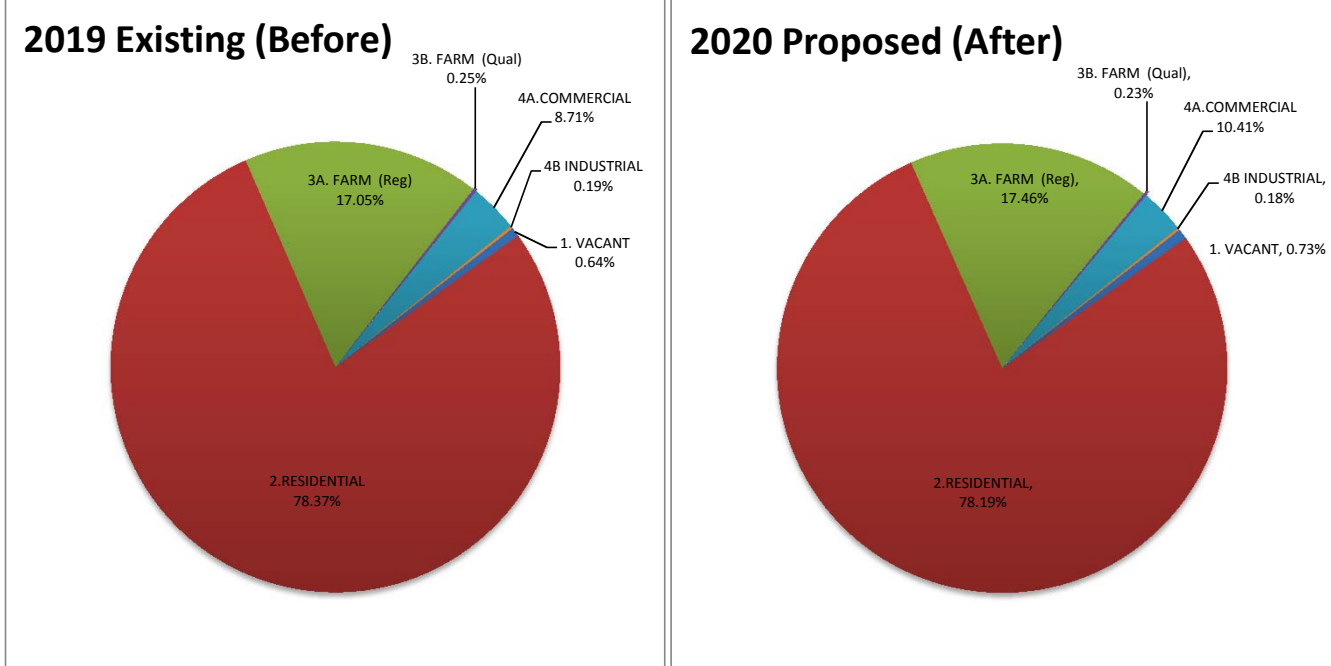


TOWNSHIP OF TEWKSBURY

PROPERTY CLASS	BEFORE			AFTER			IMPACT	
	No. OF ITEMS 2019	2019 ASSESSED VALUES	% OF 2019 TOTAL	No. OF ITEMS 2020	2020 ASSESSED VALUES	% OF 2020 TOTAL	2019 vs. 2020	SHIFT
1. VACANT	149	\$8,701,600	0.64%	153	\$11,771,700	0.73%	135.28%	0.09%
2. RESIDENTIAL	1,950	\$1,063,307,400	78.37%	1,947	\$1,255,294,500	78.19%	118.06%	-0.19%
3A. FARM (Reg)	345	\$231,284,010	17.05%	346	\$280,345,900	17.46%	100.00%	0.41%
3B. FARM (Qual)	547	\$3,456,955	0.25%	544	\$3,625,800	0.23%	100.00%	-0.03%
4A. COMMERCIAL	42	\$47,434,200	3.50%	45	\$51,607,200	3.21%	108.80%	-0.28%
4B. INDUSTRIAL	2	\$2,522,000	0.19%	2	\$2,812,900	0.18%	0.00%	-0.01%
4C. APARTMENT	0	\$0	0.00%	0	\$0	0.00%	0.00%	0.00%
TOTAL COMMERCIAL	44	\$49,956,200	3.68%	47	\$54,420,100	3.39%	108.94%	-0.29%
GRAND TOTAL	3,035	\$1,356,706,165	100%	3,037	\$1,605,458,000	100%	118%	0.00%



<u>CURRENT DATA</u>	
Current Tax Rate	\$2.585

<u>ESTIMATED 2020 TAX RATE</u>	
Current Tax Rate 2019	\$2.585
Adjustment to Ratable Base	118.33%
Current Tax Rate	\$2.585
Adjustment to Ratable Base	1.183
=	\$2.259
Revised Tax Rate based on 3.4% increase to the 2019 Budget	

Note: The actual tax rate in 2020 will be based on the actual 2020 total tax levy and the final 2020 assessments

<u>AVERAGE RESIDENTIAL ANALYSIS</u>			
Average Residential Property (2019 Assessed Value)	X	2019 Tax Rate \$2.585	= 2019 Avg. Tax \$14,096.01
			\$545,300
Average Residential Property (2020 Assessed Value)	X	2020 Estimated Tax Rate (2019 Revised rate + 3.4%) \$2.259	= 2020 Estimated Avg. Tax \$14,562.15
			\$644,700
<i>Average Residential Tax Dollar Difference</i>			\$466.15

***** ALL VALUES SUBJECT TO CHANGE BEFORE SUBMISSION OF TAX LIST ***** (v.1)