City of Absecon

2026 (Second Annual)

Budget Presentation

May 21, 2026

Mayor

Thomas “Tommy” Marrone

Absecon City Council

- Alex Clark, Councilperson Ward 1
- Nicholas L. LaRotonda, Councilperson Ward 1
- Mike Sykes, Councilperson Ward 1
- Linda Evans, Councilperson Ward 2
- Richard DeRose, Council President Ward 2
- Christine Parker, Councilperson Ward 2
- Stephen S. Light, Councilperson At-Large

City of Absecon

Municipal Budget Team

- Tommy Marrone, Mayor
- Councilman Alex Clark
  Finance Committee Chair
- Councilman Nick LaRotonda
  Finance Committee Member
- Councilwoman Christine Parker
  Finance Committee Member
- Council President Rich DeRose

FORD SCOTT
& ASSOCIATES, L.L.C.
CERTIFIED PUBLIC ACCOUNTANTS

- Leon P. Costello, CPA of Ford Scott & Associates is the City's knowledgeable and local Municipal Auditor
- Kristen Manning, CFO
  Chief Financial Officer
- Jessica Snyder, MPA, CTC
  Business Administrator and
  Tax Collector
- Residents/professionals/volunteers)

The City of Absecon directly controls ONLY the municipal portion of your Property Tax Bill

Three Separate Tax Levies

- Your annual property tax bill has three components: Municipal, School District, and Atlantic County.
- Each is independent of the other.
- This presentation ONLY covers the municipal portion.
- The City of Absecon has no authority over the other two.

How to Calculate YOUR Tax bill

The assessed value of your home
÷ 100 × the municipal tax rate
= your municipal tax.

The assessed value of your home
÷ 100 × the total tax rate
= your total property taxes.

Where do your taxes go?

Municipality

Municipal Services:

- Police
- Fire
- Ambulance
- Public Works
- Administrative Staff
- Trash/Recycling Pickup
- Community Events

School

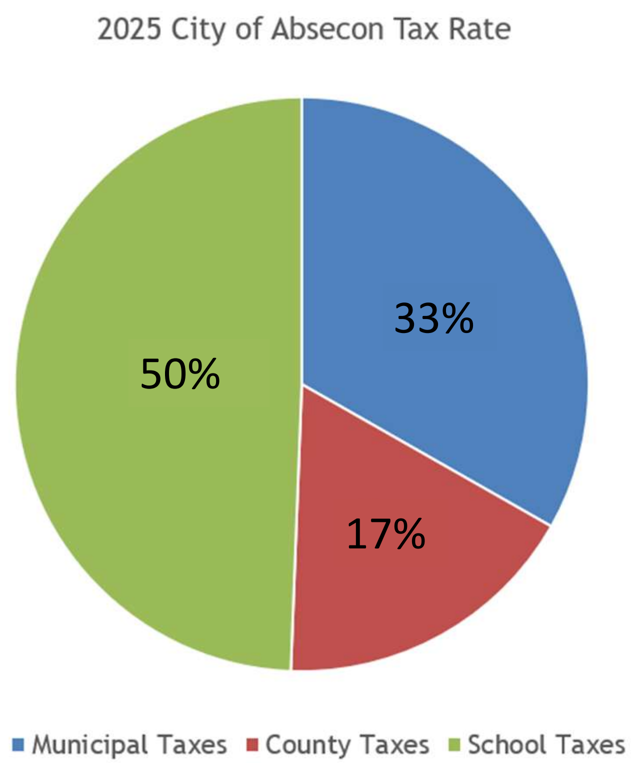
- Approximately ONE HALF of your property taxes typically go to the local public schools.
- Pre-k to 12 Education for OUR Students.

County

County services:

- Sheriff
- Prosecutor
- Surrogate
- Elections
- County Clerk
- Library System
- Passports

City of Absecon
2025 Tax Rate Breakdown



2025 Tax Collection Percentage = 99.47%

Year	Tax Levy	Taxes Collected	% of Collections
2022	23,519,642.43	23,339,273.68	99.23%
2023	24,084,221.85	23,895,300.36	99.22%
2024	24,392,789.99	24,197,109.55	99.20%
2025	25,682,895.70	25,547,649.93	99.47%

Atlantic County Municipal Budgets from the Abstract of Ratables 2018-2025

*Absecon change calculated from 2019 to current.

Local Tax	2018	2019	2020	2021	2022	2023	2024	2025	Change from 2019	% Change
Absecon	**7,242,854.43**	**7,242,903.83**	**7,378,820.00**	**7,538,900.36**	**7,340,850.53**	**7,370,830.00**	**7,698,271.93**	**8,516,293.56**	**1,273,390**	**18%**
Atlantic City	52,777,042.35	46,343,661.66	43,697,149.26	40,953,994.51	39,476,437.74	38,235,972.24	36,006,554.53	35,238,122.90	(11,105,539)	-24%
Brigantine	21,694,216.94	21,368,397.66	21,109,370.65	21,692,741.71	21,994,635.71	23,455,881.00	24,243,098.70	25,556,936.45	4,188,539	20%
Buena Borough	2,923,637.64	2,909,619.72	2,894,262.85	2,880,769.02	3,035,014.63	3,237,035.87	3,520,611.39	3,605,906.24	696,287	24%
Buena Vista Twp.	2,662,418.35	2,747,917.19	2,834,058.14	3,013,833.45	3,264,853.16	3,636,620.56	3,733,094.36	3,973,383.00	1,225,466	45%
Corbin City	164,136.00	170,850.00	170,850.00	176,589.00	176,211.00	189,030.00	194,767.64	200,312.00	29,462	17%
Egg Harbor City	4,477,369.00	4,568,901.00	4,572,474.00	4,557,628.79	4,574,754.52	4,643,857.85	4,729,232.22	4,762,814.35	193,913	4%
Egg Harbor Twp.	23,765,344.00	24,245,116.00	24,602,836.00	25,672,172.00	25,837,673.35	27,251,962.68	28,369,058.00	28,880,757.00	4,635,641	19%
Estell Manor	459,933.31	513,572.45	536,893.90	584,386.31	634,508.05	648,538.99	648,041.37	647,786.00	134,214	26%
Folsom Borough	665,846.15	670,112.10	704,939.21	724,810.42	742,835.81	772,212.24	787,617.72	831,960.94	161,849	24%
Galloway Twp.	16,659,738.01	16,746,917.85	16,788,025.28	16,841,585.10	16,798,283.91	17,775,291.80	18,377,102.06	18,582,793.78	1,835,876	11%
Hamilton Twp.	18,072,383.80	18,090,798.29	18,170,806.47	18,170,891.08	18,277,837.10	19,536,924.30	19,909,840.95	20,640,607.00	2,549,809	14%
Hammonton	9,513,615.58	9,519,230.16	9,692,320.63	9,764,850.90	9,991,581.24	10,432,015.92	11,000,480.74	11,462,546.37	1,943,316	20%
Linwood	9,004,499.00	9,033,135.57	8,961,907.77	8,960,463.59	9,127,930.69	9,476,003.00	9,720,299.87	10,511,263.17	1,478,128	16%
Longport	6,027,922.92	6,723,051.64	6,784,514.43	6,820,536.26	7,218,868.26	7,699,884.74	8,562,606.18	8,936,505.48	2,213,454	33%
Margate	24,064,583.06	24,293,035.96	24,573,610.94	24,853,050.80	25,353,714.45	26,187,806.00	28,678,951.20	29,903,005.18	5,609,969	23%
Mullica	3,730,935.51	3,811,051.04	3,994,744.37	4,084,843.85	4,203,195.98	4,498,297.23	4,718,603.67	4,995,904.72	1,184,854	31%
Northfield	8,885,534.42	8,810,878.97	8,739,048.60	8,705,068.04	8,696,850.77	8,908,438.60	9,335,729.12	9,985,294.96	1,174,416	13%
Pleasantville	22,553,398.00	23,161,927.00	23,810,385.00	23,682,011.00	24,347,360.15	25,399,482.32	26,050,460.83	27,342,895.00	4,180,968	18%
Port Republic	609,905.00	611,342.00	610,272.58	607,913.97	621,486.19	628,680.44	898,617.24	919,190.90	307,849	50%
Somers Point	11,079,040.63	11,274,689.44	11,422,693.27	11,399,563.33	11,629,734.68	12,709,252.62	12,801,124.07	13,122,397.20	1,847,708	16%
Ventnor	22,653,324.22	22,698,285.69	23,184,407.40	23,446,412.25	24,016,127.10	26,089,447.00	27,045,440.29	28,236,361.17	5,538,075	24%
Weymouth	702,522.22	745,246.51	756,277.72	759,061.90	771,353.75	825,189.40	859,085.72	911,401.85	166,155	22%
County Totals	270,390,200.54	266,300,641.73	265,990,668.47	265,892,077.64	268,132,098.77	279,608,654.80	287,888,689.80	297,764,439.22	31,463,797	12%

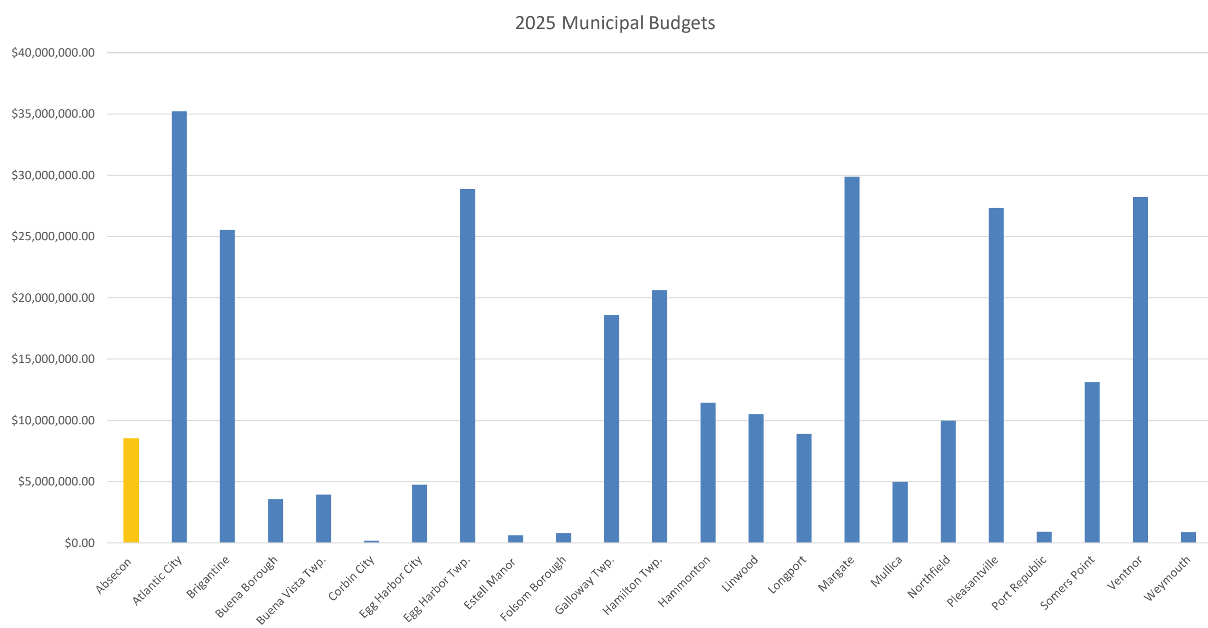
Information obtained from Atlantic County Board of Taxation Abstract of Ratables from 2018 to 2025

https://www.atlanticcountynj.gov/government/county-government/board-of-taxation

Atlantic County Municipal Budgets

from the Atlantic County Abstract of Ratables 2025

Municipality	Municipal Budget
Absecon	$8,516,293.56
Atlantic City	$35,238,122.90
Brigantine	$25,556,936.45
Buena Borough	$3,605,906.24
Buena Vista Twp.	$3,973,383.00
Corbin City	$200,312.00
Egg Harbor City	$4,762,814.35
Egg Harbor Twp.	$28,880,757.00
Estell Manor	$647,786.00
Folsom Borough	$831,960.94
Galloway Twp.	$18,582,793.78
Hamilton Twp.	$20,640,607.00
Hammonton	$11,462,546.37
Linwood	$10,511,263.17
Longport	$8,936,505.48
Margate	$29,903,005.18
Mullica	$4,995,904.72
Northfield	$9,985,294.96
Pleasantville	$27,342,895.00
Port Republic	$919,190.90
Somers Point	$13,122,397.20
Ventnor	$28,236,361.17
Weymouth	$911,401.85



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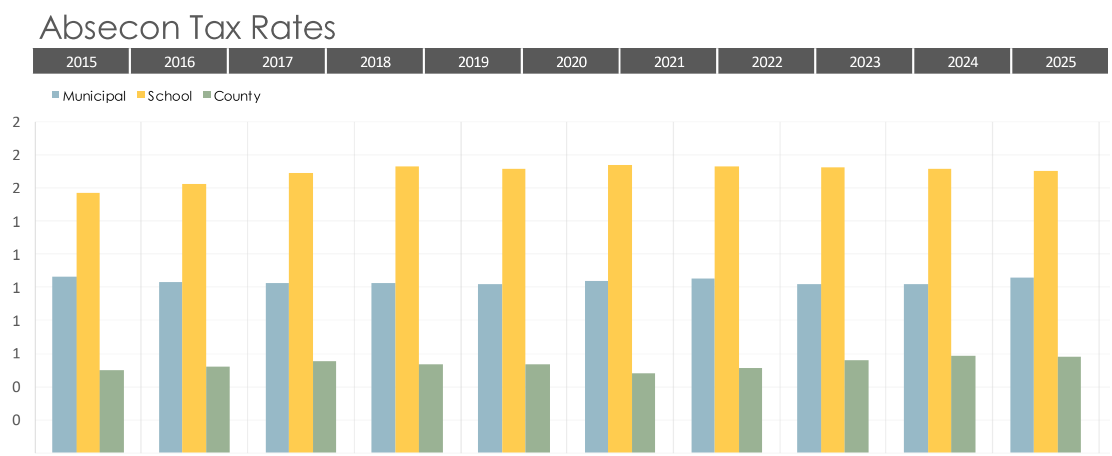
City of Absecon
2015 - 2025 Tax Rate Trends

Municipal

School

County



Portions	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Municipal	1.063	1.032	1.027	1.028	1.022	1.038	1.051	1.019	1.019	1.059	1.169
School	1.569	1.622	1.689	1.729	1.72	1.739	1.734	1.725	1.717	1.708	1.737
County	0.503	0.522	0.552	0.535	0.536	0.479	0.511	0.562	0.587	0.579	0.611
Total	**3.135**	**3.176**	**3.268**	**3.292**	**3.278**	**3.256**	**3.296**	**3.306**	**3.323**	**3.346**	**3.517**

Year	Total Tax Rate
2015	3.135
2016	3.176
2017	3.268
2018	3.292
2019	3.278
2020	3.302
2021	3.296
2022	3.306
2023	3.323
2024	3.346
2025	3.517

Tax Rate Analysis

Local Tax Rate:

2015	1.027			2024	1.059			
2023	1.019			2025	1.169			
		-0.008	Decrease			0.11 Increase	Total	0.102

School Tax Rate:

2015	1.569			2024	1.708			
2023	1.717			2025	1.737			
		0.148	Increase			0.029 Increase	Total	0.177

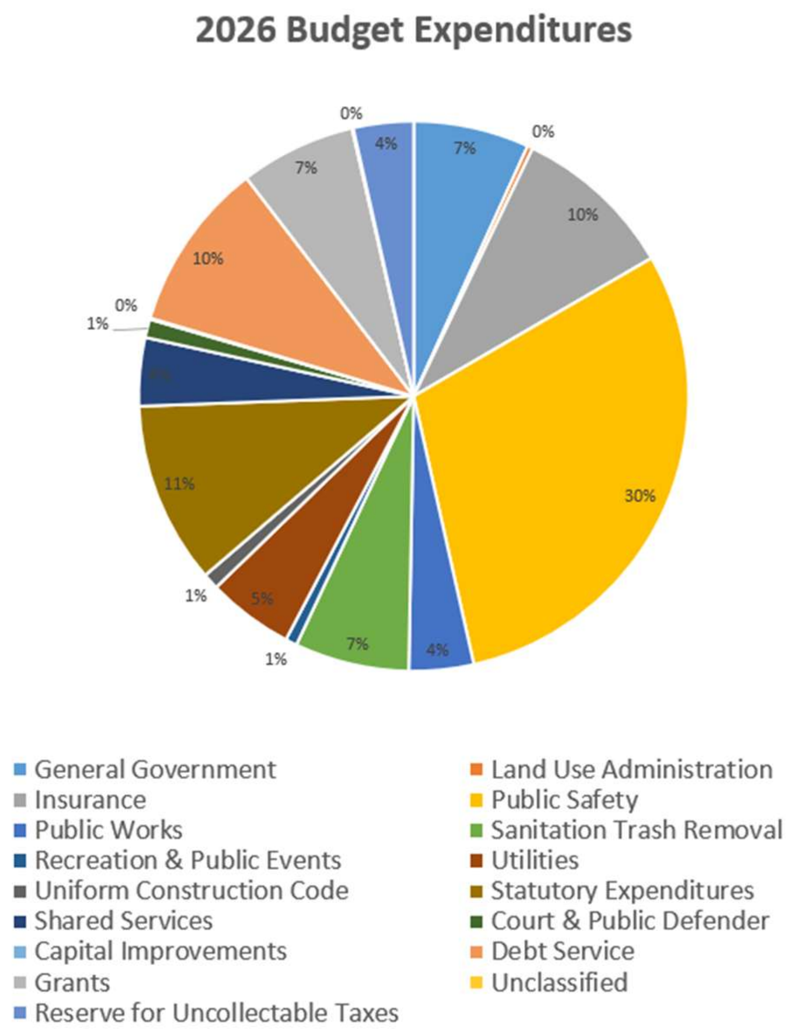
County Tax Rate:

2015	0.490			2024	0.579			
2023	0.520			2025	0.611			
		0.030	Increase			0.032 Increase	Total	0.062

*The School and County raised Taxes to reflect rising costs. The City had to as well.

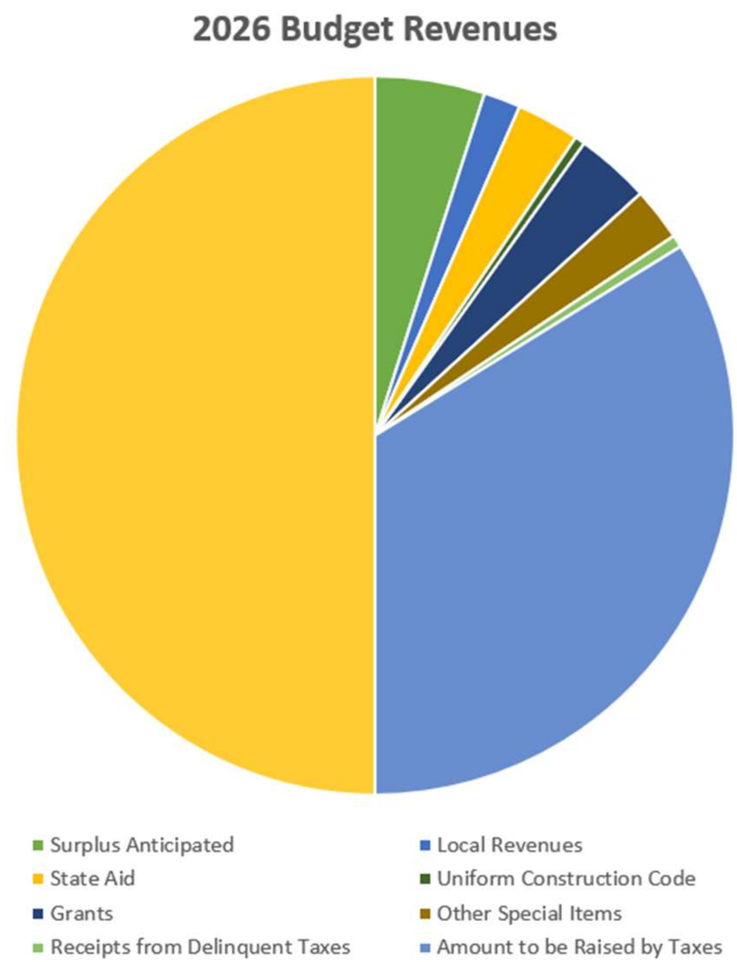
*The prior budgets anticipated Fund Balance as a revenue to fund the operating budget in an amount that was not sustainable for future financial stability.

*Previously, one time revenues were also used to fund the budget.



Category	Percentage	Amount
General Government	6.81%	$920,025.00
Land Use Administration	0.32%	$43,100.00
Insurance	9.51%	$1,284,818.00
Public Safety	29.85%	$4,035,387.00
Public Works	3.80%	$514,000.00
Sanitation Trash Removal	6.73%	$910,000.00
Recreation & Public Events	0.68%	$91,600.00
Utilities	5.07%	$685,000.00
Uniform Construction Code	0.94%	$127,500.00
Statutory Expenditures	10.71%	$1,447,485.00
Shared Services	4.01%	$542,655.00
Court & Public Defender	1.08%	$146,350.00
Capital Improvements	0.07%	$10,000.00
Debt Service	10.00%	$1,351,628.86
Grants	6.80%	$919,339.42
Unclassified	0.07%	$10,000.00
Reserve for Uncollectable Taxes	3.53%	$477,736.58
Total:		**$13,516,624.86**

Category	Amount
Surplus Anticipated	$1,335,000.00
Local Revenues	$448,316.06
State Aid	$766,798.00
Uniform Construction Code	$125,000.00
Grants	$904,339.42
Other Special Items	$646,250.00
Receipts from Delinquent Taxes	$150,000.00
Amount to be Raised by Taxes	$9,140,921.38
Total	**$13,516,624.86**



2026 Property Tax Snapshot

Average Property Tax Bill Increase of 155.15
for 2026 Average Assessment = $172,390
($155.15 Per Year or $12.93 Per Month)

	2025	2026 Estimated	CHANGE
Amount to be raised by Property Taxes (Municipal Portion Only)	8,516,293.56	9,140,921.38	624,627.82
Total Assessed Value of City of Absecon	728,706,800	726,249,200	-2,457,600
Total Assessed Value of Residential Properties (Property Class 2 – qty. 3,283 ratables)	565,147,800	565,959,500	811,700
Municipal Property Tax Rate	1.169	1.259	.09
Average Property Tax Bill – Municipal Portion (2026 Average Assessment = $172,390)	$2,015.24	$2,170.39	$155.15

Assessed Value	2025 Municipal Rate 1.169	2026 Est. Municipal Rate 1.259 (0.09)	INCREASE
150,000	1,753.50	1,888.50	$135.00
200,000	2,338.00	2,518.00	$180.00
250,000	2,922.50	3,147.50	$225.00
300,000	3,507.00	3,777.00	$270.00
350,000	4,091.50	4,406.50	$315.00

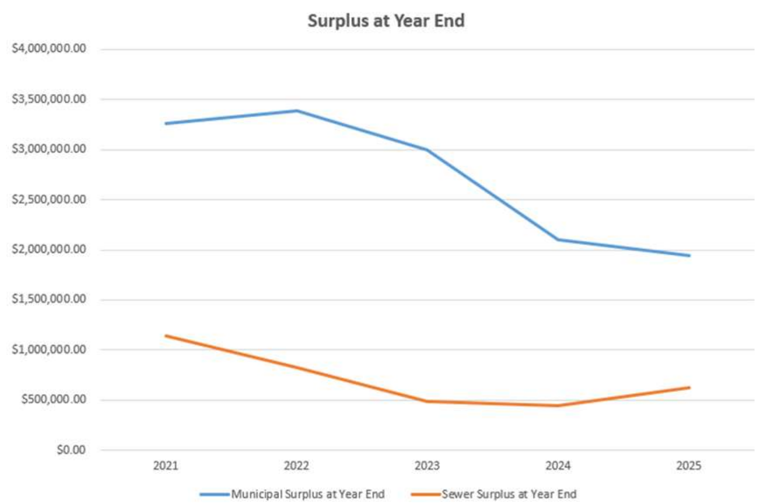
Factors that influence Absecon's Municipal Budget

- Inflation Rate by CPI Consumer Price Index from 2020 – 2026 is up 27%
  - On average, something that cost $100.00 in 2020 now costs $127.00
- The Inflation Rate for April 2026 – 3.8%
- The City of Absecon's Municipal Tax Rate increased 0.255 since 2020
  - *Not inclusive of the Municipal Library
- We are unable to replace the 900K surplus utilized to balance the budget in 2024

Factors that drove the tax rate up in 2026:

- Rising HEALTH INSURANCE costs – 19.3%
  - Coverage 7/1/2026 – 6/30/2027
- $165,000 less in surplus to support the Budget
- Public Safety increases of $248,247.00
- Debt Service increase of $104,985.08
- Utilities increased by $52,000.00

Year-End Surplus Analysis



City of Absecon						
Fund Balance Replacement 2020 to 2025						
	2020	2021	2022	2023	2024	2025
Excess:						
Miscellaneous Revenue	(156,706)	82,135	68,204	125,785	26,178	(16,085)
Delinquent Tax	25,543	(3,190)	4,819	8,050	(16,745)	67,314
Current Taxes	524,438	595,902	516,218	397,849	397,817	358,718
Unexpended Current Appropriations	30,505	1	129	208,501	-	-
Miscellaneous Revenue not Anticipated	75,053	486,031	379,756	118,373	98,349	463,820
Unexpended Prior Appropriations	469,228	625,858	708,171	618,876	480,383	421,374
						43,460
Interfunds, etc.	76,650	14,495	79,647	(81,561)	27,856	
Deferred School Tax	***800,000***					
Total Fund Balance Replaced	1,844,710	1,801,231	1,756,944	1,395,873	1,013,836	1,338,601
Miscellaneous Revenue not Anticipated						
Land Sales		215,731	250,000			300,000
Library Fund Balance		128,689				
Cannabis						60,238

Year	Municipal Surplus at Year End	Sewer Surplus at Year End
2021	$3,261,806.15	$1,144,574.41
2022	$3,384,149.82	$828,900.48
2023	$3,000,023.19	$486,616.71
2024	$2,098,859.53	$444,338.18
2025	$1,937,460.55	$625,898.14

Planning for the Future: 2026 and Beyond

- Continue to focus on securing grants to help offset costs.
- Continue to work realign our licenses, fines, fees, and permit costs with comparable towns.
- Look for opportunities to increase revenue by being proactive.
- Work to bring new businesses to Absecon.
- Continue to support the growth and development of existing businesses in Absecon.
- **Strive to maintain fiscal responsibility to offset any future tax liabilities.**

Moving Forward:

- Maintain transparency through the budget process.
- Focus operations utilizing multi-year outlook.
- Utilizing checks and balances.

CITY OF ABSECON
2026 BUDGET FUNDING

	2026	Project Tax Results 2027	2028	2029	2030	2031
Budget Funding:						
Fund Balance	1,335,000.00	1,400,000.00	1,425,000.00	1,450,000.00	1,475,000.00	1,500,000.00
Local Revenues	1,219,566.06	1,250,000.00	1,350,000.00	1,450,000.00	1,550,000.00	1,650,000.00
State Aid	766,798.00	800,000.00	800,000.00	800,000.00	800,000.00	800,000.00
Grants	904,339.42					
Delinquent Tax	150,000.00	150,000.00	150,000.00	150,000.00	150,000.00	150,000.00
Local Purpose Tax	9,140,921.38	9,487,413.88	9,858,039.80	10,252,257.41	10,671,789.29	11,118,506.65
	13,516,624.86	13,087,413.88	13,583,039.80	14,102,257.41	14,646,789.29	15,218,506.65
Ratables	726,249,200	734,249,200	742,249,200	750,249,200	758,249,200	766,249,200
Tax Rate	1.259	***1.292***	***1.328***	***1.367***	***1.407***	***1.451***
Increase	0.090	***0.033***	***0.036***	***0.038***	***0.041***	***0.044***
Levy Increase		***346,492.50***	***370,625.92***	***394,217.60***	***419,531.88***	***446,717.36***
Employee Costs Increase		***336,050.54***	***356,604.18***	***378,715.42***	***402,519.66***	***428,164.89***

CITY OF ABSECON
SUMMARY OF 2026 BUDGET

					Future Budget Projections				
Total Budget		13,516,624.86	100.0%		2027	2028	2029	2030	2031
				Employee Costs	*7,351,326.54*	*7,707,930.72*	*8,086,646.14*	*8,489,165.79*	*8,917,330.68*
					7,015,276.00	*7,351,326.54*	*7,707,930.72*	*8,086,646.14*	*8,489,165.79*
					336,050.54	*356,604.18*	*378,715.42*	*402,519.66*	*428,164.89*
Employee Costs:					*4.79%*	*4.85%*	*4.91%*	*4.98%*	*5.04%*
Salaries & Wages									
Sheet 17	4,422,100.00			***103.50%***	4,576,873.50	4,737,064.07	4,902,861.32	5,074,461.46	5,252,067.61
Sheet 25	-			***102.00%***	-	-	-	-	-
Total		4,422,100.00			4,576,873.50	4,737,064.07	4,902,861.32	5,074,461.46	5,252,067.61
Social Security									
Sheet 19		360,000.00		***102.00%***	367,200.00	374,544.00	382,034.88	389,675.58	397,469.09
Pensions etc.									
Sheet 19		168,529.00		***102.00%***	171,899.58	175,337.57	178,844.32	182,421.21	186,069.63
Sheet 19		893,956.00		***106.00%***	947,593.36	1,004,448.96	1,064,715.90	1,128,598.85	1,196,314.78
Sheet 19		-							
Sheet 20		-							
Insurance									
Sheet 15d & 20		1,170,691.00		***110.00%***	1,287,760.10	1,416,536.11	1,558,189.72	1,714,008.69	1,885,409.56
Direct Employee Costs		**7,015,276.00**	**51.9%**						
General Liability Insurance									
Sheet 15d		114,127.00	0.8%		125,000.00	140,000.00	155,000.00	170,000.00	185,000.00
Debt Service:									
Sheet 27		1,351,628.86	10.0%		1,400,000.00	1,425,000.00	1,450,000.00	1,475,000.00	1,500,000.00
Reserve for Uncollected Taxes:									
Sheet 29		477,736.58	3.5%		500,000.00	525,000.00	550,000.00	575,000.00	600,000.00
Capital Funds:									
Sheet 26a		10,000.00	0.1%		10,000.00	10,000.00	10,000.00	10,000.00	10,000.00
Deferred Charges:									
Sheet 28		-	0.0%						
Grants:									
Sheet 25 (less Salaries & Wages above)		919,339.42	6.8%						
All Other Departmental OE's:									
Various Line Items		3,628,517.00	26.8%	***102.00%***	3,701,087.34	3,775,109.09	3,850,611.27	3,927,623.49	4,006,175.96
				Projected Budget Totals	13,087,413.88	13,583,039.80	14,102,257.41	14,646,789.29	15,218,506.65

Feel Free to CONTACT US:

Rich DeRose, Council President

(609) 226-6288

RDeRose@absecon nj.org

Alex Clark, Councilman / Finance Committee Chair

AClark@abseconnj.org

Property Tax Relief Programs through the State of New Jersey

NEW JERSEY
PROPERTY TAX RELIEF

FOR NJ RESIDENT SENIOR HOMEOWNERS AND RENTERS, AGE 65 AND OVER

THREE PROGRAMS, ONE APPLICATION (PAS-1)

Based on 2025 Residency, income, and age

SENIOR FREEZE

Born in 1960 or earlier, or received permanent Social Security disability or Railroad Retirement disability payments during 2025.

Met the 2024 and 2025 income limits:
2024 — $168,268 or less
2025 — $172,475 or less

Owned and lived in the same home as their main home (or leased a site in a mobile home park and lived in a mobile home) on or before December 31, 2022 through December 31, 2025.

The home was subject to property taxes (on the land and improvements).

ANCHOR

Owned or rented and occupied property as their main home on October 1, 2025.

Met the income limits for 2025:
Homeowners — $250,000 or less
Renters — $150,000 or less

Homeowners: The home had to be subject to property taxes on the land and improvements.

Renters: Must be listed on the lease.

STAY NJ

Born in 1960 or earlier.

Met the income limit for 2025:
$500,000 or less

Owned and lived in a NJ home as their main home for all of 2025.

Stay NJ benefits are calculated after ANCHOR and Senior Freeze benefits are determined.

If you qualify for all three programs, the Stay NJ benefit will be 50% of your property taxes (up to $6500) minus any payments received through ANCHOR and Senior Freeze.

FORM PAS-1 WAS ISSUED FEBRUARY 2026

3 Programs filed utilizing only 1 application (PAS-1)

New Jersey Property Tax Relief (Tax Year 2025) FAQ

New Jersey Property Tax Relief (Tax Year 2025) FAQ

1. **Who can file the combined property tax relief application Form PAS-1?**
New Jersey residents who were 65 and older, or recipients of Social Security Disability, or recipients receiving Railroad Retirement Disability benefits during Tax Year 2025 may be eligible to file the combined application (Form PAS-1).

2. **How is the combined application different from previous applications?**
   - **For Senior Freeze recipients,** the application looks different, and the income standards also have changed. **You do not have to include** proof of property taxes paid. If you already have a "base year" established, it will be printed on line 14 for homeowners (18% of site fees for mobile homeowners).
   - **For ANCHOR homeowner recipients,** you are not required to have an Identification Number and PIN to file for benefits.

3. **When is the filing deadline?**
The deadline for submitting a Tax Year 2025 property tax relief application is November 2, 2026.

4. **How does the applicant file?**
If the applicant was 65 or older, or a recipient of Social Security Disability, or a recipient of Railroad Retirement Disability benefits in Tax Year 2025, they will have two ways to file:
   - File a paper property tax relief application (Form PAS-1) for all three property tax programs: ANCHOR, Property Tax Reimbursement (Senior Freeze), and the Stay NJ Property Tax Benefit.
   - Alternatively, they have the option to file the combined application online at ***propertytaxrelief.nj.gov***
   - **There will be no auto-file for these applicants.**

5. **What if the applicant was under 65, did not receive Social Security Disability, or Railroad Retirement Disability benefits in Tax Year 2025?**
They will file their property tax relief application (ANC-1) via one of the following methods:
   - The Division will auto-file for some applicants;
   - They can file an online application at ***propertytaxrelief.nj.gov***; or
   - They can file a paper application.

   The online application will be the same for all applicants regardless of age, disability status, or whether they own or rent their principal residence.

6. **Will information be sent to applicants regarding the Senior Freeze, ANCHOR and Stay NJ benefit amounts?**
The Division will send a letter to combined application filers explaining the ANCHOR, Senior Freeze, and Stay NJ benefit amounts calculated for each applicant. The Division will begin sending these letters in October 2026.

   These letters will only be sent to PAS-1 applicants that are eligible for the Stay NJ program.

<u>**PAS-1 Combined Application Filers**</u>**:** Individuals who are 65 and older, or recipients of Social Security Disability, or receiving Railroad Retirement Disability benefits are expected to begin receiving the combined application (Form PAS-1) by mail in March 2026.

Applicants who filed their 2024 PAS-1 form electronically will receive a postcard reminding them to file their 2025 PAS-1 electronically online at ***propertytaxrelief.nj.gov***

<u>**ANC-1 ANCHOR Application Filers**</u>**:** Individuals who are under 65 and do not receive either disability benefit file using the ANC-1 application.

1. Most eligible ANC-1 filers will have their applications auto-filed and will receive an ANCHOR Benefit Confirmation Letter in August 2026.
2. Eligible individuals whose ANC-1 applications **are not auto-filed** can:
   (A) download the ANC-1 application from the Division's website and submit it by mail; or
   (B) file the property tax relief application electronically online at www.anchor.nj.gov

8. **Will applicants need to provide proof of property taxes due and paid?**
No. There is no need to provide proof of property taxes paid (no Senior Freeze verification forms: PTR-1A, PTR-1A Co-op, PTR-1B, PTR-2A, PTR-2A Co-op, or PTR-2B), even for first-time applicants. The Division of Taxation will contact the applicant if we require documentation.

9. **How will applicants receive property tax relief payments?**
Applicants who file a paper PAS-1 application will be mailed a paper check. There will be no direct deposit payment option for these applicants.
Applicants who file the online PAS-1 application at ***propertytaxrelief.nj.gov*** will have the option to receive a direct deposit for any benefits that are available through direct deposit.

10. **When will property tax relief payments begin? ***
    - Property Tax Reimbursement (Senior Freeze) payments will begin in July 2026 and continue on a rolling basis.
    - ANCHOR payments will begin in September 2026 and continue on a rolling basis. Most applicants will receive their payment about 90 days after applying, unless additional information is needed to process the application.
    - Stay NJ program benefit payments are expected to be paid quarterly. The payments will be scheduled for February 2027, May 2027, August 2027, and November 2027. The February 2027 and May 2027 payments are subject to budget appropriations in the Fiscal Year 2027 State Budget. The August 2027 and November 2027 payments are subject to budget appropriations in the Fiscal Year 2028 State Budget.

*** The availability of New Jersey's property tax relief programs is subject to State Budget appropriations.**

Rev. 02/13/2026

State of New Jersey Property Tax Relief

Stay NJ

The Stay NJ program offers property tax benefits to eligible homeowners aged 65 and older. **It reimburses applicants for 50% of their property tax bills, up to $6,500 for 2026.** To qualify, you must have owned and lived in your home for the full 12 months of 2025 and have an income below $500,000. Mobile homeowners are not eligible. Stay NJ benefits are calculated after ANCHOR and Senior Freeze benefits are determined. **Payments are issued quarterly in 2026.**

***Eligibility requirements, including income limits, and benefits available for all Property Tax Relief programs are subject to change by the State Budget.**

Property Tax Reimbursement (Senior Freeze)

The Senior Freeze Program reimburses eligible senior citizens and disabled persons for property tax or mobile home park site fee increases on their principal residence (main home). To qualify, you must meet all the eligibility requirements for each year from the base year through the application year.

ANCHOR

This program offers property tax relief to New Jersey residents who own or rent property in New Jersey as their main home and meet certain income limits. This year's ANCHOR benefit is based on residency, income, and age from 2025.

Division of Taxation

State of New Jersey

Division of Taxation

Regional Information Center:

157 W. White Horse Pike

Galloway, NJ 08205

Monday – Friday

8:30 a.m. – 4:00 p.m.

New Jersey Property Tax Relief

Get In-Person Assistance at a Regional Information Center

Monday – Friday 8:30 a.m. – 4:00 p.m.

(All offices are closed for State holidays)

Cranford – 6 Commerce Drive, 3rd Floor, Suite 300, Cranford, NJ 07016
(This office is closed 12:00 pm - 1:00 pm Monday through Friday)
Fair Lawn – 22-08 Rt. 208 South, Fairlawn, NJ, 07410
(This office is closed 12:00 pm - 1:00 pm Monday through Friday)
Freehold – 2 Paragon Way, Suite 1100, Freehold, NJ 07728
Galloway – 157 W. Whitehorse Pike, Galloway, NJ 08205
Trenton – 3 John Fitch Way, 1st Floor Lobby, Trenton, NJ 08695

Special Monthly Hours:
All offices open at 10:30 AM on the first Wednesday of every month.

What to Have Ready Before Visiting:

- Social Security Number
- Name
- Address
- Photo Id
- Income Documents (For 2024 & 2025) (NJ-1040, 1099-R, 1099SSa)
- Property Tax Bills (For 2024 & 2025)

Property Tax Deductions
Are you eligible? (Local Level)

Veteran's Deduction

If you are an honorably discharged veteran with active duty military service, you may qualify for an annual $250 Property Tax Deduction. Reservists and National Guard personnel must be called to active duty service to qualify. Active duty for training is ineligible. This benefit is administered by the local municipality.

Senior/Disabled Deduction

Annual deduction of up to $250 from property taxes for homeowners 65 or older or disabled individuals who meet certain income and residency requirements. This benefit is administered by the local municipality.

For more information on deductions

CONTACT: The office of the Tax Collector or Tax Assessor

(609) 641-0663

Tax Collector - Jessica A. Snyder, CTC @ ext. 116

Deputy Tax Collector - Joy Lewkowski, CTC @ ext.117

Tax Assessor – Brian F. Conover, CTA @ ext. 114

JSnyder@abseconnj.org

JLewkowski@abseconnj.org

BConover@abseconnj.org

ABSECON IS HOME

Appendices: 2026 Tax Duplicate

2026 Tax List District Summary 05/11/26

Taxing District 01 Absecon City 01 Atlantic County

	Classification	No. Of Parcels	Land Value	Improvement Value	Total Value	Book Value Of Tangible Pers Prop	Exemption Amount	Net Taxable Value
1	Vacant Land	278	13,533,000	0	13,533,000		0	13,533,000
2	Residential	3,283	238,205,300	327,754,200	565,959,500		0	565,959,500
3A	Farm (Regular)	0	0	0	0		0	0
3B	Farm (Qualified)	0	0	0	0		0	0
4A	Commercial	182	50,188,500	64,473,900	114,662,400		339,000	114,323,400
4B	Industrial	0	0	0	0		0	0
4C	Apartment	18	11,520,000	20,913,300	32,433,300		0	32,433,300
Class 4 Total		200	61,708,500	85,387,200	147,095,700		339,000	146,756,700
Ratable Total		3,761	313,446,800	413,141,400	726,588,200		339,000	726,249,200
5A	Class 1 Railroad	0	0	0	0		0	0
5B	Class 2 Railroad	0	0	0	0		0	0
Railroad Total		0	0	0	0		0	0
6A	Telephone	1				0		0
6B	Petrol Refineries	0				0		0
6C	Miscellaneous	0				0		0
Public Utilities Total		1				0		0
15A	Public School	4	4,331,600	12,328,500	16,660,100		0	16,660,100
15B	Other School	3	2,355,900	11,367,800	13,723,700		0	13,723,700
15C	Public Property	336	25,643,500	5,251,600	30,895,100		0	30,895,100
15D	Charitable	24	4,521,300	6,110,900	10,632,200		0	10,632,200
15E	Cemetery	0	0	0	0		0	0
15F	Miscellaneous	56	5,029,900	21,198,000	26,227,900		0	26,227,900
Exempt Total		423	41,882,200	56,256,800	98,139,000		0	98,139,000

DEDUCTIONS

Classification	No. of Deductions	Deduction Amount
Senior Citizen	23	5,750
Disabled Person	8	2,000
Surviving Spouse	0	0
Veteran	137	34,250
Widow of Veteran	49	12,250

EXEMPTIONS

Classification	No. Of Parcels	Exemption Amount
Fire Supress	1	339,000
Pollution Control	0	0
Fallout Shelter	0	0
Water/Sewage Facility	0	0
Home Improvement	0	0
Class 4 Abatement	0	0
Multi-Family Dwelling	0	0
UEZ Abatement	0	0

EXEMPTIONS

Classification	No. Of Parcels	Exemption Amount
Dwelling Abatement	0	0
Dwelling Exemption	0	0
New Dwel/Conv Abatement	0	0
New Dwel/Conv Exemption	0	0
Mul Dwell Exemption	0	0
Mul Dwell Abatement	0	0
Com/Ind Exemption	0	0
Renewable Energy	0	0
Garden State Growth Zone	0	0

Appendices: 2026 Tax Duplicate - Tax Summary

2026 Tax Summary Report
01 Absecon City

05/11/26

Type	Count	Land	Improvement	Exemptions	Net
Ratables	3,761	313,446,800	413,141,400	339,000	726,249,200
Railroad	0	0	0	0	0
Public Utilities	1	0	0	0	0
Exempts	423	41,882,200	56,256,800	0	98,139,000

Type	Count	Amount	Type	Amount	Type	Amount
Senior Citizens	23	5,750	Fire Suppression (E)	1	New Dwelling/Conv Abatement (L)	0
Surviving Spouses	0	0	Pollution Control (P)	0	New Dwelling/Conv Exemption (K)	0
Disabled Persons	8	2,000	Fallout Shelter (F)	0	Multi-Dwelling Exemption (N)	0
Veterans	137	34,250	Water/Sewage Facility (W)	0	Multi-Dwelling Abatement (O)	0
Widows of Veterans	49	12,250	UEZ Abatement (U)	0	Commercial/Industrial Exemption (G)	0
			Dwelling Abatement (J)	0	Renewable Energy (Y)	0
			Dwelling Exemption (I)	0	Garden State Growth Zone (Z)	0

Property Class	Count	Land Value	Improvement Value	Exemption	Net Value	Net as % of ratables	Acreage Count	Acreage Amount
1	278	13,533,000	0	0	13,533,000	1.86%	261	841.35
2	3283	238,205,300	327,754,200	0	565,959,500	77.93%	3027	934.28
3A	0	0	0	0	0	0.00%	0	0.00
3B	0	0	0	0	0	0.00%	0	0.00
4A	182	50,188,500	64,473,900	339,000	114,323,400	15.74%	170	457.04
4B	0	0	0	0	0	0.00%	0	0.00
4C	18	11,520,000	20,913,300	0	32,433,300	4.47%	0	0.00
5A	0	0	0	0	0	0.00%	0	0.00
5B	0	0	0	0	0	0.00%	0	0.00
6A	1	0	0	0	0	0.00%	0	0.00
6B	0	0	0	0	0	0.00%	0	0.00
6C	0	0	0	0	0	0.00%	0	0.00
15A	4	4,331,600	12,328,500	0	16,660,100	2.29%	4	45.73
15B	3	2,355,900	11,367,800	0	13,723,700	1.89%	2	32.18
15C	336	25,643,500	5,251,600	0	30,895,100	4.25%	334	841.53
15D	24	4,521,300	6,110,900	0	10,632,200	1.46%	21	20.41
15E	0	0	0	0	0	0.00%	0	0.00
15F	56	5,029,900	21,198,000	0	26,227,900	3.61%	49	36.68