

2025 MONMOUTH COUNTY COMMON LEVEL RANGE

MUNICIPALITY	Director's Ratio Established 10/1/2024	Revised Ratio Reflecting Revaluation	CALCULATED COMMON LEVEL RANGE		LEGALLY PERMISSIBLE COMMON LEVEL RANGE	
	For Use In 2025 (NO Page 8)		LOWER LIMIT	UPPER LIMIT	LOWER LIMIT	UPPER LIMIT
01 ABERDEEN TWP	98.65 R	100.00	85.00	115.00	Revaluation	See notes below
02 ALLENHURST	79.71 R	100.00	85.00	115.00	Revaluation	See notes below
03 ALLENTOWN	66.61 OO	66.61	56.62	76.60	56.62	76.60
04 ASBURY PARK CITY	95.02 R	100.00	85.00	115.00	Revaluation	See notes below
05 ATLANTIC HIGHLANDS	91.46 R	100.00	85.00	115.00	Revaluation	See notes below
06 AVON-BY-THE-SEA	77.11 OO	77.11	65.54	88.68	65.54	88.68
07 BELMAR BOROUGH	60.94 OO	60.94	51.80	70.08	51.80	70.08
08 BRADLEY BEACH BORO	96.86 R	100.00	85.00	115.00	Revaluation	See notes below
09 BRIELLE BORO	99.55 R	100.00	85.00	115.00	Revaluation	See notes below
10 COLTS NECK TWP	95.64 R	100.00	85.00	115.00	Revaluation	See notes below
11 DEAL	94.13 R	100.00	85.00	115.00	Revaluation	See notes below
12 EATONTOWN BORO	94.59 R	100.00	85.00	115.00	Revaluation	See notes below
13 ENGLISHTOWN BORO	96.67 R	100.00	85.00	115.00	Revaluation	See notes below
14 FAIR HAVEN	93.91 R	100.00	85.00	115.00	Revaluation	See notes below
15 FARMINGDALE	94.61 R	100.00	85.00	115.00	Revaluation	See notes below
16 FREEHOLD BORO	100.55 R	100.00	85.00	115.00	Revaluation	See notes below
17 FREEHOLD TWP	95.13 R	100.00	85.00	115.00	Revaluation	See notes below
18 HAZLET TOWNSHIP	93.80 R	100.00	85.00	115.00	Revaluation	See notes below
19 HIGHLANDS BOROUGH	92.98 R	100.00	85.00	115.00	Revaluation	See notes below
20 HOLMDEL TWP	101.09 R	100.00	85.00	115.00	Revaluation	See notes below
21 HOWELL TWP	94.28 R	100.00	85.00	115.00	Revaluation	See notes below
22 INTERLAKEN	96.77 R	100.00	85.00	115.00	Revaluation	See notes below
23 KEANSBURG BORO	100.71 R	100.00	85.00	115.00	Revaluation	See notes below
24 KEYPORT BOROUGH	96.46 R	100.00	85.00	115.00	Revaluation	See notes below
25 LITTLE SILVER	92.96 R	100.00	85.00	115.00	Revaluation	See notes below
26 LOCH ARBOUR	173.96 R	100.00	85.00	115.00	Revaluation	See notes below
27 LONG BRANCH CITY	83.80 R	100.00	85.00	115.00	Revaluation	See notes below
28 MANALAPAN TWP	93.05 R	100.00	85.00	115.00	Revaluation	See notes below
29 MANASQUAN BORO	55.81 OO	55.81	47.44	64.18	47.44	64.18
30 MARLBORO TWP	65.94 OO	65.94	56.05	75.83	56.05	75.83
31 MATAWAN BORO	100.80 R	100.00	85.00	115.00	Revaluation	See notes below
32 MIDDLETOWN TWP	97.53 R	100.00	85.00	115.00	Revaluation	See notes below
33 MILLSTONE TWP	67.57 RR	67.57	57.43	77.71	57.43	77.71
34 MONMOUTH BEACH	95.87 R	100.00	85.00	115.00	Revaluation	See notes below
35 NEPTUNE TOWNSHIP	97.02 R	100.00	85.00	115.00	Revaluation	See notes below
36 NEPTUNE CITY	96.25 R	100.00	85.00	115.00	Revaluation	See notes below
37 OCEAN TWP	92.16 R	100.00	85.00	115.00	Revaluation	See notes below
38 OCEANPORT	89.51 R	100.00	85.00	115.00	Revaluation	See notes below
39 RED BANK BORO	90.73 R	100.00	85.00	115.00	Revaluation	See notes below
40 ROOSEVELT	87.66 R	100.00	85.00	115.00	Revaluation	See notes below
41 RUMSON	98.71 R	100.00	85.00	115.00	Revaluation	See notes below
42 SEA BRIGHT	91.33 R	100.00	85.00	115.00	Revaluation	See notes below
43 SEA GIRT	99.84 R	100.00	85.00	115.00	Revaluation	See notes below
44 SHREWSBURY BORO	95.94 R	100.00	85.00	115.00	Revaluation	See notes below
45 SHREWSBURY TWP	98.40 R	100.00	85.00	115.00	Revaluation	See notes below
46 LAKE COMO	100.04 R	100.00	85.00	115.00	Revaluation	See notes below
47 SPRING LAKE BORO	89.94 R	100.00	85.00	115.00	Revaluation	See notes below
48 SPRING LAKE HEIGHTS	98.37 R	100.00	85.00	115.00	Revaluation	See notes below
49 TINTON FALLS BORO	97.76 R	100.00	85.00	115.00	Revaluation	See notes below
50 UNION BEACH BORO	97.00 R	100.00	85.00	115.00	Revaluation	See notes below
51 UPPER FREEHOLD TWP	88.30 R	100.00	85.00	115.00	Revaluation	See notes below
52 WALL TWP	63.68 OO	63.68	54.13	73.23	54.13	73.23
53 WEST LONG BRANCH	97.33 R	100.00	85.00	115.00	Revaluation	See notes below

CALCULATED LOWER LIMIT = DIRECTOR'S RATIO X .85 . (This step LOWERS the Director's Ratio by 15%)

CALCULATED UPPER LIMIT = DIRECTOR'S RATIO X 1.15 . (This step INCREASES the Director's Ratio by 15%)

DIRECTOR'S RATIO = Promulgated by the *DIVISION OF TAXATION* October 1st of the PRE-TAX-YEAR, for use in the current tax year.

LEGAL UPPER LIMIT = The UPPER LIMIT, USED IN Chapter 123, CAN NOT be in excess of the COUNTY LEVEL which is 100%

Chapter 123 DOES NOT apply for towns that have undergone Revaluations or Reassessments.