Here are the 30 N.J. towns with the lowest property tax bills

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By [Samantha Marcus | NJ Advance Media for NJ.com](#)

New Jersey's high property taxes are notorious, and in 2020 they hit a new high: $[9,112](#).
But in these 30 towns, taxpayers pay anywhere from half to 6% of that average tax bill.

Of course, average property tax bills are just one way to compare municipalities' property tax burdens.
Unlike the tax rate, the average tax bill also factors in residential property values. But it gives you a good
idea of what people are *really* paying.
Here are the 30 municipalities with the lowest tax bills in New Jersey:

30. Phillipsburg
Located in Warren County, Phillipsburg had an average property tax bill of $4,469 in 2020, an increase of
$39 from 2019, according to data from the New Jersey Department of Community Affairs.

The next lowest average tax bills in Warren County can be found in Harmony Township.

29. Middle
Homeowners in Middle Township, Cape May County, saw their average property tax bill climb $111 to
$4,466

Middle is the first of seven Cape May County municipalities on the list. Its average residential property
value was $245,424 in 2020.

28. Brooklawn
At $4,409, Brooklawn, in Camden County, has one of the lowest average property tax bills in New Jersey.
Tax bills here increased by an average of $22 from 2019 to 2020.

27. West Wildwood
In West Wildwood Borough, Cape May County, the average property tax bill dropped $50 to $4,400 last
year.

26. Paulsboro
The average real estate tax bill in Paulsboro was $4,379. It is the only Gloucester County community to
make the list.

25. Cape May Point

The average property tax bill in Cape May Point, Cape May County, was $4,373. The average residence is assessed at $706,442.

24. Penns Grove

Penns Grove is one of three Salem municipalities to land a spot on the list. Homeowners here paid an average of $4,361 in property taxes in 2020.

23. Shrewsbury

Shrewsbury Township, where the average property tax bill was $4,252, is the only Monmouth County community in the bottom 30.

22. Fairfield

Tax bills in Fairfield Township, Cumberland County, averaged $4,192. The average was $3,994 in 2019.

21. Manchester

Property taxpayers in Manchester Township in Ocean County paid an average of $4,183 — an increase of $35.

20. North Wildwood

This Jersey Shore city in Cape May County had an average property tax bill of $4,140.

19. Lower

At $4,133, this Cape May County town's average tax bill ranks among the lowest of New Jersey's 565 municipalities.

18. Folsom

This Atlantic County borough's residents paid an average of $4,131 in property taxes last year, an increase of $162.

17. Pemberton Borough

This borough in Burlington County had an average property tax bill of $4,096. That's $255 more than the borough's average bill of $3,841 in 2019.

16. Pemberton Township

In Pemberton Township, Burlington County, the average real estate tax bill was $4,045 in 2020, a $175 increase over 2019.

15. Winfield
Winfield is the only Union County municipality on the list. Its average tax bill was $3,757, or $88 more than in 2019.

The next lowest average tax bill in Union County can be found in Plainfield, at $9,003.

14. Corbin
Corbin is the second of two Atlantic County municipalities to land on this list. Homeowners there paid, on average, $3,671 in 2020. That's an increase of just $27.

13. Bridgeton
The average property tax bill in this Cumberland County city was $3,546, or $146 higher than the year before.

12. Trenton
New Jersey's capital has the one of the lowest average property tax bills in New Jersey at $3,423 — a $68 increase.

11. Downe Township
In this Cumberland County township, the average real estate tax bill was $3,316, a just $21 increase from 2019.

10. Salem
At $3,256, this Salem County city's average property tax bill is a $24 increase from the year prior.

9. Dennis
In Dennis Township, Cape May County, the average real estate tax bill was $3,243 in 2020, compared with $3,185 in 2019.

8. Washington Township
Average tax bills in Washington Township, Burlington County, rose $67 from $2,941 in 2019 to $3,008 in 2020.

7. Commercial Township
In Commercial Township, Cumberland County, the average residential property tax bill will set you back just $2,710.

6. Audubon Park Borough

The average property tax bill in Audubon Park Borough, Camden County, was $2,621 last year, a $47 increase. In 2019, the average property tax bill was $2,574.

5. Teterboro

Teterboro Airport is located on 827 acres of land in the Bergen County borough of Teterboro and Moonachie. It is home to private aviation charter companies that fly nationally and globally.

Teterboro Borough is the only Bergen County community to make the list. Taxpayers there paid, on average, $2,068 in 2020. The 2019 average property tax bill was $42 lower.

4. Lower Alloways Creek

The average tax bill for Lower Alloways Creek, Salem County, fell $55 to $1,998 last year.

3. Woodbine

In 2020, the average homeowner paid $1,985 in property taxes, an increase of $22, in Woodbine Borough, Cape May County.

2. Camden

The average property tax bill in Camden increased $83 to $1,811 in 2020. Homeowners here paid an average of $1,710 in 2018, compared with $1,665 in 2017.

The average home value in 2020 was $56,961.

1. Walpack

A house dating back over 300 years as seen in 2016 on the Rosenkrans farm in Walpack Township.NJ Advance Media

The average property tax bill in Walpack, the tiny town along the Delaware River, fell by $1 from 2019 to 2020, to $514. The average residential property value in 2020 was $68,423.

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