

Average N.J. property-tax bill hits \$10K. See town-by-town costs.

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By [Katie Kausch](#) | [NJ Advance Media for NJ.com](#)

The average New Jersey [property-tax bill](#) just topped the \$10,000 mark for the first time, [according to new data](#) from the state Department of Community Affairs.

The average New Jersey homeowner paid \$10,095 in property taxes last year, a 3% increase from the year before, state data shows.

The average home was worth \$382,988 in 2024, according to state data, an increase of 4.7% from the year prior. **(See [average taxes and property values for your town in the chart below](#).)**

Property taxes were highest in Tavistock, a tiny borough in Camden County where there are [just three homes](#) built around an ultra-luxury golf course. Residents there pay an average of \$37,908 in taxes.

Millburn, a Essex County town where the median income tops \$250,000, had the second-highest average tax bill at \$25,407.

The lowest property taxes were lowest in Walpack, the [second smallest town by population](#) in the state, where the average tax bill is \$1,156. That's a significant increase from 2023, when the average bill was just \$456. (Average property values increased 233% during that time.)

Property taxes are paid at the local level, levied by county, municipal, and school governments to help pay for roads, schools, and other services.

But state government leaders can make decisions to help lower the burden on local officials, including by providing state aid to municipal governments and schools, as well as other relief.

The new property-tax numbers were released a week after Gov. [Phil Murphy](#) introduced [a new \\$58.1 billion state budget proposal](#) that calls for record spending and \$1.2 billion in [other, targeted taxes](#).

Murphy's plan — the last budget of his tenure — also includes more than \$3 billion to relief programs designed to offset big property-tax bills, such as ANCHOR and the new Stay NJ program for seniors.

It's up to the Democratic governor and the Democratic-controlled state Legislature to negotiate a final budget by July 1, the start of the new fiscal year.

Average 2024 property taxes in all 564 N.J. municipalities [Can't see the chart? Click here.](#)

Average 2024 property taxes in all Morris County municipalities ranked from highest to lowest

The average New Jersey residential property tax bill hit five-figures in 2024, marking a new all-time high.

	Municipality	Avg. Property Taxes, 2024	Avg. Property Value, 2024	Avg. Prop Value, Change 2023-24	Avg. Prop Taxes, Change 2023-24
1	Mountain Lakes Borough	\$22,996	\$963,391	8.52%	2.47%
2	Mendham Township	\$20,816	\$1,072,321	10.2%	2.42%
3	Chester Township	\$17,275	\$665,974	0.39%	2.72%
4	Chatham Township	\$17,174	\$863,629	1.97%	3.68%
5	Mendham Borough	\$17,092	\$695,033	0.22%	0.45%
6	Kinnelon Borough	\$16,860	\$582,025	0.49%	2.63%
7	Chatham Borough	\$16,107	\$994,995	0.25%	4.5%
8	Harding Township	\$15,403	\$1,290,205	-0.31%	2.97%
9	Madison Borough	\$14,956	\$702,284	1.08%	4.58%
10	Montville Township	\$14,019	\$536,173	0.46%	2.66%
11	Chester Borough	\$13,923	\$569,712	6.41%	-1.06%
12	Randolph Township	\$13,894	\$490,871	0.2%	2.79%
13	Long Hill Township	\$13,361	\$596,177	3.03%	2.9%
14	Boonton Township	\$13,316	\$531,421	0.28%	1.45%
15	Washington Township	\$12,784	\$440,764	0.19%	2.49%
16	Boonton Town	\$12,227	\$361,794	0.04%	2.75%
17	Morris Township	\$11,392	\$569,188	0.27%	0.1%
18	Morris Plains Borough	\$11,350	\$457,444	3.26%	2.53%
19	Denville Township	\$11,285	\$409,534	-0.19%	4%
20	Rockaway Township	\$11,220	\$437,620	6.79%	4.38%
21	Mount Olive Township	\$10,997	\$324,954	0.17%	6.35%
22	Florham Park Borough	\$10,919	\$672,662	0.97%	2.62%
23	Parsippany-Troy Hills Township	\$10,579	\$313,513	0.14%	2.05%
24	Butler Borough	\$10,143	\$406,258	6.65%	0.36%
25	Rockaway Borough	\$10,089	\$303,495	0.16%	2.46%
26	Wharton Borough	\$10,073	\$359,562	8.43%	7.25%
27	Pequannock Township	\$10,034	\$549,853	3.53%	2.82%
28	Morristown Town	\$10,008	\$635,443	77.3%	-3.87%
29	Lincoln Park Borough	\$9,987	\$462,926	42.72%	1.12%
30	Jefferson Township	\$9,581	\$330,050	1.02%	3.68%
31	Roxbury Township	\$9,453	\$343,901	0.15%	1.75%
32	East Hanover Township	\$9,152	\$352,915	-3.84%	-0.03%
33	Netcong Borough	\$9,091	\$266,072	0.02%	-0.83%
34	Hanover Township	\$8,667	\$428,140	0.19%	1.18%
35	Mount Arlington Borough	\$8,392	\$412,363	-0.53%	3.58%
36	Dover Town	\$7,877	\$240,666	0.13%	3.83%
37	Mine Hill Township	\$7,868	\$280,251	0.14%	0.31%
38	Riverdale Borough	\$7,239	\$396,575	6.14%	6.17%
39	Victory Gardens Borough	\$5,609	\$171,087	-0.65%	3.2%
	Statewide Average	\$10,095	\$382,988	4.74%	2.98%