

APPENDIX B - REGIONAL ZONING FACTORS

<b>County Average</b>	<b>High Density</b>	<b>Medium Density</b>	<b>Suburban Density</b>	<b>Low Density</b>	<b>Rural Residential</b>	<b>Resource Residential</b>	<b>Estate Residential</b>
Bergen	\$237,667.27	\$285,374.81	\$338,897.49	\$352,199.77	\$575,894.82	\$846,059.46	
Hunterdon	\$108,696.17	\$115,496.94	\$131,543.41	\$140,167.08	\$162,574.92	\$188,682.53	\$270,813.47
Morris	\$152,044.21	\$192,841.96	\$218,457.77	\$249,673.88	\$335,014.28	\$442,019.33	\$683,370.26
Passaic	\$123,412.48	\$140,623.06	\$142,547.56	\$142,259.61	\$164,498.83	\$135,321.47	
Somerset	\$196,561.30	\$219,949.99	\$266,556.45	\$304,130.45	\$447,472.80	\$663,145.23	\$1,185,355.60
Sussex	\$89,415.93	\$100,333.54	\$106,102.90	\$115,277.64	\$118,179.77	\$134,287.17	\$174,915.74
Warren	\$65,950.22	\$78,848.25	\$86,026.88	\$97,196.94	\$110,408.81	\$126,272.99	\$123,977.84
<b>Regional Average</b>	<b>\$139,106.80</b>	<b>\$161,924.08</b>	<b>\$184,304.63</b>	<b>\$200,129.34</b>	<b>\$273,434.89</b>	<b>\$362,255.46</b>	<b>\$487,686.58</b>
<b>Regional ZFs</b>	<b>0.70</b>	<b>0.81</b>	<b>0.92</b>	<b>1.00</b>	<b>1.37</b>	<b>1.81</b>	<b>2.44</b>

BERGEN COUNTY - AVERAGE LOT VALUE PER MUNICIPALITY

COUNTY	MUNI	High Density Residential	Medium Density Residential	Suburban Residential	Low Density Residential	Rural Residential	Resource Residential	Estate Residential
Bergen	MAHWAH TOWNSHIP Municipal EUFs	\$228,432.45	\$316,405.59	\$382,682.36	\$397,319.35	\$457,122.35		
Bergen	OAKLAND BOROUGH Municipal EUFs	\$246,902.08	\$254,344.04	\$295,112.61	\$307,080.19	\$694,667.30	\$846,059.46	
	Average	\$237,667.27	\$285,374.81	\$338,897.49	\$352,199.77	\$575,894.82	\$846,059.46	

HUNTERDON COUNTY - AVERAGE LOT VALUE PER MUNICIPALITY

COUNTY	MUNI	High Density Residential	Medium Density Residential	Suburban Residential	Low Density Residential	Rural Residential	Resource Residential	Estate Residential
Hunterdon	ALEXANDRIA TOWNSHIP	\$89,375.73	\$114,015.35	\$139,645.50	\$161,738.27	\$171,353.99	\$201,868.73	\$235,688.55
Hunterdon	BETHLEHEM TOWNSHIP	\$94,095.53	\$111,344.78	\$122,502.63	\$137,530.77	\$142,788.15	\$154,632.55	
Hunterdon	BLOOMSBURY BOROUGH	\$79,976.25	\$97,750.72	\$113,147.58	\$125,937.20	\$157,314.39		
Hunterdon	CALIFON BOROUGH	\$99,872.32	\$104,834.78	\$108,487.52	\$112,860.43	\$153,961.21	\$246,055.23	
Hunterdon	CLINTON TOWN	\$93,022.50	\$118,329.12	\$120,939.85				
Hunterdon	CLINTON TOWNSHIP	\$128,423.31	\$128,403.56	\$150,145.19	\$162,134.16	\$186,443.82	\$216,456.80	
Hunterdon	GLEN GARDNER BOROUGH	\$66,710.55	\$75,944.10	\$103,878.23	\$127,280.66	\$102,808.30	\$123,260.07	\$147,374.85
Hunterdon	HAMPTON BOROUGH	\$43,706.67	\$54,219.35	\$84,454.94	\$84,930.82	\$109,976.66	\$89,931.66	
Hunterdon	HIGH BRIDGE BOROUGH	\$117,959.71	\$140,975.56	\$143,788.62	\$154,988.61	\$163,556.69		
Hunterdon	HOLLAND TOWNSHIP	\$106,705.08	\$107,026.00	\$112,736.14	\$118,662.75	\$134,029.81	\$167,271.43	
Hunterdon	LEBANON BOROUGH	\$136,498.32	\$145,785.73	\$145,536.56				
Hunterdon	LEBANON TOWNSHIP	\$117,374.31	\$126,370.86	\$134,432.57	\$151,377.79	\$169,224.24	\$189,645.60	\$206,023.90
Hunterdon	MILFORD BOROUGH	\$92,091.72	\$99,182.79	\$113,201.09	\$73,457.39	\$138,127.11	\$108,499.29	
Hunterdon	TEWKSBURY TOWNSHIP	\$237,705.34	\$190,831.79	\$231,009.81	\$260,777.43	\$327,098.53	\$395,770.52	\$498,606.44
Hunterdon	UNION TOWNSHIP	\$126,925.25	\$117,439.69	\$149,244.84	\$150,495.75	\$156,790.99	\$182,115.97	\$266,373.60
	Average	\$108,696.17	\$115,496.94	\$131,543.41	\$140,167.08	\$162,574.92	\$188,682.53	\$270,813.47

MORRIS COUNTY - AVERAGE LOT VALUE PER MUNICIPALITY

COUNTY	MUNI	High Density Residential	Medium Density Residential	Suburban Residential	Low Density Residential	Rural Residential	Resource Residential	Estate Residential
Morris	BOONTON TOWN	\$148,988.71	\$183,588.11	\$198,737.98				
Morris	BOONTON TOWNSHIP	\$123,038.48	\$142,594.95	\$192,689.32	\$250,485.29	\$304,299.95	\$383,999.08	
Morris	BUTLER BOROUGH	\$170,933.00	\$225,370.04	\$249,077.16				
Morris	CHESTER BOROUGH	\$176,792.98	\$191,667.19	\$216,645.03	\$232,487.58	\$277,574.65		
Morris	CHESTER TOWNSHIP	\$131,755.84	\$148,781.03	\$165,242.83	\$218,730.76	\$253,376.58	\$350,342.21	\$547,426.15
Morris	DENVILLE TOWNSHIP	\$174,815.01	\$199,000.19	\$240,569.04	\$240,099.20	\$285,208.25		
Morris	DOVER TOWN	\$91,651.24	\$114,080.52	\$92,827.83				
Morris	HANOVER TOWNSHIP	\$163,754.98	\$197,987.88	\$218,788.16	\$233,314.40			
Morris	HARDING TOWNSHIP	\$243,128.50	\$341,277.36	\$352,255.21	\$513,497.99	\$1,056,849.10	\$1,416,258.10	
Morris	JEFFERSON TOWNSHIP	\$111,419.21	\$120,840.69	\$119,901.19	\$132,341.77	\$125,280.96	\$188,740.46	
Morris	KINNELON BOROUGH	\$169,225.73	\$190,355.67	\$225,745.79	\$283,247.20	\$309,031.31		
Morris	MENDHAM BOROUGH	\$182,323.24	\$198,675.24	\$268,379.21	\$294,839.31	\$677,381.43	\$922,193.47	
Morris	MENDHAM TOWNSHIP	\$178,785.05	\$365,805.03	\$383,827.14	\$419,529.44	\$488,909.47	\$608,287.89	\$819,314.37
Morris	MINE HILL TOWNSHIP	\$96,634.60	\$101,157.02	\$106,586.72	\$112,243.68			
Morris	MONTVILLE TOWNSHIP	\$122,089.78	\$232,459.31	\$262,434.57	\$276,698.80	\$351,573.29	\$344,372.80	
Morris	MORRIS PLAINS BOROUGH	\$175,890.93	\$197,060.84	\$205,277.59	\$204,569.24			

MORRIS COUNTY - AVERAGE LOT VALUE PER MUNICIPALITY

Morris	MORRIS TOWNSHIP	\$171,708.90	\$255,996.52	\$286,838.14	\$318,236.71	\$422,080.24	\$486,199.09
Morris	MORRISTOWN TOWN	\$241,499.48	\$285,806.24	\$312,735.98			
Morris	MOUNT ARLINGTON BOROUGH	\$154,315.85	\$178,512.26	\$196,095.83	\$232,695.45		
Morris	MOUNT OLIVE TOWNSHIP	\$84,163.98	\$88,431.66	\$106,735.76	\$115,431.63	\$117,765.49	\$163,351.85
Morris	MOUNTAIN LAKES BOROUGH	\$282,393.05	\$375,012.28	\$460,226.12	\$569,348.97		
Morris	NETCONG BOROUGH	\$74,057.25	\$77,530.86				
Morris	PARSIPPANY TROY HILLS TOWNSHIP	\$153,882.36	\$214,941.48	\$228,237.63	\$239,445.60	\$264,156.37	
Morris	PEQUANNOCK TOWNSHIP	\$157,713.92	\$200,663.81	\$209,911.30	\$186,778.94	\$252,622.81	
Morris	RANDOLPH TOWNSHIP	\$145,967.15	\$174,763.55	\$205,726.29	\$230,673.43	\$232,037.64	\$220,588.75
Morris	RIVERDALE BOROUGH	\$218,914.79	\$232,609.02	\$245,485.29	\$279,904.50		
Morris	ROCKAWAY BOROUGH	\$171,712.60	\$207,745.26	\$221,817.36			
Morris	ROCKAWAY TOWNSHIP	\$156,015.39	\$178,108.34	\$177,969.87	\$226,633.09	\$245,194.76	\$232,153.03
Morris	ROXBURY TOWNSHIP	\$110,529.31	\$137,582.10	\$136,137.00	\$140,904.15	\$185,493.43	\$222,355.77
Morris	VICTORY GARDENS BOROUGH	\$97,850.26					
Morris	WASHINGTON TOWNSHIP	\$95,502.99	\$114,798.29	\$153,385.39	\$164,385.18	\$181,421.38	\$207,408.82
Morris	WHARTON BOROUGH	\$87,960.13	\$104,897.93	\$113,446.22	\$125,324.81		
	Average	\$152,044.21	\$192,841.96	\$218,457.77	\$249,673.88	\$335,014.28	\$442,019.33

\$683,370.26

PASSAIC COUNTY - AVERAGE LOT VALUE PER MUNICIPALITY

COUNTY	MUNI	High Density Residential	Medium Density Residential	Suburban Residential	Low Density Residential	Rural Residential	Resource Residential	Estate Residential
Passaic	BLOOMINGDALE BOROUGH	\$126,228.16	\$145,508.86	\$125,781.96	\$99,264.41	\$185,056.53	\$114,221.50	
Passaic	POMPTON LAKES BOROUGH	\$117,355.48	\$135,719.23	\$148,478.64	\$176,635.98			
Passaic	RINGWOOD BOROUGH	\$160,754.13	\$173,545.53	\$182,006.52	\$184,864.55	\$195,321.30		
Passaic	WANAQUE BOROUGH	\$122,255.39	\$140,923.61	\$141,333.50	\$123,288.63	\$127,865.98		
Passaic	WEST MILFORD TOWNSHIP	\$90,469.24	\$107,418.05	\$115,137.17	\$127,244.48	\$149,751.50	\$156,421.45	
	Average	\$123,412.48	\$140,623.06	\$142,547.56	\$142,259.61	\$164,498.83	\$135,321.47	

SOMERSET COUNTY - AVERAGE LOT VALUE PER MUNICIPALITY

COUNTY	MUNI	High Density Residential	Medium Density Residential	Suburban Residential	Low Density Residential	Rural Residential	Resource Residential	Estate Residential
Somerset	BEDMINSTER TOWNSHIP	\$189,490.52	\$227,237.18	\$239,834.66	\$254,693.45	\$412,626.10	\$596,969.99	\$1,080,323.44
Somerset	BERNARDS TOWNSHIP	\$276,686.77	\$310,132.06	\$350,343.31	\$359,201.21	\$419,281.56	\$460,703.90	
Somerset	BERNARDSVILLE BOROUGH	\$156,472.75	\$194,714.39	\$239,790.68	\$297,652.22	\$538,437.67	\$721,622.46	\$1,042,985.28
Somerset	FAR HILLS BOROUGH	\$156,970.13	\$174,875.52	\$260,168.55	\$297,537.34	\$427,381.91	\$868,711.50	\$1,226,823.51
Somerset	PEAPACK GLADSTONE BOROUGH	\$203,186.34	\$192,790.81	\$242,645.04	\$311,568.01	\$439,636.78	\$667,718.29	\$1,391,290.18
	Average	\$196,561.30	\$219,949.99	\$266,556.45	\$304,130.45	\$447,472.80	\$663,145.23	\$1,185,355.60

SUSSEX COUNTY - AVERAGE LOT VALUE PER MUNICIPALITY

COUNTY	MUNI	High Density Residential	Medium Density Residential	Suburban Residential	Low Density Residential	Rural Residential	Resource Residential	Estate Residential
Sussex	BYRAM TOWNSHIP	\$99,912.30	\$108,894.24	\$114,159.51	\$130,846.82	\$106,045.62	\$168,413.77	
Sussex	FRANKLIN BOROUGH	\$50,816.21	\$60,080.92	\$67,239.27	\$79,955.40	\$91,636.36	\$93,545.45	
Sussex	GREEN TOWNSHIP	\$125,870.95	\$139,847.48	\$143,672.88	\$147,538.99	\$164,120.96	\$177,272.24	
Sussex	HAMBURG BOROUGH	\$66,630.02	\$75,732.84	\$84,239.93				
Sussex	HARDYSTON TOWNSHIP	\$74,754.34	\$79,866.20	\$80,940.37	\$89,182.77	\$98,327.61	\$110,661.70	\$174,915.74
Sussex	HOPATCONG BOROUGH	\$81,074.16	\$103,140.54	\$126,351.47	\$97,521.71	\$112,631.20	\$101,647.40	
Sussex	OGDENSBURG BOROUGH	\$81,632.09	\$92,003.51	\$94,514.77	\$105,203.94	\$92,827.00		
Sussex	SPARTA TOWNSHIP	\$141,757.33	\$155,688.15	\$143,195.36	\$159,364.71	\$168,761.55	\$173,174.07	
Sussex	STANHOPE BOROUGH	\$89,268.08	\$98,195.41	\$109,339.09	\$126,472.36			
Sussex	VERNON TOWNSHIP	\$82,443.79	\$89,886.12	\$97,376.31	\$101,412.07	\$111,087.85	\$115,295.58	
	Average	\$89,415.93	\$100,333.54	\$106,102.90	\$115,277.64	\$118,179.77	\$134,287.17	\$174,915.74

WARREN COUNTY - AVERAGE LOT VALUE PER MUNICIPALITY

COUNTY	MUNI	High Density Residential	Medium Density Residential	Suburban Residential	Low Density Residential	Rural Residential	Resource Residential	Estate Residential
Warren	ALLAMUCHY TOWNSHIP	\$122,545.54	\$145,018.53	\$146,226.67	\$123,987.63	\$140,566.26	\$158,766.77	
Warren	ALPHA BOROUGH	\$71,219.06	\$76,489.13					
Warren	BELVIDERE TOWNSHIP	\$60,216.86	\$65,185.82	\$61,853.70				
Warren	FRANKLIN TOWNSHIP	\$72,489.93	\$78,246.85	\$93,489.81	\$114,551.42	\$117,847.40	\$131,642.94	
Warren	FREHLINGHUYSEN TOWNSHIP	\$46,820.22	\$55,676.67	\$78,891.62	\$95,215.79	\$104,024.49	\$120,741.75	
Warren	GREENWICH TOWNSHIP	\$54,595.14	\$79,778.55	\$86,244.75	\$85,702.82	\$100,971.67	\$113,998.07	\$123,977.84
Warren	HACKETTSTOWN TOWN	\$74,862.72	\$78,815.22	\$79,162.01	\$81,799.48			
Warren	HARMONY TOWNSHIP	\$46,172.52	\$61,241.70	\$74,885.65	\$90,449.68	\$111,040.04	\$137,172.55	
Warren	HOPE TOWNSHIP	\$45,361.72	\$53,359.10	\$59,565.06	\$64,833.16	\$72,922.03	\$93,466.38	
Warren	INDEPENDENCE TOWNSHIP	\$93,351.84	\$109,544.90	\$119,003.51	\$125,603.74	\$135,879.95	\$146,236.75	
Warren	LIBERTY TOWNSHIP	\$68,506.25	\$85,423.56	\$90,099.91	\$97,241.38	\$107,812.11	\$109,597.23	
Warren	LOPATCONG TOWNSHIP	\$63,129.63	\$65,915.52	\$69,072.63	\$80,556.29	\$90,464.21		
Warren	MANSFIELD TOWNSHIP	\$49,034.81	\$107,788.07	\$119,070.55	\$131,113.24	\$144,120.30	\$162,575.55	
Warren	OXFORD TOWNSHIP	\$41,954.81	\$62,000.70	\$62,101.95	\$69,464.88	\$78,869.57	\$83,739.13	
Warren	PHILLIPSBURG TOWNSHIP	\$45,975.56	\$62,325.06	\$72,929.22				
Warren	POHATCONG TOWNSHIP	\$74,807.52	\$76,575.06	\$77,881.43	\$91,204.23	\$110,487.45	\$128,956.25	
Warren	WASHINGTON BOROUGH	\$60,751.83	\$69,365.75	\$74,985.36				
Warren	WASHINGTON TOWNSHIP	\$77,087.61	\$77,389.34	\$81,794.90	\$97,071.28	\$108,052.97	\$112,869.67	
Warren	WHITE TOWNSHIP	\$84,170.47	\$87,977.12	\$101,224.95	\$109,159.05	\$122,664.95	\$141,785.71	
	Average	\$65,950.22	\$78,848.25	\$86,026.88	\$97,196.94	\$110,408.81	\$126,272.95	\$123,977.84