

MONMOUTH COUNTY TAX BOARD REVALUATION REVIEW N.J.A.C. 18:12A-1.14	1					4			10		Notes	2021 Preliminary Tax List Action
	General Coefficient Of Deviation					Assessment to Sales Ratio			History Date of Last Reval / Reassess.			
	2018 For 2019	2019 For 2020	2020 For 2021	Year-Over- Year Change	# of Sales in 2020 Study	Director's Ratio		ADP				
						10/1/2019	10/1/2020					
1 ABERDEEN	8.45%	7.60%	8.50%	0.90%	65	93.03	95.16	100.00	2009	2020		R/R to MV
2 ALLENHURST	18.04%	18.04%	21.49%	3.45%	3	80.01	82.43	100.00	2015	2020		R/R to MV
3 ALLENTOWN	6.61%	2.52%	5.24%	2.72%	10	97.88	95.29		2011		10-YR Reval Review in 2019 for 2021	No ADP Rev
4 ASBURY PARK	12.11%	10.59%	9.53%	-1.06%	48	98.22	98.89	100.00	2014	2020		R/R to MV
5 ATLANTIC HIGHLANDS	9.44%	8.51%	7.53%	-0.98%	17	97.89	98.29	100.00	2018	2020		R/R to MV
6 AVON BY THE SEA	9.99%	9.90%	17.60%	7.70%	31	83.92	77.45		2008		10-YR Reval Review in 2016 for 2018	No ADP Rev
7 BELMAR	13.39%	10.79%	10.08%	-0.71%	57	92.93	89.85		2017		10-YR Reval Review in 2025 for 2027	No ADP Rev
8 BRADLEY BEACH	12.63%	14.11%	9.84%	-4.27%	30	94.27	98.77	100.00	2015	2020		R/R to MV
9 BRIELLE	9.98%	7.79%	9.82%	2.03%	27	98.76	98.11	100.00	2015	2020		R/R to MV
10 COLTS NECK	9.02%	8.83%	6.41%	-2.42%	37	99.24	96.69	100.00	2010	2020		R/R to MV
11 DEAL	24.08%	12.44%			-	82.47	86.75	100.00	2009	2020		R/R to MV
12 EATONTOWN	10.48%	10.76%	12.08%	1.32%	50	95.63	90.12	100.00	2016	2020		R/R to MV
13 ENGLISHTOWN	6.92%	6.16%	7.06%	0.90%	8	97.59	101.62	100.00	2008	2020		R/R to MV
14 FAIR HAVEN	7.88%	9.17%	5.87%	-3.30%	41	100.27	98.12	100.00	2014	2020		R/R to MV
15 FARMINGDALE		2.47%	0.75%	-1.72%	3	96.76	98.38	100.00	2015	2020		R/R to MV
16 FREEHOLD BORO	8.52%	8.62%	8.65%	0.03%	39	97.59	95.86	100.00	2017	2020		R/R to MV
17 FREEHOLD TWP	7.01%	6.37%	6.44%	0.07%	144	98.24	95.27	100.00	2009	2020		RA - No ADP
18 HAZLET	8.90%	9.43%	8.39%	-1.04%	94	97.68	97.61	100.00	2009	2020		R/R to MV
19 HIGHLANDS	16.55%	14.14%	8.44%	-5.70%	40	87.67	98.31	100.00	2011	2020	Re-enter ADP in 2019	R/R to MV
20 HOLMDEL	7.39%	7.40%	6.36%	-1.04%	71	98.85	98.72	100.00	2007	2020		R/R to MV
21 HOWELL	7.05%	7.86%	7.27%	-0.59%	244	94.13	95.28	100.00	2007	2020		R/R to MV
22 INTERLAKEN	7.87%		11.30%		5	90.89	93.24	100.00	2013	2020		R/R to MV
23 KEANSBURG	17.27%	15.58%	18.96%	3.38%	135	79.71	73.93	100.00	2007	2020	Revaluation in 2021	Revaluation
24 KEYPORT	10.25%	6.72%	8.22%	1.50%	22	95.66	97.38	100.00	2015	2020		R/R to MV
25 LITTLE SILVER	10.08%	8.32%	9.03%	0.71%	48	97.34	99.06	100.00	2013	2020		R/R to MV
26 LOCH ARBOUR					-	110.59	139.80	100.00	2008	2020		R/R to MV
27 LONG BRANCH	11.05%	13.09%	10.78%	-2.31%	109	90.47	91.54	100.00	2016	2020		R/R to MV
28 MANALAPAN	7.28%	6.68%	7.84%	1.16%	175	94.81	94.39	100.00	2007	2020		R/R to MV
29 MANASQUAN	11.21%	13.48%	11.68%	-1.80%	90	84.21	81.41		2016		10-YR Reval Review in 2024 for 2026	No ADP Rev
30 MARLBORO	8.53%	9.66%	8.44%	-1.22%	445	88.59	88.11		2010		10-YR Reval Review in 2018 for 2020	No ADP Rev
31 MATAWAN	9.82%	10.61%	11.15%	0.54%	21	94.72	98.90	100.00	2008	2020		R/R to MV
32 MIDDLETOWN	8.08%	9.24%	7.73%	-1.51%	222	98.53	98.01	100.00	2009	2020		R/R to MV
33 MILLSTONE	9.98%	11.30%	10.97%	-0.33%	92	93.87	90.49		2010		10-YR Reval Review in 2018 for 2020	No ADP Rev
34 MONMOUTH BEACH	13.29%	11.59%	8.15%	-3.44%	27	96.23	97.44	100.00	2015	2020		R/R to MV
35 NEPTUNE TWP	9.85%	10.98%	7.10%	-3.88%	15	96.19	95.53	100.00	2015	2020		R/R to MV
36 NEPTUNE CITY	8.39%	8.73%	9.29%	0.56%	117	91.63	92.84	100.00	2015	2020		R/R to MV
37 OCEAN TWP	10.38%	9.96%	8.96%	-1.00%	121	96.91	97.62	100.00	2017	2020		R/R to MV
38 OCEANPORT	9.29%	7.69%	6.48%	-1.21%	37	98.75	98.23	100.00	2018	2020		R/R to MV
39 RED BANK	11.79%	10.24%	10.45%	0.21%	61	94.31	91.10	100.00	2016	2020		R/R to MV
40 ROOSEVELT	4.20%	5.91%	0.43%	-5.48%	2	94.17	100.19	100.00	2007	2020		R/R to MV
41 RUMSON	12.57%	9.45%	8.38%	-1.07%	50	95.46	99.73	100.00	2014	2020		R/R to MV
42 SEA BRIGHT	12.08%	11.41%	10.71%	-0.70%	16	87.55	90.56	100.00	2016	2020		R/R to MV
43 SEA GIRT	13.03%	11.21%	20.63%	9.42%	13	92.55	106.34	100.00	2015	2020		R/R to MV
44 SHREWSBURY BORO	3.78%	5.88%	7.24%	1.36%	30	97.89	94.58	100.00	2013	2020		R/R to MV
45 SHREWSBURY TWP					1	113.60	114.77	100.00	2008	2020		R/R to MV
46 LAKE COMO	7.90%	7.93%	5.03%	-2.90%	13	100.54	99.78	100.00	2016	2020		R/R to MV
47 SPRING LAKE	11.32%	13.57%	11.98%	-1.59%	29	94.82	94.36	100.00	2017	2020		R/R to MV
48 SPRING LAKE HGTS	9.13%	9.59%	10.17%	0.58%	29	99.45	100.90	100.00	2008	2020		R/R to MV
49 TINTON FALLS	6.10%	5.67%	6.03%	0.36%	97	96.19	91.20	100.00	2008	2020		R/R to MV
50 UNION BEACH	10.56%	9.77%	8.78%	-0.99%	26	95.34	93.96	100.00	2015	2020		R/R to MV
51 UPPER FREEHOLD	6.82%	4.12%	7.12%	3.00%	18	95.81	93.63	100.00	2015	2020		R/R to MV
52 WALL TWP	10.06%	10.30%	11.04%	0.74%	338	90.70	90.23		2016		10-YR Reval Review in 2024 for 2026	No ADP Rev
53 WEST LONG BRANCH	9.90%	9.17%	9.27%	0.10%	34	93.61	93.49	100.00	2013	2020		R/R to MV
Average	10.13%	9.43%	9.21%	-0.19%			95.65	100.00				
Median	9.88%	9.44%	8.58%	-0.59%			95.53	100.00				

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).