

**CFAC Preliminary Benchmarking Analysis**  
**2018 County Budgets**

Comparison--Mercer County v. Peer Counties	Mercer County	Peer County Avg	Mercer Tax as a % of Peer County
County Purpose Tax	\$ 266,728,736	\$ 337,421,397	
County Tax Per Person	\$728	\$579	126%
County Tax Per Household	\$1,863	\$1,510	123%

Mercer County Tax at Peer Rates	\$ 212,379,480
Reduction to County Purpose Tax -\$	(54,349,256)
Reduction to County Purpose Tax -%	-20%

Impact to Princeton Property Taxes	Rate	Avg home tax
Princeton's County Purpose tax rate	0.6821	\$5,709
<b>Potential reduction (to avg)</b>	<b>-0.1390</b>	<b>(1,163)</b>
Avg Residential Assessed Value		\$ 837,074
<b>2018 Avg total property tax bill-current</b>		<b>\$19,521</b>
<b>2019 Avg total property tax bill-reduced</b>		<b>18,358</b>
<b>% decrease to Property Tax Bill</b>		<b>-6.0%</b>

**Peer Counties**

Camden  
 Essex  
 Hudson  
 Middlesex  
 Monmouth  
 Passaic  
 Somerset  
 Union

## CFAC Preliminary Benchmarking Analysis

### Peer Counties in Grey

	county tax per person	county tax per household	population	housing units	density (pop/sq. mi.)	Median family income (dollars)	Pct of Families w/ Income in Past 12 Mos Below Poverty Level	County Purpose Property Tax (Excl Library & OS Tax)	Total Property Taxes (County, Schools, Municipalities)	County Taxes as a % of Total Property Taxes	Exempt Property as a % of Total Property (NOT equalized)
ATLANTIC COUNTY	543	1,157	269,918	126,647	486	70,984	12.1%	146,581,561	821,034,392	17.9%	27%
BERGEN COUNTY	434	1,168	948,406	352,388	4,070	112,099	5.5%	411,488,557	3,924,271,200	10.5%	11%
BURLINGTON COUNTY	360	920	448,734	175,615	562	99,356	4.4%	161,533,330	1,273,254,372	12.7%	14%
CAMDEN COUNTY	609	1,527	513,657	204,943	2,322	82,357	10.1%	312,951,834	1,356,900,183	23.1%	18%
CAPE MAY COUNTY	1,198	1,140	93,553	98,309	372	78,624	7.7%	112,079,521	509,870,493	22.0%	6%
CUMBERLAND COUNTY	638	1,743	152,538	55,834	315	59,927	14.3%	97,335,000	253,883,795	38.3%	23%
ESSEX COUNTY	549	1,376	783,969	312,954	6,212	74,434	13.6%	430,625,000	2,556,915,516	16.8%	21%
GLOUCESTER COUNTY	582	1,548	292,206	109,796	907	98,313	5.3%	170,000,000	860,753,912	19.8%	13%
HUDSON COUNTY	570	1,338	634,266	270,335	13,732	66,601	13.9%	361,680,876	1,542,657,826	23.4%	30%
HUNTERDON COUNTY	533	1,363	127,351	49,847	298	136,895	2.7%	67,922,335	522,584,666	13.0%	9%
MERCER COUNTY	728	1,863	366,516	143,169	1,632	98,965	8.2%	266,728,736	1,240,097,357	21.5%	18%
MIDDLESEX COUNTY	481	1,323	809,858	294,800	2,622	99,470	6.2%	389,875,249	2,631,013,385	14.8%	17%
MONMOUTH COUNTY	482	1,176	630,830	258,410	1,346	115,075	5.1%	304,000,000	2,330,452,585	13.0%	9%
MORRIS COUNTY	482	1,250	492,276	189,842	1,070	130,058	2.9%	237,310,812	2,057,685,800	11.5%	8%
OCEAN COUNTY	579	1,246	597,943	278,052	951	82,380	7.1%	346,491,117	1,795,148,885	19.3%	10%
PASSAIC COUNTY	678	1,975	512,607	175,966	2,777	75,932	14.0%	347,570,634	1,504,994,172	23.1%	15%
SALEM COUNTY	926	2,121	62,792	27,415	189	81,487	10.8%	58,157,686	168,297,243	34.6%	15%
SOMERSET COUNTY	593	1,557	323,444	123,127	1,072	129,444	3.2%	191,689,404	1,323,795,392	14.5%	7%
SUSSEX COUNTY	650	1,484	141,682	62,057	273	102,430	3.4%	92,101,859	509,369,341	18.1%	11%
UNION COUNTY	673	1,810	536,499	199,489	5,216	86,824	7.9%	360,978,181	1,955,129,922	18.5%	15%
WARREN COUNTY	660	1,570	106,798	44,925	299	92,952	5.9%	70,538,357	324,514,435	21.7%	11%
All State	558	1,389	8,845,843	3,553,920	1,203	94,337	7.9%	4,937,640,049	29,462,624,871	16.8%	
<b>Peer Group</b>											
<b>Avg</b>	<b>579</b>	<b>1,510</b>				<b>91,267</b>	<b>9.3%</b>	<b>337,421,397</b>	<b>1,900,232,373</b>	<b>17.8%</b>	
<b>Median</b>	<b>581</b>	<b>1,452</b>				<b>84,591</b>	<b>9.0%</b>				

Mercer tax vs mean	126%	123%
Avg vs Mercer	-20%	-19%
Mercer County Purpose Tax	266,728,736	266,728,736
Benchmark tax decrease	(54,349,256)	(50,518,075)

COUNTY BENCHMARKING	Mercer	Middlesex	Somerset	Monmouth	Union	Hudson	Essex	Camden	Passaic
Population	366,513	809,858	323,444	630,830	536,499	634,266	783,969	513,657	512,607
Housing units	143,169	294,800	123,127	258,410	199,489	270,335	312,954	204,943	175,966
Land area	224.6	308.9	301.8	468.8	102.9	46.2	126.2	221.3	184.6
Population density	1,632.2	2,621.6	1,071.7	1,344.7	5,216.1	13,731.4	6,211.5	2,321.5	2,777.0
Housing density	637.6	954.3	408.0	551.2	1,939.5	5,852.5	2,479.6	926.2	953.3
<b>-total app per person</b>	<b>898</b>	<b>580</b>	<b>733</b>	<b>710</b>	<b>902</b>	<b>961</b>	<b>934</b>	<b>734</b>	<b>852</b>
Total Appropriations	329,080,615	469,920,000	237,156,594	447,950,000	483,663,954	609,726,873	732,490,000	377,138,531	436,655,407
County Purpose Tax	266,728,736	389,875,249	191,689,404	304,000,000	360,978,954	361,680,876	430,625,000	312,951,834	347,570,634
	81%	83%	81%	68%	75%	59%	59%	83%	80%
Board of Chosen Freeholders	656,516	149,000	110,510		456,252	739,203	1,010,822	162,001	360,000
Group Insurance Plan	36,397,176	62,587,381	24,396,309	52,755,000	67,845,500	53,500,000	64,450,000	54,600,822	60,200,000
<b>-per person</b>	<b>99</b>	<b>77</b>	<b>75</b>	<b>84</b>	<b>126</b>	<b>84</b>	<b>82</b>	<b>106</b>	<b>117</b>
Sheriff's Office	17,775,889	20,539,323	7,881,166	13,298,963	19,835,200	29,767,727	42,996,680	17,170,340	10,947,020
S&W	17,221,239	20,074,000	7,577,280	12,933,570	19,383,662	27,766,849	41,156,795	16,023,225	10,655,250
Other expense	554,650	465,323	303,886	365,393	451,538	2,000,878	1,839,885	1,147,115	291,770
<b>-per person</b>	<b>49</b>	<b>25</b>	<b>24</b>	<b>21</b>	<b>37</b>	<b>47</b>	<b>55</b>	<b>33</b>	<b>21</b>
County Prosecutor's Office	16,148,710	18,622,148	12,994,395	24,652,001	23,975,010	24,758,851	37,456,000	26,704,842	19,671,814
S&W	14,719,181	17,877,000	11,918,520	23,311,411	23,125,010	21,399,297	35,956,000	23,958,457	18,953,814
Other expense	1,429,529	745,148	1,075,875	1,340,590	850,000	3,359,554	1,500,000	2,746,385	718,000
<b>-per person</b>	<b>44</b>	<b>23</b>	<b>40</b>	<b>39</b>	<b>45</b>	<b>39</b>	<b>48</b>	<b>52</b>	<b>38</b>
Department of Corrections	35,682,473	36,990,000	16,864,007	43,237,054	38,543,475	46,776,561	62,011,798	51,255,294	61,315,655
S&W		26,590,000	14,567,643	34,802,108	31,128,475	49,200,000	67,326,409	31,458,294	36,626,419
Other expense		10,400,000	2,296,364	8,434,946	7,415,000	16,928,599	30,335,389	19,797,000	24,689,236
Revenue offset						(19,352,038)	(35,650,000)		
<b>-per person</b>	<b>97</b>	<b>46</b>	<b>52</b>	<b>69</b>	<b>72</b>	<b>74</b>	<b>79</b>	<b>100</b>	<b>120</b>
Juvenile Detention		7,407,816	756,363	395,039	7,426,798	3,250,200	13,775,268	9,592,480	
S&W		6,652,000	225,856	197,901	6,062,857	100	11,946,601	7,444,898	
Other expense		755,816	530,507	197,138	2,863,941	3,250,100	4,706,667	2,297,582	
Revenue offset					(1,500,000)		(2,878,000)	(150,000)	
Parks & Recreation	14,838,501	7,950,842	10,751,382	12,430,561	8,104,820	10,306,367	(4,866,043)	5,308,431	4,519,349
Total				19,815,458	14,279,820	10,313,736	16,483,957	5,568,803	
Offsets in revenues:				(7,384,897)	(6,175,000)	(7,369)	(21,350,000)	(260,372)	
<b>-per person</b>	<b>40</b>	<b>10</b>	<b>33</b>	<b>20</b>	<b>15</b>	<b>16</b>	<b>(6)</b>	<b>10</b>	<b>9</b>
Educational	27,080,305	46,703,523	23,412,948	37,064,519	21,016,113	43,870,197	19,710,438	22,016,622	22,068,840
<b>-per person</b>	<b>74</b>	<b>58</b>	<b>72</b>	<b>59</b>	<b>39</b>	<b>69</b>	<b>25</b>	<b>43</b>	<b>43</b>
Total Operations (Including c	280,852,961	364,925,939	190,388,250	347,715,487	369,556,821	460,377,853	554,992,135	298,785,739	334,540,368
S&W		125,350,000	75,913,347	169,974,260	177,255,642	192,258,630	268,077,709	118,740,823	140,117,334
Other expense		239,575,939	114,474,903	177,741,227	192,301,179	268,119,223	286,914,426	180,044,916	194,423,034
Capital Improvements (cash)		18,000,000	8,606,000	3,550,000		5,000,000	6,000,000		700,000
County Debt Service	47,279,278	58,337,673	18,209,638	59,059,513	5,350,000	61,245,554	55,521,073	500,000	52,800,550
Capital Leases					67,826,644	30,780,208	58,770,327	48,095,115	
Deferred charges to future taxation-unfunded			350,000		7,286	6,500,000			2,700,000
Offsets in revenues		(12,552,792)		(1,618,044)	(2,699,008)	(3,878,451)	(9,775,000)	(1,721,281)	
					(4,866,589)				
<b>it and cap leases-per person</b>	<b>129</b>	<b>72</b>	<b>56</b>	<b>94</b>	<b>136</b>	<b>145</b>	<b>146</b>	<b>95</b>	<b>103</b>
Statutory expenditures	24,236,117	28,656,388	19,602,706	37,625,000	40,575,833	45,823,159	56,606,465	29,757,677	48,614,489
<b>-per person</b>	<b>66</b>	<b>35</b>	<b>61</b>	<b>60</b>	<b>76</b>	<b>72</b>	<b>72</b>	<b>58</b>	<b>95</b>
Tax per person	728	481	593	482	673	570	549	609	678
Tax per household	1,863	1,323	1,557	1,176	1,810	1,338	1,376	1,527	1,975