

Explaining the Math: How the NJ County Board of Taxation Sets Your Property Tax Rate

For Tax Collectors, Tax Assessors, CFOs, Municipal Clerks, Administrators & Governing Bodies

AUGUST 26, 2026 - WEBINAR

- *Approved by DCA for CTCs -2 CEUs - 2 Reporting/Billing/Collections
- *Approved by DCA for CMFOs & CCFOs - 2 CEUs- 2 Budget
- *Approved by DCA for RMCs - 2 CEUs- 2 Finance
- *Approved for 2 CPEs for CPAs, RMAs & PAs – Accounting
- *Applied to Division of Taxation for CTAs - 2 CEUs-Property Tax Administration

Webinar Timeframe 10am – 12pm - \$50.00 per person

The Board calculates and finalizes the rate through this systematic process:

Calculate the Rate: The County Board of Taxation aggregates all the required tax levies and divides them by the total municipal assessed base. This mathematical equation is expressed as a rate per \$100 of assessed property value.

Apply to Individual Property: Once struck, this rate is multiplied by an individual property's assessed value to determine the final tax liability.

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. Because of New Jersey's strong "home rule" concept of government, the State does not participate in the making of local budgets, nor does it receive any of the property taxes collected.

Tax Rates Equals

- The Budget Process
- Creation of the Tax Levy
- Breakdown of general tax rate
- Special District rate
- State Certification
- County Certification
- Debits and Credits - Cause and effects & Dates

PRESENTER:

Melissa Rockwell, CTA- Tax Administrator-Sussex County Board of Taxation

CLAIMANTS CERTIFICATION & DECLARATION

I do solemnly declare and certify under the penalty of the law that the within bill is correct in all its particulars, the articles have been furnished or services rendered as stated herein, that no bonus has been given or received by any person or persons within knowledge of this claimant in connection with the above claim and that the amount charged is a reasonable one.

Just send your check with the application form!
You do not need to send us your Voucher for a separate signature since the presigned certification on the left can be attached to your voucher in lieu of sending it to us for a signature. This form has been determined by DLGS to meet the requirements of the statutes for this type of expenditure.



Michael F. Conti, Program Coordinator

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