

EQUALIZATION AND THE **DIRECTOR'S TABLE**



MARTIN M. GUHL, CTA
TAX ADMINISTRATOR
MERCER COUNTY BOARD OF TAXATION

EQUALIZATION

Equalization is the leveling process by which aggregate assessed values of real estate property in a taxing district are brought to true value.

In all cases, equalization is based on assessment sales ratio studies.

In the 1950's, the legislature empowered the Director, Division of Taxation to determine the ratio of aggregate assessed to aggregate true value of real estate in every taxing district in New Jersey. The Director, Division of Taxation implemented the assessment-sales ratio program to measure the level of assessments in every municipality.

DIRECTOR'S OCTOBER 1, 2013 **TABLE OF EQUALIZATION***

USES:

- ***Apportionment of School Aide***
- ***Apportionment of Regional School Budgets for 2014***
- ***Establish ratio used for determining discrimination relief in tax appeals for 2014***
- ***Establish ratio used by most counties for apportionment of county taxes for 2014***

2014 COUNTY EQUALIZATION TABLE **

USE:

Apportionment of 2014 county tax, library tax and open space tax

* ***Based on 2013 Certified Assessments***

** ***Based on 2014 Certified Assessments***

2013 ASSESSED VALUE

2013 TRUE VALUE

HAMILTON TOWNSHIP

5,157,770,396

8,312,838,274

HOPEWELL TOWNSHIP

4,006,497,207

3,929,681,004

LAWRENCE TOWNSHIP

2,500,748,969

4,930,893,053

THE DIRECTOR'S TABLE

The Director, Division of Taxation and the county board of taxation are both charged with the responsibility of equalization. To meet the annual responsibility of determining the “true value” of each municipality, on October 1 the Director promulgates the “Table of Equalized Valuations,” setting forth the results of the sales study conducted during the previous fiscal year.

Each county board of taxation initiates the gathering of sales information from the assessor and forwards the completed information to the Division of Taxation. The annual sampling is taken within the time frame of a fiscal year, July 1 to June 30.

From the usable sales in the sampling period, a ratio of assessed to true value is determined. The process is completed by averaging the adjusted prior year true value and the current year true value to calculate the average ratio.

OCTOBER 1, 2013 DIRECTOR'S TABLE

- STEP 1** 1 YEAR WEIGHTED RATIO USING SALES FROM
JULY 1, 2012 THROUGH JUNE 30, 2013
APPLY ONE YEAR WEIGHTED RATIO TO 2013
CERTIFIED ASSESSMENTS
- STEP 2** APPLY 2012 DIRECTOR'S RATIO TO 2012 ADDED
OMITTED ASSESSMENT
ADD 2012 CERTIFIED TRUE VALUE TO 2012
ADDED OMITTED TRUE VALUE
- STEP 3** AVERAGE THE 2013 TRUE VALUE WITH THE 2012
ADJUSTED TRUE VALUE
- STEP 4** DIVIDE 2013 CERTIFIED ASSESSMENTS BY THE
AVERAGE TRUE VALUE
- STEP 5** RESULT IS OCTOBER 1, 2013 DIRECTOR'S RATIO

OCTOBER 1, 2012 DIRECTOR'S TABLE

	<u>SALES</u>	<u>RATIO</u>	<u>TRUE VALUE</u>	<u>SHARE</u>
HOPEWELL BOROUGH	13	109.60	316,974,480	6.64
HOPEWELL TOWNSHIP	117	102.26	3,968,247,128	83.14
PENNINGTON BOROUGH	25	101.75	487,931,438	10.22

OCTOBER 1, 2013 DIRECTOR'S TABLE

HOPEWELL BOROUGH	25	108.14	317,216,039	6.69
HOPEWELL TOWNSHIP	172	102.16	3,921,928,422	82.69
PENNINGTON BOROUGH	33	99.60	503,546,561	10.62

ASSESSED VALUE

	<u>2013</u>	<u>2014</u>	<u>CHANGE</u>
HOPEWELL BOROUGH	342,882,955	339,120,555	- 1.10%
HOPEWELL TOWNSHIP	4,006,497,207	3,988,204,768	- 0.46%
PENNINGTON BOROUGH	501,539,914	498,293,851	- 0.65%

CALENDAR YEAR SCHOOL LEVY

2013 – 69,876,437.00	2014 – 71,276,145.96	CHANGE - +2.00%
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SCHOOL RATE

<u>HOPEWELL BOROUGH</u>	<u>HOPEWELL TOWNSHIP</u>	<u>PENNINGTON BOROUGH</u>
2013 – 1.360	2013 – 1.452	2013 – 1.408
2014 – 1.401	2014 – 1.482	2014 – 1.491

OCTOBER 1, 2000 DIRECTOR'S TABLE

	<u>SALES</u>	<u>RATIO</u>	<u>TRUE VALUE</u>	<u>SHARE</u>
HOPEWELL BOROUGH	35	90.18	168,435,045	7.43
HOPEWELL TOWNSHIP	216	95.73	1,843,368,754	81.28
PENNINGTON BOROUGH	29	85.29	256,069,550	11.29

OCTOBER 1, 2001 DIRECTOR'S TABLE

HOPEWELL BOROUGH	26	81.12	188,544,292	7.14
HOPEWELL TOWNSHIP	295	88.45	2,148,966,692	81.37
PENNINGTON BOROUGH	22	74.80	503,962,775	11.49

ASSESSED VALUE

	<u>2001</u>	<u>2002</u>	<u>CHANGE</u>
HOPEWELL BOROUGH	152,197,560	154,202,003	+ .65%
HOPEWELL TOWNSHIP	1,901,301,061	2,126,614,562	+11.85%
PENNINGTON BOROUGH	227,456,279	229,866,815	+ 1.06%

SCHOOL RATE

<u>HOPEWELL BOROUGH</u>	<u>HOPEWELL TOWNSHIP</u>	<u>PENNINGTON BOROUGH</u>
2001 – 1.910	2001– 1.640	2001– 1.930
2002 – 2.010	2002 – 1.630	2002 – 2.120
2003 – 2.040	2003 – 1.760	2003 – 2.270**

PERCENT SHARE OF HOPEWELL REGIONAL TAXES FOR 2000 THROUGH 2014

	<u>HOPEWELL BOROUGH</u>	<u>HOPEWELL TOWNSHIP</u>	<u>PENNINGTON BOROUGH</u>
2000 -	7.75	80.68	11.57
2001 -	7.43	81.28	11.29
2002 -	7.14	81.37	11.49
2003 -	6.09	84.02	9.89
2004 -	6.42	83.91	9.67
2005 -	6.40	84.01	9.59
2006 -	6.49	84.32	9.19
2007 -	6.83	83.65	9.52
2008 -	6.71	83.71	9.58
2009 -	6.41	83.68	9.91
2010 -	6.32	84.45	10.23
2011 -	6.41	83.59	10.00
2012 -	6.70	83.31	9.99
2013-	6.64	83.14	10.22
2014 -	6.69	82.69	10.62