	2018	2021		R/R to MV
39	RED BANK	10.24%	10.45%	10.94%	0.49%	104	91.1	92.82	2016	2021		R/R to MV
40	ROOSEVELT	5.91%	0.43%	10.27%	9.84%	4	100.19	99.36	2007	2021		R/R to MV
41	RUMSON	9.45%	8.38%	10.69%	2.31%	85	99.73	94.60	2014	2021		R/R to MV
42	SEA BRIGHT	11.41%	10.71%	9.28%	-1.43%	22	90.56	87.30	2016	2021		R/R to MV
43	SEA GIRT	11.21%	20.63%	18.04%	-2.59%	10	106.34	96.79	2015	2021		R/R to MV
44	SHREWSBURY BORO	5.88%	7.24%	9.06%	1.82%	33	94.58	92.76	2013	2021		R/R to MV
45	SHREWSBURY TWP		0.00%	10.90%	10.90%	2	114.77	103.72	2008	2021		R/R to MV
46	LAKE COMO	7.93%	5.03%	8.37%	3.34%	18	99.78	97.56	2016	2021		R/R to MV
47	SPRING LAKE	13.57%	11.98%	11.51%	-0.47%	28	94.36	87.97	2017	2021		R/R to MV
48	SPRING LAKE HGTS	9.59%	10.17%	9.58%	-0.59%	30	100.9	94.81	2008	2021		R/R to MV
49	TINTON FALLS	5.67%	6.03%	6.12%	0.09%	135	91.2	93.00	2008	2021		R/R to MV
50	UNION BEACH	9.77%	8.78%	7.73%	-1.05%	34	93.96	92.55	2015	2021		R/R to MV
51	UPPER FREEHOLD	4.12%	7.12%	6.75%	-0.37%	36	93.63	91.10	2015	2021		R/R to MV
52	WALL TWP	10.30%	11.04%	11.76%	0.72%	395	90.23	83.90	2016		10-YR Reval Review in 2024 for 2026	No ADP Rev
53	WEST LONG BRANCH	9.17%	9.27%	10.94%	1.67%	53	93.49	91.15	2013	2021		R/R to MV
Average		9.43%	8.69%	10.82%	2.13%		95.65	91.83				
Median		9.44%	8.44%	10.90%	1.67%		95.53	92.71				
Yellow = ADP Opt-Out Towns									1. Highlighted "Coefficients" are in excess of established threshold (15). 2. Highlighted "Ratios" are below the established threshold (85). 3. Highlighted "History" approaches established "time" threshold (10 yr).			