

Township of Little Egg Harbor 2015 Tax Presentation

How are property taxes calculated?

County, municipal and school budget costs determine the amount of property tax to be paid. A town's general tax rate is calculated by dividing the total dollar amount it needs to raise to meet local budget expenses by the total assessed value of all its taxable property. An individual's property taxes are then calculated by multiplying that general tax rate by the assessed value of his particular property. The tax rate represents the tax rate per \$100.00 of assessed value for a parcel of land and improvements.

<u>2015 Tax Rate Detail:</u>	<u>Approved Levy</u>	<u>Tax Rate</u>	<u>% of Total</u>
Ocean County Tax	\$ 7,817,248.86	.354	15.07%
Ocean County Library	\$ 845,975.85	.039	1.66%
Ocean County Health Service	\$ 304,454.60	.014	0.60%
Ocean County Open Space	\$ 267,495.17	.013	0.55%
District School Tax	\$12,755,011.00	.578	24.61%
Regional School Tax	\$14,478,340.00	.656	27.93%
Municipal Purpose Tax	\$15,289,051.09	.693	29.50%
Municipal Open Space	\$ 55,162.61	.002	0.09%
Total 2015 Tax Levies:	\$51,812,739.18	2.349*	100.00%

Sample Calculation of annual property taxes on home with assessed value of \$200,000:

$$\mathbf{\$200,000 \times \$2.349 / 100 = \$4,698.00}$$

***There are 3 fire districts in Little Egg Harbor that are not included.**

Their individual rates are: FD#1-.060, FD#2-.070, FD#3-.079

How did the Reassessment affect my taxes?

By itself, a reassessment is revenue neutral, although it will cause tax burden shifts between properties. Some owners may see increases while others may see decreases. However, the total amount of taxes collected in any given year will be unchanged. The reassessment simply allocates the share of the total tax burden to each property in proportion to the value of each property.

What is meant by full and fair value?

Full and fair value is the price at which the tax assessor believes a property would sell at a fair and bona fide sale by a private contract on October 1 of the pretax year. The sale must be between a willing buyer and a willing seller. For example, the buyer is not obligated to buy, and the seller is not obligated to sell.

Net Valuation of Properties in Little Egg Harbor Township

When all property values are added together for both residential and commercial properties within the Township the result is known as Net Valuation Taxable (NVT). In 2014 the NVT was calculated as \$2,746,713,463.00 and in 2015 the NVT was calculated as \$2,206,556,290.00. This reduction was a \$540,157,173.00 or 19.67% drop in valuation year over year.

Analysis of Tax Levies 2014-2015*

	2014	2015	Change
All County Taxes	\$ 9,351,044.70	\$ 9,235,174.48	- \$115,870.22
Local School District	\$12,234,233.00	\$12,755,011.00	+ \$520,778.00
Regional School	\$14,194,726.00	\$14,478,340.00	+ \$283,614.00
<u>All Municipal Taxes</u>	\$15,362,751.13	\$15,344,213.70	- \$ 18,537.43
	\$51,142,754.83	\$51,812,739.18	+ \$669,984.35

* Excludes Fire District Levies

Average Residential Assessment

2015	\$193,316.00
2014	\$242,593.00
2013	\$247,574.00
2012	\$258,766.00
2011	\$263,258.00

26.57 % reduction in the value of an average residential assessment from 2011 to 2015

The Walmart Effect on Little Egg Harbor

Walmart is under construction on Route 9 and if it is completed during 2015, the building improvements will become part of the 2016 tax base. Currently the land is assessed at \$3,042,500 and this value is included in our current tax base. Since the total value of the improvements haven't been calculated, we have to look at another Walmart location to estimate the value. As an example, Brick's Walmart located on Route 88 has an improved value of over \$7,500,000. If we were to use this value as an estimate for the location in Little Egg Harbor, here's the estimated net increase in Net Valuation Taxable:

2015 Net Valuation Taxable	\$2,206,556,290
Estimated Walmart Improvements	\$ 7,500,000
Percent Increase in Net Valuation Taxable	0.34%

The increase in the estimated value of improvements translates into an increase of approximately one third of one percent if all other property valuations were to remain the same.

The obvious benefits of a large retailer locating in Little Egg Harbor include adjoining properties being developed, increased market competition resulting in lower prices, and employment opportunities.

For example, if the total valuation of the Walmart project (land & improvements) totals \$10,542,500, then the annual taxes paid by Walmart would be \$247,748.75 based upon the 2015 tax rate

TAXING DISTRICT	2005 GENERAL TAX RATE	2006 GENERAL TAX RATE	2007 GENERAL TAX RATE	2008 GENERAL TAX RATE	2009 GENERAL TAX RATE	2010 GENERAL TAX RATE	2011 GENERAL TAX RATE	2012 GENERAL TAX RATE	2013 GENERAL TAX RATE	2014 GENERAL TAX RATE
BARNEGAT	3.649	3.672	1.594	1.631	1.627	1.895	2.397	2.374	2.417	2.481
BARNEGAT LIGHT	0.809	0.706	0.725	0.745	0.748	0.779	0.768	0.821	0.824	0.904
BAY HEAD	0.898	0.953	1.039	1.087	0.667	0.671	0.705	0.729	0.782	0.799
BEACH HAVEN	0.945	0.977	1.000	1.022	1.031	1.054	1.074	1.099	1.148	1.200
BEACHWOOD	3.107	3.275	1.385	1.476	1.545	1.635	1.690	1.724	1.768	1.783
BERKELEY	2.830	2.958	3.117	3.268	3.347	1.819	1.813	1.862	1.907	1.955
BRICK	3.233	3.398	3.800	3.885	3.885	1.822	1.946	1.962	2.025	2.061
TOMS RIVER	2.975	3.052	3.061	3.277	1.232	1.370	1.451	1.538	1.967	2.028
EAGLESWOOD	3.358	1.436	1.562	1.620	0.714	0.856	1.700	2.041	2.126	2.198
HARVEY CEDARS	0.830	0.717	0.696	0.710	0.714	0.856	0.823	0.809	0.931	0.946
ISLAND HEIGHTS	1.361	1.444	1.464	1.519	1.595	1.634	1.680	1.718	1.728	1.775
JACKSON	3.457	3.774	3.843	3.904	1.770	1.830	1.947	1.968	2.040	2.097
LACEY	2.976	3.123	3.315	3.292	1.412	1.434	1.468	1.526	1.647	1.720
LAKEHURST	3.815	1.575	1.652	1.704	1.779	1.925	1.978	2.010	2.138	2.899
LAKEWOOD	3.447	1.518	1.603	1.691	1.798	2.251	2.220	2.266	2.425	2.634
LAVALLETTE	0.741	0.754	0.797	0.843	0.850	0.882	0.886	0.902	0.921	0.933
LITTLE EGG HARBOR	3.312	1.318	1.381	1.447	1.517	1.641	1.680	1.738	1.804	1.862
LONG BEACH	0.781	0.798	0.819	0.809	0.811	0.838	0.864	0.892	0.924	0.961
MANCHESTER	2.759	2.838	2.982	3.156	1.672	1.757	1.857	1.922	2.351	2.436
MANTOLOKING	0.713	0.737	0.734	0.425	0.441	0.461	0.539	0.547	0.601	0.627
OCEAN	1.362	1.417	1.449	1.494	1.538	1.548	1.549	1.722	1.811	1.840
OCEAN GATE	1.646	1.747	1.884	1.901	1.888	1.945	1.969	1.965	2.020	2.047
PINE BEACH	1.322	1.355	1.404	1.444	1.503	1.554	1.630	1.654	2.008	2.079
PLUMSTED	3.015	3.080	1.320	1.345	1.391	1.436	1.459	1.530	2.115	2.193
POINT PLEASANT	3.220	3.400	3.566	3.662	3.741	1.644	1.705	1.757	1.801	1.871
POINT PLEASANT BEACH	2.803	3.022	0.828	0.905	0.936	1.005	1.044	1.098	1.444	1.489
SEASIDE HEIGHTS	3.525	3.792	1.037	1.210	1.306	1.432	1.471	1.499	1.825	1.955
SEASIDE PARK	1.691	1.832	1.979	2.062	1.226	1.194	1.251	1.254	1.253	1.308
SHIP BOTTOM	0.875	0.901	0.935	0.942	0.971	0.964	0.991	1.021	1.045	1.079
SOUTH TOMS RIVER	3.779	1.400	1.526	1.669	1.749	1.899	1.958	2.011	2.036	2.101
STAFFORD	1.487	1.625	1.709	1.763	1.793	1.846	1.887	1.907	2.247	2.275
SURF CITY	0.773	0.812	0.871	0.876	0.855	0.909	0.923	0.886	0.929	0.957
TUCKERTON	1.692	1.805	1.871	2.002	2.081	2.109	2.106	2.144	2.185	2.263
FIRE DISTRICT	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
BRICK										
DISTRICT #1	0.074	0.074	0.077	0.083	0.082	0.037	0.038	0.038	0.042	0.043
DISTRICT #2	0.085	0.085	0.085	0.090	0.090	0.048	0.049	0.050	0.052	0.055
DISTRICT #3	0.080	0.083	0.085	0.088	0.093	0.045	0.046	0.051	0.052	0.054
TOMS RIVER										
DISTRICT #1	0.113	0.106	0.107	0.113	0.039	0.039	0.041	0.043	0.055	0.054
DISTRICT #2	0.081	0.086	0.096	0.106	0.047	0.047	0.050	0.051	0.066	0.065
JACKSON										
DISTRICT #1	0.165	0.113	0.160	0.164	0.073	0.088	0.090	0.099	0.100	0.104
DISTRICT #2	0.090	0.096	0.101	0.124	0.060	0.066	0.068	0.070	0.071	0.073
DISTRICT #3	0.166	0.179	0.179	0.194	0.090	0.087	0.090	0.097	0.102	0.103
DISTRICT #4	0.202	0.181	0.141	0.146	0.064	0.065	0.063	0.065	0.067	0.068
LAKEWOOD										
DISTRICT #1	0.102	0.041	0.048	0.048	0.046	0.057	0.050	0.033	0.044	0.055
LITTLE EGG HARBOR										
DISTRICT #1	0.058	0.024	0.025	0.026	0.026	0.028	0.037	0.039	0.042	0.049
DISTRICT #2	0.069	0.026	0.026	0.027	0.027	0.031	0.032	0.045	0.049	0.051
DISTRICT #3	0.104	0.042	0.046	0.045	0.05	0.061	0.063	0.062	0.063	0.065
PLUMSTED										
DISTRICT #1	0.120	0.130	0.066	0.069	0.094	0.100	0.106	0.012	0.184	0.199
SPECIAL IMPROVEMENT DISTRICT										
TOMS RIVER TOWNSHIP										
DISTRICT #1	\$ 0.260	\$ 0.290	\$ 0.291	\$ 0.291	\$ 0.108	0.113	0.115	0.124	0.146	0.146
DISTRICT #2	0.075	0.087	0.087	0.087	0.035	0.034	0.038	0.040	0.043	0.044
SEASIDE HEIGHTS										
DISTRICT #1	0.195	0.197	0.049	0.058	0.058	0.059	0.061	0.062	0.066	0.085
REGIONAL EFFICIENCY AID PROGRAM (REAP)										
BARNEGAT LIGHT		0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
BEACH HAVEN		0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
JACKSON		0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
LACEY		0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
OCEAN		0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
PLUMSTED		0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
POINT PLEASANT		0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000

Revaluation or Reassessment Program
* Effective November 14, 2006, Dover Township was officially renamed Toms River Township.