FORM A (REV.1975)

PRELIMINARY EQUALIZATION TABLE FOR THE COUNTY OF MORRIS FOR THE YEAR 2026

A hearing will be held by the Morris County Board of Taxation at 10:00 A.M. 30 Schuyler Place, Morristown, New Jersey on February 19, 2026 at which time assessors and representatives of the governing bodies may appear and be heard in regard to the ratio and valuations fixed for their own or any other taxing district, pursuant to RS 54:3-18, as amended. Objections are to be made on this date. The valuations, as finally determined after hearing, will be the basis for the apportionment of State, County, and School taxes, pursuant to RS 54:3-19 and RS 54:4-49. The Preliminary Equalization Table will be presented on February 19, 2026. Objections, if any, will be considered on that date.

Patricia A. Marsh

Patricia Marsh
COUNTY TAX ADMINISTRATOR

COUNTY PERCENTAGE LEVEL OF TAXABLE VALUE OF REAL PROPERTY 100%

		TAXING DISTRICT	COLUMN (1) REAL PROPERTY EXCLUSIVE OF CLASS II RAILROAD PROPERTY				COLUMN (2) MACHINERY, IMPLEMENTS, EQUIPMENT & ALL OTHER TAXABLE PERSONAL PROPERTY USED IN BUSINESS OF TELEPHONE, TELEGRAPH & MESSENGER SYSTEM COMPANIES (C.138 L.1966)					COLUMN (3) EQUALIZATION OF REPLACEMENT REVENUES UNDER P.L.1966 C.135 AS AMENDED					COLUMN (4) DEDUCT TRUE VALUE OF REAL PROPERTY EXCLUSIVE OF CLASS II RAILROAD PROPERTY WHERE THE TAXES ARE IN DEFAULT AND LIENS UNENFORCEABLE (C.168, L.1974)			COLUMN (5)	COLUMN (6)
			(a) AGGREGATE ASSESSED VALUE	(b) REAL PROPERTY RATIO OF AGGREGATE ASSESSED TO AGGREGATE TRUE VALUE	(c) AGGREGATE TRUE VALUE [COL.1(a)/ COL.1(b)]	(d) AMOUNT BY WHICH COL.1(a) SHOULD BE INCREASED OR DECREASED TO CORRESPOND TO COL.1(c)	(a) AGGREGATE ASSESSED VALUE (TAXABLE VALUE)	(b) TAXABLE % LEVEL (LOWER OF COUNTY % LEVEL OR PRE-TAX YEAR SCHOOL AID DIST. RATIO (NJSA 54:1-35.2)	(c) AGGREGATE TRUE VALUE [COL.2(a)/ COL.2(b)]	(d) AGGREGATE EQUALIZED VALUATION [COL.2(c) x COL.2(b)]	(e) AMOUNT BY WHICH COL.2(a) SHOULD BE INCREASED OR DECREASED TO CORRESPOND TO COL.2(d)	(a) BUSINESS PERSONAL PROPERTY REPLACEMENT REVENUE RECEIVED DURING PRECEDING YEAR P.L.1966 C.135	(b) PRECEDING YEAR GENERAL TAX RATE	(c) CAPITALIZATION OF REPLACEMENT REVENUES IN COL.3(a) PER C.135 P.L.1966 [COL.3(a)/COL.3(b)]	(d) REAL PROPERTY RATIO OF AGGREGATE ASSESSED VALUE TO AGGREGATE TRUE VALUE [SAME AS PRECEDING YEAR COUNTY EQUAL. TABLE COL.1(b)] PER P.L. 1971 C.32	(e) ASSUMED EQUALIZED VALUE OF AMOUNT IN COL.3(c) (COL.3(c)/ COL.3(d)	(a) AGGREGATE ASSESSED VALUE (TAXABLE VALUE)	(b) REAL PROPERTY RATIO OF AGGREGATE ASSESSED TO AGGREGATE TRUE VALUE [SAME AS COL.1(b)]	(c) AGGREGATE TRUE VALUE [COL.4(a) / COL.4(b)]	C. 441 IN LIEU TRUE VALUE	NET AMOUNT OF CALCULATIONS [COL.1(d) + COL.2(e) + COL.3 (e) - COL.4(c)+ COL.5 TRANSFER TO COLUMN 10 COUNTY ABSTRACT OF RATABLE
E	1	BOONTON TOWN	1,110,423,600	63.26	1,755,332,912	644,909,312	0	63.26	0	0	0	324,739	3.478	9,336,959	67.68	13,795,743	0	63.26	0	0	658,705,055
	2	BOONTON TWP	878,664,100	69.03	1,272,872,809	394,208,709	0	69.03	0	0	0	45,277	2.538	1,783,980	77.68	2,296,576	0	69.03	0	0	396,505,285
r	3	BUTLER BORO	1,485,357,600	95.19	1,560,413,489	75,055,889	0	100.00	0	0	0	173,768	2.511	6,920,289	95.14	7,273,795	0	95.19	0	0	82,329,684
	4	CHATHAM BORO	3,104,958,500	83.67	3,710,957,930	605,999,430	0	83.67	0	0	0	120,077	1.701	7,059,226	89.96	7,847,072	0	83.67	0	0	613,846,502
	5	CHATHAM TWP	3,513,808,400	66.41	5,291,083,271	1,777,274,871	0	66.41	0	0	0	32,064	2.104	1,523,949	72.22	2,110,148	0	66.41	0	0	1,779,385,019
r	6	CHESTER BORO	559,036,600	95.17	587,408,427	28,371,827	0	100.00	0	0	0	34,838	2.328	1,496,459	95.71	1,563,535	0	95.17	0	0	29,935,362
	7	CHESTER TWP	1,836,366,200	73.50	2,498,457,415	662,091,215	0	73.50	0	0	0	49,410	2.587	1,909,921	79.43	2,404,534	0	73.50	0	0	664,495,749
E	8	DENVILLE TWP	3,205,489,000	65.68	4,880,464,373	1,674,975,373	0	65.68	0	0	0	226,250	2.789	8,112,211	70.09	11,573,992	0	65.68	0	0	1,686,549,365
	9	DOVER TOWN	1,312,634,100	61.38	2,138,537,146	825,903,046	0	61.38	0	0	0	299,009	3.490	8,567,603	68.64	12,481,939	0	61.38	0	0	838,384,985
E	10	EAST HANOVER TWP	2,610,985,100	51.41	5,078,749,465	2,467,764,365	0	51.41	0	0	0	279,512	2.652	10,539,662	59.20	17,803,483	0	51.41	0	0	2,485,567,848
	11	FLORHAM PARK BORO	3,931,408,888	65.98	5,958,485,735	2,027,076,847	0	65.98	0	0	0	229,768	1.691	13,587,678	75.40	18,020,793	0	65.98	0	0	2,045,097,640
E	12	HANOVER TWP	3,888,245,537	69.39	5,603,466,691	1,715,221,154	0	69.39	0	0	0	906,912	2.052	44,196,479	76.03	58,130,316	0	69.39	0	0	1,773,351,470
	13	HARDING TWP	2,102,778,700	74.57	2,819,872,201	717,093,501	100	74.57	134	100	0	18,701	1.234	1,515,507	79.70	1,901,514	0	74.57	0	0	718,995,015
E	14	JEFFERSON TWP	2,904,329,020	69.72	4,165,704,274	1,261,375,254	100	69.72	143	100	0	63,153	3.003	2,102,983	81.01	2,595,955	0	69.72	0	0	1,263,971,209
	15	KINNELON BORO	2,126,293,300	74.42	2,857,153,050	730,859,750	0	74.42	0	0	0	32,556	2.985	1,090,640	81.06	1,345,472	0	74.42	0	0	732,205,222
r	16	LINCOLN PARK BORO	2,154,311,700	86.59	2,487,945,144	333,633,444	0	100.00	0	0	0	87,068	2.171	4,010,496	102.47	3,913,825	0	86.59	0	0	337,547,269
E	17	MADISON BORO	3,665,407,300	60.22	6,086,694,288	2,421,286,988	0	60.22	0	0	0	169,544	2.254	7,521,917	68.26	11,019,509	0	60.22	0	0	2,432,306,497
	18	MENDHAM BORO	1,264,808,800	71.81	1,761,326,835	496,518,035	0	71.81	0	0	0	47,002	2.526	1,860,719	78.84	2,360,120	0	71.81	0	0	498,878,155
r	19	MENDHAM TWP	2,699,134,100	98.93	2,728,327,201	29,193,101	0	100.00	0	0	0	14,448	1.839	785,654	97.15	808,702	0	98.93	0	0	30,001,803
	20	MINE HILL TWP	463,346,000	60.72	763,086,298	299,740,298	0	60.72	0	0	0	57,790	2.820	2,049,306	67.75	3,024,806	0	60.72	0	0	302,765,104
	21	MONTVILLE TWP	4,629,894,700	68.53	6,756,011,528	2,126,116,828	0	68.53	0	0	0	184,356	2.673	6,896,954	72.21	9,551,245	0	68.53	0	0	2,135,668,073
	22	MORRIS TWP	5,562,052,900	72.98	7,621,338,586	2,059,285,686	0	72.98	0	0	0	441,264	1.968	22,421,938	78.90	28,418,172	0	72.98	0	0	2,087,703,858
	23	MORRIS PLAINS BORO	1,562,073,600	68.10	2,293,793,833	731,720,233	0	68.10	0	0	0	244,214	2.548	9,584,532	76.10	12,594,654	0	68.10	0	0	744,314,887
	24	MORRISTOWN TOWN	4,680,496,500	90.51	5,171,247,928	490,751,428	46,508	90.51	51,384	46,508	0	510,829	1.760	29,024,358	96.15	30,186,540	0	90.51	0	0	520,937,968
r	25	MT LAKES BORO	1,787,059,200	94.75	1,886,078,311	99,019,111	0	100.00	0	0	0	35,963	2.299	1,564,295	91.28	1,713,732	0	94.75	0	0	100,732,843
	26	MT ARLINGTON BORO	1,058,892,200	79.84	1,326,267,786	267,375,586	0	79.84	0	0	0	18,031	2.203	818,453	87.73	932,923	0	79.84	0	0	268,308,509
	27	MT OLIVE TWP	3,538,549,600	66.12	5,351,708,409	1,813,158,809	0	66.12	0	0	0	89,290	3.366	2,652,696	70.70	3,752,045	0	66.12	0	0	1,816,910,854
	28	NETCONG BORO	319,546,600	69.53	459,580,900	140,034,300	0	69.53	0	0	0	51,878	3.447	1,505,023	82.62	1,821,621	0	69.53	0	0	141,855,921
E	29	PAR-TROY HILLS TWP	7,329,282,100	66.60	11,004,928,078	3,675,645,978	333,000	66.60	500,000	333,000	0	487,670	3.452	14,127,169	71.16	19,852,683	0	66.60	0	0	3,695,498,661
r	30	LONG HILL TWP	2,233,686,000	95.79	2,331,857,188	98,171,188	0	100.00	0	0	0	107,171	2.201	4,869,194	95.83	5,081,075	0	95.79	0	0	103,252,263
r	31	PEQUANNOCK TWP	3,628,820,100	95.34	3,806,188,483	177,368,383	75	100.00	75	75	0	125,831	1.839	6,842,356	97.00	7,053,975	0	95.34	0	0	184,422,358
	32	RANDOLPH TWP	4,447,441,400	71.53	6,217,588,984	1,770,147,584	0	71.53	0	0	0	197,440	2.932	6,733,985	77.29	8,712,621	0	71.53	0	0	1,778,860,205
r	33	RIVERDALE BORO	1,166,302,200	99.33	1,174,169,133	7,866,933	0	100.00	0	0	0	78,425	1.901	4,125,459	93.31	4,421,240	0	99.33	0	0	12,288,173
	34	ROCKAWAY BORO	796,322,900	67.26	1,183,947,220	387,624,320	87	67.26	129	87	0	182,949	3.368	5,431,990	76.25	7,123,921	0	67.26	0	0	394,748,241
r	35	ROCKAWAY TWP	6,129,142,600	90.04	6,807,133,052	677,990,452	0	100.00	0	0	0	287,109	2.463	11,656,885	89.84	12,975,161	0	90.04	0	0	690,965,613
E	36	ROXBURY TWP	3,639,325,349	64.45	5,646,742,202	2,007,416,853	0	64.45	0	0	0	388,507	2.821	13,771,960	71.32	19,310,095	0	64.45	0	0	2,026,726,948
r	37	VICTORY GARDENS	151,419,700	111.79	135,450,130	-15,969,570	0	100.00	0	0	0	4,352	3.538	123,013	60.59	203,025	0	111.79	0	0	-15,766,545
	38	WASHINGTON TWP	2,842,050,100	68.81	4,130,286,441	1,288,236,341	0	68.81	0	0	0	107,998	3.003	3,596,348	74.66	4,816,968	0	68.81	0	0	1,293,053,309
r	39	WHARTON BORO	1,100,527,700	100.58	1,094,181,448	-6,346,252	0	100.00	0	0	0	113,062	2.607	4,336,850	95.74	4,529,820	0	100.58	0	0	-1,816,432
			101,420,671,994		138,404,838,594	36,984,166,600	379,870		551,865	379,870	0	6,868,224		286,055,096		365,323,345	0		0	0	37,349,489,945

138,770,541,809

r = REASSESSMENT
R = REVALUATION
E = EXCLUDES SPECIAL EXEMPTION

TYPE	AMOUNT	TAXING DISTRICT	TYPE	AMOUNT	TAXING DISTRICT	TYPE	AMOUNT	TAXING DISTRICT
FIRE SUPPRESSION	195,800	BOONTON TOWN OF	FIRE SUPPRESSION	7,479,200	EAST HANOVER TOWNSHIP	POLLUTION CONTROL	198,400	PARSIPPANY-TROY HILLS
FIRE SUPPRESSION	41,500	DENVILLE TOWNSHIP	FIRE SUPPRESSION	622,563	HANOVER TOWNSHIP	FIRE SUPPRESSION	1,131,700	PARSIPPANY-TROY HILLS
RENEWABLE ENERGY	116,100	DENVILLE TOWNSHIP	DWELL EXEMPTION	407,380	JEFFERSON TOWNSHIP	WATER/SEWAGE FAC.	151,300	PARSIPPANY-TROY HILLS
			FIRE SUPPRESSION	2,309,200	MADISON BOROUGH	FIRE SUPPRESSION	4,873,451	ROXBURY TOWNSHIP