

THE

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STRATFORD TIMES

From the Office of the Mayor & Stratford Municipal Council

We would like to take a moment to offer a deep dive into the “Municipal Tax Portion” of our annual property tax bills. In New Jersey, each municipality, city or township are all responsible for the collection and disbursement of all property taxes. Not just for the municipality but for their respective county, local and regional school districts.

For better or worse, the Borough of Stratford has only the ability to control the “Municipal Portion” of the tax bills. For illustrative purposes, we utilized the average assessed home of \$157,200.00 to create the tax explanation tables contained on page 2. Please note, assessed values are far different from actual home or sale values. Nonetheless, tax assessment values are what is used to determine tax bills.

In 2024, Stratford will receive just \$1845.55 in taxes per the average assessed home. To put things in perspective, \$1845.55 a year funds the following essential municipal services:

Police Department, Fire Department, Trash Removal, Leaf Pick Up, Snow Removal, Roadway, Parks, Playgrounds, and Field Upkeep and Maintenance, Street, Sidewalk, and Curb replacement. In addition, Staffing, Salaries, Upkeep and Maintenance of all Municipal Offices, Municipal Court, Grounds and Facilities. Electricity, all Insurances, Fringe Costs, Pensions, Healthcare, Street Lights, Traffic Signals, Fuel, Gas, Water. Acquisition and Maintenance of all Municipal Vehicles to include Work Trucks, Police Cars, Trash Trucks, Fire Trucks and all the specialty vehicles and equipment such as Leaf Machines, Lawnmowers, Chippers, Power Tools, Fire Apparatus, Backhoes, and Sewer Apparatus.

While the list is just a snapshot of our overhead, we hope you agree that our governing body and our dedicated workforce do their very best to provide all these exceptional services to our taxpayers for about \$5.00 a day.

Thank you for taking the time to review this information, we hope you will find this factual information informative, and somewhat enlightening.

STRATFORD PROPERTY TAXES AT A GLANCE

AVERAGE ASSESSED VALUE OF \$157,200.00

<u>Year</u>	<u>Municipal Tax Rate</u>	<u>Municipal Annual Taxes</u>	<u>Change</u>
2016	.0961	\$1,510.69	-\$1.01
2017	.098	\$1,540.56	+\$29.87
2018	.996	\$1,565.71	+\$25.15
2019	.999	\$1,570.43	+\$4.72
2020	.996	\$1,565.71	-\$4.72
2021	1.041	\$1,636.45	+\$70.74
2022	1.072	\$1,685.18	+\$48.73
2023	1.074	\$1,688.33	+\$3.15
2024	1.174	\$1,845.55	+\$157.22

9 Year TOTAL Municipal Tax Increases

\$333.82

on average \$37.09 per year

<u>2024</u> Camden County Tax & Open Space 19%	<u>2024</u> Stratford School District 42%	<u>2024</u> Sterling Regional School District 15%	<u>2024</u> Stratford Municipal Library & Open Space 24%	<u>2024</u> <u>Total collected by Stratford</u> <u>for all taxing entities</u> 100%
<u>\$1389.65</u> +	<u>\$3197.45</u> +	<u>\$1145.99</u> +	<u>\$1845.55</u> =	<u>\$7,578.64</u>