



WEST WINDSOR TOWNSHIP

HEMANT MARATHE, Ph.D.
MAYOR

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West Windsor Property Taxes explained

Since the property tax bill was mailed, I have received quite a few questions regarding taxes and why the bill is so high. The West Windsor municipal portion, which is the only one controlled by Administration and Township Council, has not increased. Although I mention it in my tax letter, I would like to reiterate again that the municipality by law is required to collect property taxes on behalf of the county, school district and itself. Our share of the taxes is only 14% while county share is 25% and school district takes 57% of your taxes.

Since I became mayor in 2018 through the current budget of 2024, for the past 7 budgets the total increase in municipal taxes cumulative is 2.15% while the county taxes have increased 14.59% while the school district taxes have increased by 12.6%.

That is an annual increase in municipal taxes of 0.35%, county taxes of 2.29% and school taxes of 2.01%. Thus, both county and school taxes have increased 6 times as fast as the municipal taxes.

In dollar terms for an average home in West Windsor the municipal taxes per year have increased by \$47 over a six-year period or about **\$8 per year**. The county taxes have increased by \$509 dollars and school taxes by \$1023 or \$85 and \$171 per year respectively. The County taxes have particularly seen a big increase of 13.7% since last year, which is the major reason people have seen a huge property tax jump for 2024-2025 over last year.

For the current year, in terms of actual dollars for an average home in West Windsor municipal taxes declined by \$5 while the county taxes increased by \$480 and school taxes by \$125.

This again helps me illustrate why I have worked so hard over the past six years to keep housing and school kids to a minimum. I have been often criticized by people for my concerted efforts to engage land, so we don't get burdened by future housing developments. So next time you hear criticism of warehouses without any realistic alternate plan, think about your tax bill and how much higher it would be if you engage in wishful thinking.

Hemant Marathe
Mayor

	Rates			Taxes			
Year	Municipal	County	School	Municipal	County	School	Total
2024	0.427	0.762	1.743	\$2,240.55	\$3,998.37	\$9,145.87	\$15,384.79
2023	0.428	0.670	1.719	\$2,245.80	\$3,515.62	\$9,019.94	\$14,781.36
2022	0.428	0.636	1.701	\$2,245.80	\$3,337.22	\$8,925.49	\$14,508.51
2021	0.419	0.654	1.668	\$2,198.58	\$3,431.67	\$8,752.33	\$14,382.58
2020	0.420	0.649	1.621	\$2,203.82	\$3,405.43	\$8,505.71	\$14,114.97
2019	0.424	0.643	1.593	\$2,224.81	\$3,373.95	\$8,358.79	\$13,957.55
2018	0.418	0.665	1.548	\$2,193.33	\$3,489.39	\$8,122.67	\$13,805.38
Total	2.15%	14.59%	12.60%	2.15%	14.59%	12.60%	11.44%
	Average home		\$524,720				
		Dollar increase in 6 years		\$47.22	\$508.98	\$1,023.20	\$1,579.41
		Dollar increase per year		\$7.87	\$84.83	\$170.53	\$263.23
		Dollar Increase for 2024		(\$5.00)	\$480.00	\$125.00	\$603.43

Property Taxes on Average West Windsor Home by Year

