

Water & Sanitary Valuation

PREPARED FOR

BOROUGH OF MATAWAN

201 Broad Street
Matawan, NJ 07747

PREPARED BY

REMINGTON & VERNICK ENGINEERS

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July 2025

BOROUGH OF SPOTSWOOD

WATER & SANITARY VALUATION

July 2025

The Borough of Matawan (Borough) is located in Monmouth County, New Jersey. It covers approximately 2.4 square miles of area and has approximately 9,566 residents (as per 2020 US Census; www.census.gov). The Borough owns and operates their own potable water supply, water treatment plant, water distribution system, a series of sanitary sewer lift stations, and a sanitary sewer conveyance system. The water services and sanitary laterals are owned by the residents from the house to the main in the street. There are 2,886 water service connections and 2,886 sanitary service connections, for a total of 5,772 connections.

The Borough retained Remington & Vernick Engineers to complete a valuation of the system based upon its current condition. The components of both the water and sanitary utility were identified based upon the following:

- Facility tours to assess the equipment installed and in place
- Review of the Borough GIS mapping
- Interview of utility personnel and operator
- Review of Water Allocation Permit and associated Staff Report

Basis of Valuation

Upon completion of the inventory and review of historic information, the replacement cost was determined for each item of the system. The replacement cost was based upon our experience and current industry standards and bid tabulation for the area. A lifespan or useful life was assigned to each type of component. Where existing system information was not provided, best judgment was utilized to assign both infrastructure age and replacement costs.

The average lives chosen were based on our experience with previous valuations. In addition, lifespans were established based upon our 1) experience with other utility systems, 2) lifespans approved by other studies for regulatory review and 3) condition of the assets at the time of our facility tours.

Once the above information was established, the value of the system was developed utilizing both the Original Cost Less Depreciation (OCLD) and the Replacement Cost New Less Depreciation (RCNLD) methodologies. The RCNLD was calculated by subtracting the depreciation from the Replacement Cost New amount. To establish the OCLD, trend factors were developed to determine the original cost. We utilized indices published by Handy-Whitman, in Bulletin No. 194. These trend factors were applied to the Replacement Cost and Depreciation.

We also felt that it was necessary to look at the current market value for the sale of utility systems and factor this information into the calculated valuation (OCLD & RCNLD). Accordingly, we looked at systems that sold recently and factored in their similarity to the Borough of Matawan. The utilities which were utilized as a basis of comparison per connection were:

- Borough of Haddonfield
- Longhill Township
- City of Wildwood

Conclusions

Based upon the weighted average of the OCLD, RCNLD and Market Value, we anticipate that the value of the water and sanitary system infrastructure is approximately \$39.3 million. It should be noted that the fair market value of the existing property has not been included in the system value. Accordingly, it is anticipated that the value would be greater than indicated.

BOROUGH OF MATAWAN
WATER & SANITARY SYSTEM
VALUATION ANALYSIS
JULY 2025

CONSTRUCTION COSTS						
	ORIGINAL COSTS	DEPRECIATION	OCLD	REPLACEMENT COSTS	DEPRECIATION	RCNLD
WATER SYSTEM						
WATER FACILIITES	\$5,027,933.58	\$1,938,093.96	\$3,089,839.62	\$12,572,100.00	\$5,916,471.36	\$6,655,628.64
WATER DISTRIBUTION						
WATER MAIN	\$7,096,309.83	\$2,477,919.03	\$4,618,390.80	\$47,599,505.00	\$26,920,654.40	\$20,678,850.60
WATER VALVES	\$342,957.23	\$126,826.27	\$216,130.96	\$2,367,500.00	\$1,330,550.00	\$1,036,950.00
FIRE HYDRANTS	\$806,430.12	\$167,661.51	\$638,768.61	\$2,408,000.00	\$747,110.00	\$1,660,890.00
TOTAL WATER SYSTEM COSTS	\$13,273,630.76	\$4,710,500.77	\$8,563,129.99	\$64,947,105.00	\$34,914,785.76	\$30,032,319.24
SANITARY SYSTEM						
SANITARY FACILITIES	\$3,256,518.06	\$2,278,076.77	\$863,897.48	\$8,996,167.51	\$6,601,954.46	\$2,394,213.06
SANITARY CONVEYANCE						
SANITARY MAIN	\$4,379,113.48	\$2,267,793.11	\$2,111,320.36	\$45,488,940.00	\$27,767,071.20	\$17,721,868.80
MANHOLES	\$581,783.64	\$213,183.97	\$368,599.67	\$4,005,000.00	\$2,258,100.00	\$1,746,900.00
TOTAL SANITARY SYSTEM COSTS	\$8,217,415.18	\$4,759,053.85	\$3,343,817.52	\$58,490,107.51	\$36,627,125.66	\$21,862,981.86
TOTAL CONSTRUCTION COSTS	\$21,491,045.94	\$9,469,554.62	\$11,906,947.51	\$123,437,212.51	\$71,541,911.42	\$51,895,301.09
SOFT COSTS						
DESIGN & PERMITTING ENGINEERING (12%)	\$2,578,925.51	\$1,136,346.55	\$1,428,833.70	\$14,812,465.50	\$8,585,029.37	\$6,227,436.13
CONTRACT ADMINISTRATION (4%)	\$859,641.84	\$378,782.18	\$476,277.90	\$4,937,488.50	\$2,861,676.46	\$2,075,812.04
CONSTRUCTION OVERSIGHT (6%)	\$1,289,462.76	\$568,173.28	\$714,416.85	\$7,406,232.75	\$4,292,514.69	\$3,113,718.07
TOTAL SOFT COSTS	\$4,728,030.11	\$2,083,302.02	\$2,619,528.45	\$27,156,186.75	\$15,739,220.51	\$11,416,966.24
OVERALL WATER & SEWER SYSTEM COSTS	\$26,219,076.05	\$11,552,856.63	\$14,526,475.97	\$150,593,399.27	\$87,281,131.93	\$63,312,267.33

WEIGHTED AVERAGE				
\$40,945,000.00	0.2	\$8,189,000.00	Market Analysis	
\$63,312,267.33	0.4	\$25,324,906.93	Cost Analysis - RCNLD	
\$14,526,475.97	0.4	\$5,810,590.39	Cost Analysis - OCLD	
		\$39,324,497.32		

BOROUGH OF MATAWAN
WATER & SANITARY SYSTEM
VALUATION ANALYSIS
JULY 2025

WATER SYSTEM FACILITIES

YEAR OF PURCHASE	ITEM	AGE (YEARS)	ORIGINAL COST	LIFE	DEPRECIATION FACTOR	DEPRECIATION COST	OCLD	original cost factor	REPLACEMENT COST	ACCUMULATED DEPRECIATION	RCNLD
	WELL NO. 3 (800 gpm)										
1956	WELL NO. 3 - WELL AND PIPING	66	\$33,865.03	100	0.66	\$22,350.92	\$11,514.11	0.06	\$600,000.00	\$396,000.00	\$204,000.00
1985	WELL NO. 3 - REDEVELOPMENT AND REPAIR	40	\$47,300.00	50	0.80	\$37,840.00	\$9,460.00	0.27	\$75,000.00	\$60,000.00	\$15,000.00
2012	WELL NO. 3 ELECTRICAL & CONTROLS	13	\$53,250.00	50	0.26	\$13,845.00	\$39,405.00	0.71	\$75,000.00	\$19,500.00	\$55,500.00
2024	WELL NO. 3 PUMP	1	\$72,831.98	20	0.05	\$3,641.60	\$69,190.38	0.97	\$75,000.00	\$3,750.00	\$71,250.00
	WELL NO. 4 (800 gpm)										
1995	WELL HOUSE	30	\$38,773.01	99	0.30	\$11,749.40	\$27,023.61	0.39	\$100,000.00	\$30,303.03	\$69,696.97
1967	WELL NO. 4 WELL AND PIPING	55	\$52,392.64	100	0.55	\$28,815.95	\$23,576.69	0.07	\$700,000.00	\$385,000.00	\$315,000.00
1995	WELL NO. 4 - REDEVELOPMENT AND REPAIR	27	\$29,079.75	50	0.54	\$15,703.07	\$13,376.69	0.39	\$75,000.00	\$40,500.00	\$34,500.00
1995	WELL NO. 4 - ELECTRICAL & CONTROLS	27	\$4,525.60	50	0.54	\$2,443.82	\$2,081.77	0.30	\$15,000.00	\$8,100.00	\$6,900.00
2024	WELL NO. 4- PUMP	1	\$25,853.24	20	1.00	\$25,853.24	\$0.00	0.34	\$75,000.00	\$75,000.00	\$0.00
	WATER TREATMENT PLANT										
1956	BUILDING STRUCTURE	66	\$56,441.72	100	0.66	\$37,251.53	\$19,190.18	0.06	\$1,000,000.00	\$660,000.00	\$340,000.00
2012	PIPING AND VALVES	10	\$530,391.12	100	0.10	\$53,039.11	\$477,352.01	0.71	\$750,000.00	\$75,000.00	\$675,000.00
2012	AERATION	10	\$10,607.82	20	0.50	\$5,303.91	\$5,303.91	0.71	\$15,000.00	\$7,500.00	\$7,500.00
1956	CLARIFIER	66	\$353,594.08	50	1.00	\$353,594.08	\$0.00	0.71	\$500,000.00	\$500,000.00	\$0.00
2012	GENERATOR	10	\$530,391.12	50	0.20	\$106,078.22	\$424,312.90	0.71	\$750,000.00	\$150,000.00	\$600,000.00
2012	ELECTRICAL AND CONTROLS	10	\$530,391.12	50	0.20	\$106,078.22	\$424,312.90	0.71	\$750,000.00	\$150,000.00	\$600,000.00
2012	BACKWASH PUMPS & SYSTEM	10	\$53,039.11	20	0.50	\$26,519.56	\$26,519.56	0.71	\$75,000.00	\$37,500.00	\$37,500.00
2012	BLOWERS	10	\$53,039.11	20	0.50	\$26,519.56	\$26,519.56	0.71	\$75,000.00	\$37,500.00	\$37,500.00
2012	FINISHED WATER/HIGH SERVICE PUMPS & SYSTEM	10	\$141,437.63	20	0.50	\$70,718.82	\$70,718.82	0.71	\$200,000.00	\$100,000.00	\$100,000.00
2012	FILTER TANKS (3)	10	\$530,391.12	50	0.20	\$106,078.22	\$424,312.90	0.71	\$750,000.00	\$150,000.00	\$600,000.00
2012	FILTER MEDIA	10	\$141,437.63	15	0.67	\$94,291.75	\$47,145.88	0.71	\$200,000.00	\$133,333.33	\$66,666.67
2012	DRAIN DOWN SYSTEM	10	\$21,215.64	20	0.50	\$10,607.82	\$10,607.82	0.71	\$30,000.00	\$15,000.00	\$15,000.00
2012	ALUM FEED SYSTEM	10	\$35,359.41	20	0.50	\$17,679.70	\$17,679.70	0.71	\$50,000.00	\$25,000.00	\$25,000.00
2012	SODIUM HYPOCHLORITE FEED SYSTEM	10	\$42,431.29	20	0.50	\$21,215.64	\$21,215.64	0.71	\$60,000.00	\$30,000.00	\$30,000.00
2012	ZINC ORTHOPHOSPHATE FEED SYSTEM	10	\$35,359.41	20	0.50	\$17,679.70	\$17,679.70	0.71	\$50,000.00	\$25,000.00	\$25,000.00
2012	LIME FEED SYSTEM	10	\$70,718.82	20	0.50	\$35,359.41	\$35,359.41	0.71	\$100,000.00	\$50,000.00	\$50,000.00
	MISCELLANEOUS										
1972	MIDDLESEX ROAD STANDPIPE (1.2 MG)	50	\$122,854.56	100	0.50	\$61,427.28	\$61,427.28	0.07	\$1,700,000.00	\$850,000.00	\$850,000.00
1972	RYERS LANE STANDPIPE (1 MG)	50	\$87,804.88	100	0.50	\$43,902.44	\$43,902.44	0.07	\$1,200,000.00	\$600,000.00	\$600,000.00
1990	NJ AMERICAN WATER INTERCONNECTION (12")	32	\$52,120.74	50	0.64	\$33,357.28	\$18,763.47	0.28	\$185,000.00	\$118,400.00	\$66,600.00
2001	ABERDEEN TOWNSHIP INTERCONNECTION (6")	21	\$44,953.56	50	0.42	\$18,880.50	\$26,073.07	0.37	\$120,000.00	\$50,400.00	\$69,600.00
2001	ABERDEEN TOWNSHIP INTERCONNECTION (6")	21	\$44,953.56	50	0.42	\$18,880.50	\$26,073.07	0.37	\$120,000.00	\$50,400.00	\$69,600.00
1997	CUSTOMER WATER METERS- OLD (810)	25	\$183,065.53	20	1.00	\$183,065.53	\$0.00	0.32	\$567,000.00	\$567,000.00	\$0.00
2015	CUSTOMER WATER METERS- NEW (2093)	7	\$928,063.34	20	0.35	\$324,822.17	\$603,241.17	0.63	\$1,465,100.00	\$512,785.00	\$952,315.00
2021	VALVE EXERCISING MACHINE	1	\$70,000.00	20	0.05	\$3,500.00	\$66,500.00	1.00	\$70,000.00	\$3,500.00	\$66,500.00
TOTALS:			\$5,027,933.58			\$1,938,093.96	\$3,089,839.62		\$12,572,100.00	\$5,916,471.36	\$6,655,628.64

BOROUGH OF MATAWAN
WATER & SANITARY SYSTEM
VALUATION ANALYSIS
JULY 2025

WATER DISTRIBUTION SYSTEM

WATER MAIN												
YEAR OF PURCHASE	ITEM	LINEAR FEET OF PIPE	AGE (YEARS)	LIFE	ORIGINAL UNIT COST	ORIGINAL COST	DEPRECIATION FACTOR	DEPRECIATION COST/UNIT	OCLD	REPLACEMENT COSTS	DEPRECIATION	RCNLD
2020	16" DIP	60	2	100	\$269.63	\$16,177.61	0.02	\$5.39	\$15,854.05	\$17,400.00	\$348.00	\$17,052.00
2010	16" DIP	60	12	100	\$198.32	\$11,899.23	0.12	\$23.80	\$10,471.32	\$17,400.00	\$2,088.00	\$15,312.00
2000	16" DIP	60	22	100	\$118.90	\$7,134.00	0.22	\$26.16	\$5,564.52	\$17,400.00	\$3,828.00	\$13,572.00
1990	16" DIP	60	32	100	\$95.70	\$5,742.00	0.32	\$30.62	\$3,904.56	\$17,400.00	\$5,568.00	\$11,832.00
1980	16" DIP	259	42	100	\$63.80	\$16,524.20	0.42	\$26.80	\$9,584.04	\$75,110.00	\$31,546.20	\$43,563.80
1970	16" DIP	339	52	100	\$29.92	\$10,143.95	0.52	\$15.56	\$4,869.10	\$98,310.00	\$51,121.20	\$47,188.80
1960	16" DIP	579	62	100	\$21.75	\$12,593.25	0.62	\$13.49	\$4,785.44	\$167,910.00	\$104,104.20	\$63,805.80
1950	16" DIP	180	72	100	\$13.63	\$2,453.40	0.72	\$9.81	\$686.95	\$52,200.00	\$37,584.00	\$14,616.00
2020	12"DIP	419	2	100	\$255.68	\$107,130.16	0.02	\$5.11	\$104,987.56	\$115,225.00	\$2,304.50	\$112,920.50
2010	12"DIP	419	12	100	\$188.06	\$78,798.22	0.12	\$22.57	\$69,342.43	\$115,225.00	\$13,827.00	\$101,398.00
2000	12"DIP	419	22	100	\$112.75	\$47,242.25	0.22	\$24.81	\$36,848.96	\$115,225.00	\$25,349.50	\$89,875.50
1990	12"DIP	419	32	100	\$90.75	\$38,024.25	0.32	\$29.04	\$25,856.49	\$115,225.00	\$36,872.00	\$78,353.00
1980	12"DIP	1,814	42	100	\$60.50	\$109,747.00	0.42	\$25.41	\$63,653.26	\$498,850.00	\$209,517.00	\$289,333.00
1970	12"DIP	2,372	52	100	\$28.38	\$67,306.48	0.52	\$14.76	\$32,307.11	\$652,300.00	\$339,196.00	\$313,104.00
1960	12"DIP	4,046	62	100	\$20.63	\$83,448.75	0.62	\$12.79	\$31,710.53	\$1,112,650.00	\$689,843.00	\$422,807.00
1950	12"DIP	1,256	72	100	\$12.93	\$16,233.80	0.72	\$9.31	\$4,545.46	\$345,400.00	\$248,688.00	\$96,712.00
2020	10" DIP	1,175	2	100	\$241.73	\$284,037.87	0.02	\$4.83	\$278,357.11	\$305,500.00	\$6,110.00	\$299,390.00
2010	10" DIP	1,175	12	100	\$177.80	\$208,920.42	0.12	\$21.34	\$183,849.97	\$305,500.00	\$36,660.00	\$268,840.00
2000	10" DIP	1,175	22	100	\$106.60	\$125,255.00	0.22	\$23.45	\$97,698.90	\$305,500.00	\$67,210.00	\$238,290.00
1990	10" DIP	1,175	32	100	\$85.80	\$100,815.00	0.32	\$27.46	\$68,554.20	\$305,500.00	\$97,760.00	\$207,740.00
1980	10" DIP	5,091	42	100	\$57.20	\$291,205.20	0.42	\$24.02	\$168,899.02	\$1,323,660.00	\$555,937.20	\$767,722.80
1970	10" DIP	6,658	52	100	\$26.83	\$178,618.57	0.52	\$13.95	\$85,736.92	\$1,731,080.00	\$900,161.60	\$830,918.40
1960	10" DIP	11,357	62	100	\$19.50	\$221,461.50	0.62	\$12.09	\$84,155.37	\$2,952,820.00	\$1,830,748.40	\$1,122,071.60
1950	10" DIP	3,524	72	100	\$12.22	\$43,063.28	0.72	\$8.80	\$12,057.72	\$916,240.00	\$659,692.80	\$256,547.20
2020	8" DIP	3,340	2	100	\$232.44	\$776,339.19	0.02	\$4.65	\$760,812.40	\$835,000.00	\$16,700.00	\$818,300.00
2010	8" DIP	3,341	12	100	\$170.97	\$571,197.31	0.12	\$20.52	\$502,653.63	\$835,250.00	\$100,230.00	\$735,020.00
2000	8" DIP	3,340	22	100	\$102.50	\$342,350.00	0.22	\$22.55	\$267,033.00	\$835,000.00	\$183,700.00	\$651,300.00
1990	8" DIP	3,341	32	100	\$82.50	\$275,632.50	0.32	\$26.40	\$187,430.10	\$835,250.00	\$267,280.00	\$567,970.00
1980	8" DIP	14,476	42	100	\$55.00	\$796,180.00	0.42	\$23.10	\$461,784.40	\$3,619,000.00	\$1,519,980.00	\$2,099,020.00
1970	8" DIP	18,929	52	100	\$25.80	\$488,289.24	0.52	\$13.41	\$234,378.84	\$4,732,250.00	\$2,460,770.00	\$2,271,480.00
1960	8" DIP	32,292	62	100	\$18.75	\$605,475.00	0.62	\$11.63	\$230,080.50	\$8,073,000.00	\$5,005,260.00	\$3,067,740.00
1950	8" DIP	10,021	72	100	\$11.75	\$117,746.75	0.72	\$8.46	\$32,969.09	\$2,505,250.00	\$1,803,780.00	\$701,470.00
2020	6" DIP	486	2	100	\$209.19	\$101,667.89	0.02	\$4.18	\$99,634.53	\$109,350.00	\$2,187.00	\$107,163.00
2010	6" DIP	486	12	100	\$153.87	\$74,780.52	0.12	\$18.46	\$65,806.85	\$109,350.00	\$13,122.00	\$96,228.00
2000	6" DIP	487	22	100	\$92.25	\$44,925.75	0.22	\$20.30	\$35,042.09	\$109,575.00	\$24,106.50	\$85,468.50
1990	6" DIP	486	32	100	\$74.25	\$36,085.50	0.32	\$23.76	\$24,538.14	\$109,350.00	\$34,992.00	\$74,358.00
1980	6" DIP	2,107	42	100	\$49.50	\$104,296.50	0.42	\$20.79	\$60,491.97	\$474,075.00	\$199,111.50	\$274,963.50
1970	6" DIP	2,766	52	100	\$23.22	\$64,216.14	0.52	\$12.07	\$30,823.75	\$622,350.00	\$323,622.00	\$298,728.00
1960	6" DIP	4,701	62	100	\$16.88	\$79,329.38	0.62	\$10.46	\$30,145.16	\$1,057,725.00	\$655,789.50	\$401,935.50
1950	6" DIP	1,459	72	100	\$10.58	\$15,428.93	0.72	\$7.61	\$4,320.10	\$328,275.00	\$236,358.00	\$91,917.00
1940	10" CIP	2,336	82	100	\$6.50	\$15,184.00	0.82	\$5.33	\$2,733.12	\$607,360.00	\$498,035.20	\$109,324.80
1910-1920	10" CIP	2,336	107	100	\$2.57	\$6,000.26	1	\$2.57	\$0.00	\$607,360.00	\$607,360.00	\$0.00
1940	8" CIP	1,018	82	100	\$6.25	\$6,362.50	0.82	\$5.13	\$1,145.25	\$254,500.00	\$208,690.00	\$45,810.00
1910-1920	8" CIP	1,018	107	100	\$2.47	\$2,514.27	1	\$2.47	\$0.00	\$254,500.00	\$254,500.00	\$0.00
1940	6" CIP	6,409	82	100	\$5.63	\$36,050.63	0.82	\$4.61	\$6,489.11	\$1,442,025.00	\$1,182,460.50	\$259,564.50
1910-1920	6" CIP	6,409	107	100	\$2.22	\$14,246.13	1	\$2.22	\$0.00	\$1,442,025.00	\$1,442,025.00	\$0.00
1940	4" CIP	1,533	82	100	\$5.00	\$7,665.00	0.82	\$4.10	\$1,379.70	\$306,600.00	\$251,412.00	\$55,188.00
1910-1920	4" CIP	1,533	107	100	\$1.98	\$3,028.98	1	\$1.98	\$0.00	\$306,600.00	\$306,600.00	\$0.00
1970	12"ACP	306	52	100	\$28.38	\$8,682.88	0.52	\$14.76	\$4,167.78	\$84,150.00	\$43,758.00	\$40,392.00
1960	12"ACP	451	62	100	\$20.63	\$9,301.88	0.62	\$12.79	\$3,534.71	\$124,025.00	\$76,895.50	\$47,129.50
1950	12"ACP	209	72	100	\$12.93	\$2,701.33	0.72	\$9.31	\$756.37	\$57,475.00	\$41,382.00	\$16,093.00
1970	10" ACP	1,871	52	100	\$26.83	\$50,194.56	0.52	\$13.95	\$24,093.39	\$486,460.00	\$252,959.20	\$233,500.80
1960	10" ACP	2,757	62	100	\$19.50	\$53,761.50	0.62	\$12.09	\$20,429.37	\$716,820.00	\$444,428.40	\$272,391.60
1950	10" ACP	1,280	72	100	\$12.22	\$15,641.60	0.72	\$8.80	\$4,379.65	\$332,800.00	\$239,616.00	\$93,184.00
1970	8" ACP	1529	52	100	\$15.48	\$23,665.09	0.52	\$8.05	\$11,359.24	\$229,350.00	\$119,262.00	\$110,088.00
1960	8" ACP	2,254	62	100	\$11.25	\$25,357.50	0.62	\$6.98	\$9,635.85	\$338,100.00	\$209,622.00	\$128,478.00
1950	8" ACP	1,046	72	100	\$9.40	\$9,832.40	0.72	\$6.77	\$2,753.07	\$209,200.00	\$150,624.00	\$58,576.00
1970	6" ACP	4125	52	100	\$23.22	\$95,767.01	0.52	\$12.07	\$45,968.17	\$928,125.00	\$482,625.00	\$445,500.00
1960	6" ACP	6079	62	100	\$16.88	\$102,583.13	0.62	\$10.46	\$38,981.59	\$1,367,775.00	\$848,020.50	\$519,754.50
1950	6" ACP	2823	72	100	\$10.58	\$29,853.23	0.72	\$7.61	\$8,358.90	\$635,175.00	\$457,326.00	\$177,849.00
TOTALS:		193,471				\$7,096,309.83		\$2,477,919.03	\$4,618,390.80	\$47,599,505.00	\$26,920,654.40	\$20,678,850.60

BOROUGH OF MATAWAN
WATER & SANITARY SYSTEM
VALUATION ANALYSIS
JULY 2025

WATER DISTRIBUTION SYSTEM												
WATER VALVES												
YEAR OF PURCHASE	ITEM	# OF VALVES	AGE (YEARS)	LIFE	ORIGINAL UNIT COST	ORIGINAL COST	DEPRECIATION FACTOR	DEPRECIATION COST/UNIT	OCLD	REPLACEMENT COSTS	DEPRECIATION	RCNLD
1990	16" Valve	1	32	100	\$59.28	\$59.28	0.32	\$18.97	\$40.31	\$6,000.00	\$1,920.00	\$4,080.00
1980	16" Valve	1	42	100	\$1,980.00	\$1,980.00	0.42	\$831.60	\$1,148.40	\$6,000.00	\$2,520.00	\$3,480.00
1970	16" Valve	1	52	100	\$1,320.00	\$1,320.00	0.52	\$686.40	\$633.60	\$6,000.00	\$3,120.00	\$2,880.00
1960	16" Valve	2	62	100	\$619.10	\$1,238.20	0.62	\$383.84	\$470.52	\$12,000.00	\$7,440.00	\$4,560.00
1950	16" Valve	1	72	100	\$450.00	\$450.00	0.72	\$324.00	\$126.00	\$6,000.00	\$4,320.00	\$1,680.00
2020	12" Valve	1	2	100	\$235.00	\$235.00	0.02	\$4.70	\$230.30	\$5,000.00	\$100.00	\$4,900.00
2010	12" Valve	1	12	100	\$3,419.32	\$3,419.32	0.12	\$410.32	\$3,009.00	\$5,000.00	\$600.00	\$4,400.00
2000	12" Valve	1	22	100	\$2,050.00	\$2,050.00	0.22	\$451.00	\$1,599.00	\$5,000.00	\$1,100.00	\$3,900.00
1990	12" Valve	1	32	100	\$1,650.00	\$1,650.00	0.32	\$528.00	\$1,122.00	\$5,000.00	\$1,600.00	\$3,400.00
1980	12" Valve	6	42	100	\$1,100.00	\$6,600.00	0.42	\$462.00	\$3,828.00	\$30,000.00	\$12,600.00	\$17,400.00
1970	12" Valve	8	52	100	\$515.92	\$4,127.33	0.52	\$268.28	\$1,981.12	\$40,000.00	\$20,800.00	\$19,200.00
1960	12" Valve	15	62	100	\$375.00	\$5,625.00	0.62	\$232.50	\$2,137.50	\$75,000.00	\$46,500.00	\$28,500.00
1950	12" Valve	5	72	100	\$235.00	\$1,175.00	0.72	\$169.20	\$329.00	\$25,000.00	\$18,000.00	\$7,000.00
1940	12" Valve	2	82	100	\$125.00	\$250.00	0.82	\$102.50	\$45.00	\$10,000.00	\$8,200.00	\$1,800.00
1910-1920	12" Valve	2	107	100	\$49.40	\$98.79	1.00	\$49.40	\$0.00	\$10,000.00	\$10,000.00	\$0.00
2020	10" Valve	4	2	100	\$3,718.99	\$14,875.96	0.02	\$74.38	\$14,578.44	\$16,000.00	\$320.00	\$15,680.00
2010	10" Valve	4	12	100	\$2,735.46	\$10,941.82	0.12	\$328.25	\$9,628.80	\$16,000.00	\$1,920.00	\$14,080.00
2000	10" Valve	4	22	100	\$1,640.00	\$6,560.00	0.22	\$360.80	\$5,116.80	\$16,000.00	\$3,520.00	\$12,480.00
1990	10" Valve	4	32	100	\$1,320.00	\$5,280.00	0.32	\$422.40	\$3,590.40	\$16,000.00	\$5,120.00	\$10,880.00
1980	10" Valve	22	42	100	\$880.00	\$19,360.00	0.42	\$369.60	\$11,228.80	\$88,000.00	\$36,960.00	\$51,040.00
1970	10" Valve	29	52	100	\$412.73	\$11,969.26	0.52	\$214.62	\$5,745.25	\$116,000.00	\$60,320.00	\$55,680.00
1960	10" Valve	51	62	100	\$300.00	\$15,300.00	0.62	\$186.00	\$5,814.00	\$204,000.00	\$126,480.00	\$77,520.00
1950	10" Valve	15	72	100	\$188.00	\$2,820.00	0.72	\$135.36	\$789.60	\$60,000.00	\$43,200.00	\$16,800.00
1940	10" Valve	7	82	100	\$100.00	\$700.00	0.82	\$82.00	\$126.00	\$28,000.00	\$22,960.00	\$5,040.00
1910-1920	10" Valve	7	107	100	\$39.52	\$276.62	1.00	\$39.52	\$0.00	\$28,000.00	\$28,000.00	\$0.00
2020	8" Valve	9	2	100	\$3,254.12	\$29,287.05	0.02	\$65.08	\$28,701.31	\$31,500.00	\$630.00	\$30,870.00
2010	8" Valve	9	12	100	\$2,393.52	\$21,541.71	0.12	\$287.22	\$18,956.71	\$31,500.00	\$3,780.00	\$27,720.00
2000	8" Valve	9	22	100	\$1,435.00	\$12,915.00	0.22	\$315.70	\$10,073.70	\$31,500.00	\$6,930.00	\$24,570.00
1990	8" Valve	9	32	100	\$1,155.00	\$10,395.00	0.32	\$369.60	\$7,068.60	\$31,500.00	\$10,080.00	\$21,420.00
1980	8" Valve	51	42	100	\$770.00	\$39,270.00	0.42	\$323.40	\$22,776.60	\$178,500.00	\$74,970.00	\$103,530.00
1970	8" Valve	67	52	100	\$361.14	\$24,196.49	0.52	\$187.79	\$11,614.31	\$234,500.00	\$121,940.00	\$112,560.00
1960	8" Valve	117	62	100	\$262.50	\$30,712.50	0.62	\$162.75	\$11,670.75	\$409,500.00	\$253,890.00	\$155,610.00
1950	8" Valve	33	72	100	\$164.50	\$5,428.50	0.72	\$118.44	\$1,519.98	\$115,500.00	\$83,160.00	\$32,340.00
1940	8" Valve	17	82	100	\$87.50	\$1,487.50	0.82	\$71.75	\$267.75	\$59,500.00	\$48,790.00	\$10,710.00
1910-1920	8" Valve	17	107	100	\$34.58	\$587.82	1.00	\$34.58	\$0.00	\$59,500.00	\$59,500.00	\$0.00
2020	6" Valve	3	2	100	\$2,324.37	\$6,973.11	0.02	\$46.49	\$6,833.64	\$7,500.00	\$150.00	\$7,350.00
2010	6" Valve	3	12	100	\$1,709.66	\$5,128.98	0.12	\$205.16	\$4,513.50	\$7,500.00	\$900.00	\$6,600.00
2000	6" Valve	3	22	100	\$1,025.00	\$3,075.00	0.22	\$225.50	\$2,398.50	\$7,500.00	\$1,650.00	\$5,850.00
1990	6" Valve	3	32	100	\$825.00	\$2,475.00	0.32	\$264.00	\$1,683.00	\$7,500.00	\$2,400.00	\$5,100.00
1980	6" Valve	20	42	100	\$550.00	\$11,000.00	0.42	\$231.00	\$6,380.00	\$50,000.00	\$21,000.00	\$29,000.00
1970	6" Valve	27	52	100	\$257.96	\$6,964.87	0.52	\$134.14	\$3,343.14	\$67,500.00	\$35,100.00	\$32,400.00
1960	6" Valve	47	62	100	\$187.50	\$8,812.50	0.62	\$116.25	\$3,348.75	\$117,500.00	\$72,850.00	\$44,650.00
1950	6" Valve	13	72	100	\$117.50	\$1,527.50	0.72	\$84.60	\$427.70	\$32,500.00	\$23,400.00	\$9,100.00
1940	6" Valve	7	82	100	\$62.50	\$437.50	0.82	\$51.25	\$78.75	\$17,500.00	\$14,350.00	\$3,150.00
1910-1920	6" Valve	7	107	100	\$24.70	\$172.89	1.00	\$24.70	\$0.00	\$17,500.00	\$17,500.00	\$0.00
1990	4" Valve	1	32	100	\$660.00	\$660.00	0.32	\$211.20	\$448.80	\$2,000.00	\$640.00	\$1,360.00
1980	4" Valve	1	42	100	\$440.00	\$440.00	0.42	\$184.80	\$255.20	\$2,000.00	\$840.00	\$1,160.00
1970	4" Valve	2	52	100	\$206.37	\$412.73	0.52	\$107.31	\$198.11	\$4,000.00	\$2,080.00	\$1,920.00
1960	4" Valve	4	62	100	\$150.00	\$600.00	0.62	\$93.00	\$228.00	\$8,000.00	\$4,960.00	\$3,040.00
1950	4" Valve	1	72	100	\$94.00	\$94.00	0.72	\$67.68	\$26.32	\$2,000.00	\$1,440.00	\$560.00
TOTALS:		675				\$342,957.23		\$126,826.27	\$216,130.96	\$2,367,500.00	\$1,330,550.00	\$1,036,950.00

BOROUGH OF MATAWAN
WATER & SANITARY SYSTEM
VALUATION ANALYSIS
JULY 2025

WATER DISTRIBUTION SYSTEM

FIRE HYDRANTS												
YEAR OF PURCHASE	ITEM	# OF HYDRANTS	AGE (YEARS)	LIFE	ORIGINAL UNIT COST	ORIGINAL COST	DEPRECIATION FACTOR	DEPRECIATION COST/UNIT	OCLD	REPLACEMENT COSTS	DEPRECIATION	RCNLD
2021	Hydrant Assembly	1	1	100	\$ 7,000.00	\$ 7,000.00	0.01	\$ 70.00	\$ 6,930.00	\$ 7,000.00	\$ 70.00	\$ 6,930.00
2020	Hydrant Assembly	7	2	100	\$ 6,334.43	\$ 44,340.98	0.02	\$ 126.69	\$ 43,454.16	\$ 49,000.00	\$ 980.00	\$ 48,020.00
2019	Hydrant Assembly	4	3	100	\$ 6,099.18	\$ 24,396.72	0.03	\$ 182.98	\$ 23,664.82	\$ 28,000.00	\$ 840.00	\$ 27,160.00
2018	Hydrant Assembly	3	4	100	\$ 5,875.41	\$ 17,626.23	0.04	\$ 235.02	\$ 16,921.18	\$ 21,000.00	\$ 840.00	\$ 20,160.00
2017	Hydrant Assembly	7	5	100	\$ 5,628.69	\$ 39,400.82	0.05	\$ 281.43	\$ 37,430.78	\$ 49,000.00	\$ 2,450.00	\$ 46,550.00
2016	Hydrant Assembly	6	6	100	\$ 5,577.05	\$ 33,462.30	0.06	\$ 334.62	\$ 31,454.56	\$ 42,000.00	\$ 2,520.00	\$ 39,480.00
2013	Hydrant Assembly	7	9	100	\$ 4,498.36	\$ 31,488.52	0.09	\$ 404.85	\$ 28,654.56	\$ 49,000.00	\$ 4,410.00	\$ 44,590.00
2012	Hydrant Assembly	1	10	100	\$ 4,349.18	\$ 4,349.18	0.1	\$ 434.92	\$ 3,914.26	\$ 7,000.00	\$ 700.00	\$ 6,300.00
2011	Hydrant Assembly	13	11	100	\$ 4,194.26	\$ 54,525.41	0.11	\$ 461.37	\$ 48,527.61	\$ 91,000.00	\$ 10,010.00	\$ 80,990.00
2010	Hydrant Assembly	2	12	100	\$ 4,136.89	\$ 8,273.77	0.12	\$ 496.43	\$ 7,280.92	\$ 14,000.00	\$ 1,680.00	\$ 12,320.00
2009	Hydrant Assembly	7	13	100	\$ 4,194.26	\$ 29,359.84	0.13	\$ 545.25	\$ 25,543.06	\$ 49,000.00	\$ 6,370.00	\$ 42,630.00
2008	Hydrant Assembly	5	14	100	\$ 4,010.66	\$ 20,053.28	0.14	\$ 561.49	\$ 17,245.82	\$ 35,000.00	\$ 4,900.00	\$ 30,100.00
2007	Hydrant Assembly	13	15	100	\$ 3,838.52	\$ 49,900.82	0.15	\$ 575.78	\$ 42,415.70	\$ 91,000.00	\$ 13,650.00	\$ 77,350.00
2005	Hydrant Assembly	10	17	100	\$ 3,425.41	\$ 34,254.10	0.17	\$ 582.32	\$ 28,430.90	\$ 70,000.00	\$ 11,900.00	\$ 58,100.00
2003	Hydrant Assembly	10	19	100	\$ 3,270.49	\$ 32,704.92	0.19	\$ 621.39	\$ 26,490.98	\$ 70,000.00	\$ 13,300.00	\$ 56,700.00
2002	Hydrant Assembly	10	20	100	\$ 3,241.80	\$ 32,418.03	0.2	\$ 648.36	\$ 25,934.43	\$ 70,000.00	\$ 14,000.00	\$ 56,000.00
2001	Hydrant Assembly	2	21	100	\$ 3,161.48	\$ 6,322.95	0.21	\$ 663.91	\$ 4,995.13	\$ 14,000.00	\$ 2,940.00	\$ 11,060.00
1999	Hydrant Assembly	4	23	100	\$ 2,914.75	\$ 11,659.02	0.23	\$ 670.39	\$ 8,977.44	\$ 28,000.00	\$ 6,440.00	\$ 21,560.00
1997	Hydrant Assembly	6	25	100	\$ 2,725.41	\$ 16,352.46	0.25	\$ 681.35	\$ 12,264.34	\$ 42,000.00	\$ 10,500.00	\$ 31,500.00
1996	Hydrant Assembly	7	26	100	\$ 2,398.36	\$ 16,788.52	0.26	\$ 623.57	\$ 12,423.51	\$ 49,000.00	\$ 12,740.00	\$ 36,260.00
1994	Hydrant Assembly	10	28	100	\$ 2,243.44	\$ 22,434.43	0.28	\$ 628.16	\$ 16,152.79	\$ 70,000.00	\$ 19,600.00	\$ 50,400.00
1993	Hydrant Assembly	22	29	100	\$ 2,209.02	\$ 48,598.36	0.29	\$ 640.61	\$ 34,504.84	\$ 154,000.00	\$ 44,660.00	\$ 109,340.00
1992	Hydrant Assembly	3	30	100	\$ 2,168.85	\$ 6,506.56	0.3	\$ 650.66	\$ 4,554.59	\$ 21,000.00	\$ 6,300.00	\$ 14,700.00
1991	Hydrant Assembly	10	31	100	\$ 2,134.43	\$ 21,344.26	0.31	\$ 661.67	\$ 14,727.54	\$ 70,000.00	\$ 21,700.00	\$ 48,300.00
1990	Hydrant Assembly	5	32	100	\$ 2,082.79	\$ 10,413.93	0.32	\$ 666.49	\$ 7,081.48	\$ 35,000.00	\$ 11,200.00	\$ 23,800.00
1989	Hydrant Assembly	3	33	100	\$ 1,968.03	\$ 5,904.10	0.33	\$ 649.45	\$ 3,955.75	\$ 21,000.00	\$ 6,930.00	\$ 14,070.00
1988	Hydrant Assembly	11	34	100	\$ 1,836.07	\$ 20,196.72	0.34	\$ 624.26	\$ 13,329.84	\$ 77,000.00	\$ 26,180.00	\$ 50,820.00
1987	Hydrant Assembly	14	35	100	\$ 1,761.48	\$ 24,660.66	0.35	\$ 616.52	\$ 16,029.43	\$ 98,000.00	\$ 34,300.00	\$ 63,700.00
1986	Hydrant Assembly	10	36	100	\$ 1,698.36	\$ 16,983.61	0.36	\$ 611.41	\$ 10,869.51	\$ 70,000.00	\$ 25,200.00	\$ 44,800.00
1985	Hydrant Assembly	2	37	100	\$ 1,635.25	\$ 3,270.49	0.37	\$ 605.04	\$ 2,060.41	\$ 14,000.00	\$ 5,180.00	\$ 8,820.00
1984	Hydrant Assembly	10	38	100	\$ 1,549.18	\$ 15,491.80	0.38	\$ 588.69	\$ 9,604.92	\$ 70,000.00	\$ 26,600.00	\$ 43,400.00
1983	Hydrant Assembly	18	39	100	\$ 1,514.75	\$ 27,265.57	0.39	\$ 590.75	\$ 16,632.00	\$ 126,000.00	\$ 49,140.00	\$ 76,860.00
1982	Hydrant Assembly	1	40	100	\$ 1,405.74	\$ 1,405.74	0.4	\$ 562.30	\$ 843.44	\$ 7,000.00	\$ 2,800.00	\$ 4,200.00
1981	Hydrant Assembly	10	41	100	\$ 1,273.77	\$ 12,737.70	0.41	\$ 522.25	\$ 7,515.25	\$ 70,000.00	\$ 28,700.00	\$ 41,300.00
1980	Hydrant Assembly	3	42	100	\$ 1,187.70	\$ 3,563.11	0.42	\$ 498.84	\$ 2,066.61	\$ 21,000.00	\$ 8,820.00	\$ 12,180.00
1979	Hydrant Assembly	4	43	100	\$ 1,113.11	\$ 4,452.46	0.43	\$ 478.64	\$ 2,537.90	\$ 28,000.00	\$ 12,040.00	\$ 15,960.00
1978	Hydrant Assembly	2	44	100	\$ 1,044.26	\$ 2,088.52	0.44	\$ 459.48	\$ 1,169.57	\$ 14,000.00	\$ 6,160.00	\$ 7,840.00
1977	Hydrant Assembly	5	45	100	\$ 958.20	\$ 4,790.98	0.45	\$ 431.19	\$ 2,635.04	\$ 35,000.00	\$ 15,750.00	\$ 19,250.00
1976	Hydrant Assembly	4	46	100	\$ 900.82	\$ 3,603.28	0.46	\$ 414.38	\$ 1,945.77	\$ 28,000.00	\$ 12,880.00	\$ 15,120.00
1975	Hydrant Assembly	2	47	100	\$ 820.49	\$ 1,640.98	0.47	\$ 385.63	\$ 869.72	\$ 14,000.00	\$ 6,580.00	\$ 7,420.00
1974	Hydrant Assembly	9	48	100	\$ 705.74	\$ 6,351.64	0.48	\$ 338.75	\$ 3,302.85	\$ 63,000.00	\$ 30,240.00	\$ 32,760.00
1973	Hydrant Assembly	7	49	100	\$ 573.77	\$ 4,016.39	0.49	\$ 281.15	\$ 2,048.36	\$ 49,000.00	\$ 24,010.00	\$ 24,990.00
1972	Hydrant Assembly	15	50	100	\$ 550.82	\$ 8,262.30	0.5	\$ 275.41	\$ 4,131.15	\$ 105,000.00	\$ 52,500.00	\$ 52,500.00
1971	Hydrant Assembly	8	51	100	\$ 516.39	\$ 4,131.15	0.51	\$ 263.36	\$ 2,024.26	\$ 56,000.00	\$ 28,560.00	\$ 27,440.00
1970	Hydrant Assembly	2	52	100	\$ 459.02	\$ 918.03	0.52	\$ 238.69	\$ 440.66	\$ 14,000.00	\$ 7,280.00	\$ 6,720.00
1969	Hydrant Assembly	2	53	100	\$ 413.11	\$ 826.23	0.53	\$ 218.95	\$ 388.33	\$ 14,000.00	\$ 7,420.00	\$ 6,580.00
1968	Hydrant Assembly	5	54	100	\$ 390.16	\$ 1,950.82	0.54	\$ 210.69	\$ 897.38	\$ 35,000.00	\$ 18,900.00	\$ 16,100.00
1967	Hydrant Assembly	9	55	100	\$ 367.21	\$ 3,304.92	0.55	\$ 201.97	\$ 1,487.21	\$ 63,000.00	\$ 34,650.00	\$ 28,350.00
1966	Hydrant Assembly	6	56	100	\$ 350.00	\$ 2,100.00	0.56	\$ 196.00	\$ 924.00	\$ 42,000.00	\$ 23,520.00	\$ 18,480.00
1965	Hydrant Assembly	5	57	100	\$ 362.50	\$ 1,812.50	0.57	\$ 206.63	\$ 779.38	\$ 35,000.00	\$ 19,950.00	\$ 15,050.00
1964	Hydrant Assembly	2	58	100	\$ 362.50	\$ 725.00	0.58	\$ 210.25	\$ 304.50	\$ 14,000.00	\$ 8,120.00	\$ 5,880.00
TOTALS:		344				\$806,430.12		\$167,661.51	\$638,768.61	\$2,408,000.00	\$747,110.00	\$1,660,890.00

BOROUGH OF MATAWAN
WATER & SANITARY SYSTEM
VALUATION ANALYSIS
JULY 2025

SANITARY SYSTEM FACILITIES

YEAR OF PURCHASE		AGE (YEARS)	ORIGINAL COST	LIFE	DEPRECIATION FACTOR	DEPRECIATION COST	OCLD	original cost factor	REPLACEMENT COST	ACCUMULATED DEPRECIATION	RCNLD
	NEW BRUNSWICK AVE PUMP STATION										
1971	LIFT STATION DOGHOUSE STRUCTURE	51	\$7,730.06	100	0.51	\$3,942.33	\$3,787.73	0.10	\$75,000.00	\$38,250.00	\$36,750.00
1971	WET WELL	51	\$25,293.59	50	1.00	\$25,293.59	\$0.00	0.07	\$350,000.00	\$350,000.00	\$0.00
1971	PUMPS	51	\$7,226.74	25	1.00	\$7,226.74	\$0.00	0.07	\$100,000.00	\$100,000.00	\$0.00
1971	ELECTRICAL AND CONTROLS	51	\$6,348.12	25	1.00	\$6,348.12	\$0.00	0.06	\$100,000.00	\$100,000.00	\$0.00
1971	GENERATOR	51	\$5,420.05	50	1.00	\$5,420.05	\$0.00	0.07	\$75,000.00	\$75,000.00	\$0.00
	MATAWAN AVE PUMP STATION										
1960	WET WELL	62	\$114,543.81	50	0.00	\$0.00	\$0.00	0.29	\$400,000.00	\$0.00	\$400,000.00
1960	PUMPS	62	\$28,635.95	25	1.00	\$28,635.95	\$0.00	0.29	\$100,000.00	\$100,000.00	\$0.00
1960	ELECTRICAL AND CONTROLS	62	\$28,635.95	25	1.00	\$28,635.95	\$0.00	0.29	\$100,000.00	\$100,000.00	\$0.00
1960	GENERATOR	62	\$16,894.20	50	0.00	\$0.00	\$16,894.20	0.23	\$75,000.00	\$0.00	\$75,000.00
	LAKESIDE DRIVE PUMP STATION										
1992	WET WELL	30	\$123,938.57	50	0.60	\$74,363.14	\$49,575.43	0.31	\$400,000.00	\$240,000.00	\$160,000.00
1992	PUMPS	30	\$24,232.08	25	1.00	\$24,232.08	\$0.00	0.24	\$100,000.00	\$100,000.00	\$0.00
1992	ELECTRICAL AND CONTROLS	30	\$24,232.08	25	1.00	\$24,232.08	\$0.00	0.24	\$100,000.00	\$100,000.00	\$0.00
1992	GENERATOR	30	\$23,238.48	50	0.60	\$13,943.09	\$9,295.39	0.31	\$75,000.00	\$45,000.00	\$30,000.00
	SOMERSET PLACE PUMP STATION										
1989	WET WELL	33	\$143,179.77	50	0.66	\$94,498.64	\$48,681.12	0.29	\$500,000.00	\$330,000.00	\$170,000.00
2002	PUMPS	20	\$54,163.82	25	0.80	\$43,331.06	\$10,832.76	0.36	\$150,000.00	\$120,000.00	\$30,000.00
2002	ELECTRICAL AND CONTROLS	20	\$72,218.43	25	0.80	\$57,774.74	\$14,443.69	0.36	\$200,000.00	\$160,000.00	\$40,000.00
2002	IMPROVEMENTS	20	\$585,333.33	20	1.00	\$585,333.33	\$0.00	0.48	\$1,210,778.34	\$1,210,778.34	\$0.00
1989	GENERATOR	33	\$28,635.95	50	0.66	\$18,899.73	\$9,736.22	0.29	\$100,000.00	\$66,000.00	\$34,000.00
	VICTORIA COURT PUMP STATION										
1992	WET WELL & EQUIPMENT	30	\$123,938.57	50	0.60	\$74,363.14	\$49,575.43	0.31	\$400,000.00	\$240,000.00	\$160,000.00
2002	PUMPS	20	\$36,109.22	25	0.80	\$28,887.37	\$7,221.84	0.36	\$100,000.00	\$80,000.00	\$20,000.00
2002	ELECTRICAL AND CONTROLS	20	\$36,109.22	25	0.80	\$28,887.37	\$7,221.84	0.36	\$100,000.00	\$80,000.00	\$20,000.00
1992	GENERATOR	30	\$23,238.48	50	0.60	\$13,943.09	\$9,295.39	0.31	\$75,000.00	\$45,000.00	\$30,000.00
2002	IMPROVEMENTS	20	\$292,666.67	30	0.67	\$195,111.11	\$97,555.56	0.48	\$605,389.17	\$403,592.78	\$201,796.39
	CROSS ROAD PUMP STATION										
1989	WET WELL	33	\$100,225.84	50	0.66	\$66,149.05	\$34,076.78	0.29	\$350,000.00	\$231,000.00	\$119,000.00
1989	PUMPS	33	\$54,163.82	25	1.00	\$54,163.82	\$0.00	0.36	\$150,000.00	\$150,000.00	\$0.00
1989	ELECTRICAL AND CONTROLS	33	\$28,635.95	25	1.00	\$28,635.95	\$0.00	0.29	\$100,000.00	\$100,000.00	\$0.00
2021	GENERATOR	1	\$100,000.00	50	0.02	\$2,000.00	\$98,000.00	1.00	\$100,000.00	\$2,000.00	\$98,000.00

	BUTTONWOOD PUMP STATION										
1960	LIFT STATION BUILDING	62	\$13,251.53	100	0.62	\$8,215.95	\$5,035.58	0.07	\$200,000.00	\$124,000.00	\$76,000.00
1960	WET WELL	62	\$144,896.12	50	1.00	\$144,896.12	\$0.00	0.36	\$400,000.00	\$400,000.00	\$0.00
1998	PUMPS	24	\$72,448.06	25	0.96	\$69,550.14	\$2,897.92	0.36	\$200,000.00	\$192,000.00	\$8,000.00
1960	ELECTRICAL AND CONTROLS	62	\$66,757.68	25	1.00	\$66,757.68	\$0.00	0.33	\$200,000.00	\$200,000.00	\$0.00
1998	GENERATOR	24	\$36,224.03	50	0.48	\$17,387.53	\$18,836.50	0.36	\$100,000.00	\$48,000.00	\$52,000.00
	OAK KNOLL										
1987	WET WELL	35	\$95,799.46	50	0.70	\$67,059.62	\$28,739.84	0.27	\$350,000.00	\$245,000.00	\$105,000.00
1987	PUMPS	35	\$27,371.27	25	1.00	\$27,371.27	\$0.00	0.27	\$100,000.00	\$100,000.00	\$0.00
1987	ELECTRICAL AND CONTROLS	35	\$18,907.85	25	1.00	\$18,907.85	\$0.00	0.19	\$100,000.00	\$100,000.00	\$0.00
1987	GENERATOR	35	\$20,528.46	50	0.70	\$14,369.92	\$6,158.54	0.27	\$75,000.00	\$52,500.00	\$22,500.00
	CENTER AVE										
1992	WET WELL	30	\$250,248.26	50	0.60	\$150,148.96	\$100,099.30	0.83	\$300,000.00	\$180,000.00	\$120,000.00
2015	PUMPS	7	\$83,416.09	25	0.28	\$23,356.50	\$60,059.58	0.83	\$100,000.00	\$28,000.00	\$72,000.00
2015	ELECTRICAL AND CONTROLS	7	\$63,549.49	25	0.28	\$17,793.86	\$45,755.63	0.64	\$100,000.00	\$28,000.00	\$72,000.00
1992	GENERATOR	30	\$23,238.48	50	0.60	\$13,943.09	\$9,295.39	0.31	\$75,000.00	\$45,000.00	\$30,000.00
	CHRISTINE COURT										
1997	WET WELL	25	\$70,280.04	50	0.50	\$35,140.02	\$35,140.02	0.35	\$200,000.00	\$100,000.00	\$100,000.00
1997	PUMPS	25	\$26,355.01	25	1.00	\$26,355.01	\$0.00	0.35	\$75,000.00	\$75,000.00	\$0.00
1997	ELECTRICAL AND CONTROLS	25	\$24,215.02	25	1.00	\$24,215.02	\$0.00	0.32	\$75,000.00	\$75,000.00	\$0.00
1997	GENERATOR	25	\$26,355.01	50	0.50	\$13,177.51	\$13,177.51	0.35	\$75,000.00	\$37,500.00	\$37,500.00
	MISCELLANEOUS										
2020	JET VAC TRUCK	2	\$77,687.44	30	0.07	\$5,179.16	\$72,508.28	0.97	\$80,000.00	\$5,333.33	\$74,666.67
TOTALS:			\$3,256,518.06			\$2,278,076.77	\$863,897.48		\$8,996,167.51	\$6,601,954.46	\$2,394,213.06

BOROUGH OF MATAWAN
WATER & SANITARY SYSTEM
VALUATION ANALYSIS
JULY 2025

SANITARY CONVEYANCE

SANITARY MAIN												
YEAR OF PURCHASE	ITEM	LINEAR FEET OF PIPE	AGE (YEARS)	LIFE	ORIGINAL UNIT COST	ORIGINAL COST	DEPRECIATION FACTOR	DEPRECIATION COST/UNIT	OCLD	REPLACEMENT COST	DEPRECIATION	RCNLD
1960	18" VCP	592	62	100	\$22.50	\$13,320.00	0.62	\$13.95	\$5,061.60	\$177,600.00	\$110,112.00	\$67,488.00
1990	12" VCP	196	32	100	\$92.40	\$18,110.40	0.32	\$29.57	\$12,315.07	\$54,880.00	\$17,561.60	\$37,318.40
1980	12" VCP	882	42	100	\$61.60	\$54,331.20	0.42	\$25.87	\$31,512.10	\$246,960.00	\$103,723.20	\$143,236.80
1970	12" VCP	1156	52	100	\$28.89	\$33,398.38	0.52	\$15.02	\$16,031.22	\$323,680.00	\$168,313.60	\$155,366.40
1960	12" VCP	1979	62	100	\$21.00	\$41,559.00	0.62	\$13.02	\$15,792.42	\$554,120.00	\$343,554.40	\$210,565.60
1950	12" VCP	607	72	100	\$13.16	\$7,988.12	0.72	\$9.48	\$2,236.67	\$169,960.00	\$122,371.20	\$47,588.80
1940	12" VCP	333	82	100	\$7.00	\$2,331.00	0.82	\$5.74	\$419.58	\$93,240.00	\$76,456.80	\$16,783.20
1910-1920	12" VCP	333	107	100	\$2.77	\$921.14	1.00	\$2.77	\$0.00	\$93,240.00	\$93,240.00	\$0.00
1990	10" VCP	424	32	100	\$85.80	\$36,379.20	0.32	\$27.46	\$24,737.86	\$110,240.00	\$35,276.80	\$74,963.20
1980	10" VCP	1906	42	100	\$57.20	\$109,023.20	0.42	\$24.02	\$63,233.46	\$495,560.00	\$208,135.20	\$287,424.80
1970	10" VCP	2499	52	100	\$26.83	\$67,042.33	0.52	\$13.95	\$32,180.32	\$649,740.00	\$337,864.80	\$311,875.20
1960	10" VCP	4278	62	100	\$19.50	\$83,421.00	0.62	\$12.09	\$31,699.98	\$1,112,280.00	\$689,613.60	\$422,666.40
1950	10" VCP	1313	72	100	\$12.22	\$16,044.86	0.72	\$8.80	\$4,492.56	\$341,380.00	\$245,793.60	\$95,586.40
1940	10" VCP	720	82	100	\$6.50	\$4,680.00	0.82	\$5.33	\$842.40	\$187,200.00	\$153,504.00	\$33,696.00
1910-1920	10" VCP	720	107	100	\$2.57	\$1,849.40	1.00	\$2.57	\$0.00	\$187,200.00	\$187,200.00	\$0.00
1990	8" VCP	2432	32	100	\$79.20	\$192,614.40	0.32	\$25.34	\$130,977.79	\$583,680.00	\$186,777.60	\$396,902.40
1980	8" VCP	10945	42	100	\$52.80	\$577,896.00	0.42	\$22.18	\$335,179.68	\$2,626,800.00	\$1,103,256.00	\$1,523,544.00
1970	8" VCP	14350	52	100	\$24.76	\$355,363.34	0.52	\$12.88	\$170,574.40	\$3,444,000.00	\$1,790,880.00	\$1,653,120.00
1960	8" VCP	24566	62	100	\$18.00	\$442,188.00	0.62	\$11.16	\$168,031.44	\$5,895,840.00	\$3,655,420.80	\$2,240,419.20
1950	8" VCP	7540	72	100	\$11.28	\$85,051.20	0.72	\$8.12	\$23,814.34	\$1,809,600.00	\$1,302,912.00	\$506,688.00
1940	8" VCP	4135	82	100	\$6.00	\$24,810.00	0.82	\$4.92	\$4,465.80	\$992,400.00	\$813,768.00	\$178,632.00
1910-1920	8" VCP	4135	107	100	\$2.37	\$9,804.17	1.00	\$2.37	\$0.00	\$992,400.00	\$992,400.00	\$0.00
1960	36" RCP	1455	62	100	\$24.00	\$34,920.00	0.62	\$14.88	\$13,269.60	\$465,600.00	\$288,672.00	\$176,928.00
1960	18" RCP	191	62	100	\$22.50	\$4,297.50	0.62	\$13.95	\$1,633.05	\$57,300.00	\$35,526.00	\$21,774.00
1940	12" RCP	166	82	100	\$7.00	\$1,162.00	0.82	\$5.74	\$209.16	\$46,480.00	\$38,113.60	\$8,366.40
1940	8" RCP	230	82	100	\$6.00	\$1,380.00	0.82	\$4.92	\$248.40	\$55,200.00	\$45,264.00	\$9,936.00
1980	10" PVC	335	42	100	\$57.20	\$19,162.00	0.42	\$24.02	\$11,113.96	\$87,100.00	\$36,582.00	\$50,518.00
2020	8" PVC	395	2	100	\$223.14	\$88,140.07	0.02	\$4.46	\$86,377.26	\$94,800.00	\$1,896.00	\$92,904.00
2010	8" PVC	395	12	100	\$164.13	\$64,830.30	0.12	\$19.70	\$57,050.66	\$94,800.00	\$11,376.00	\$83,424.00
2000	8" PVC	395	22	100	\$98.40	\$38,868.00	0.22	\$21.65	\$30,317.04	\$94,800.00	\$20,856.00	\$73,944.00
1990	8" PVC	395	32	100	\$79.20	\$31,284.00	0.32	\$25.34	\$21,273.12	\$94,800.00	\$30,336.00	\$64,464.00
1980	8" PVC	2368	42	100	\$52.80	\$125,030.40	0.42	\$22.18	\$72,517.63	\$568,320.00	\$238,694.40	\$329,625.60
1970	8" PVC	3157	52	100	\$24.76	\$78,179.93	0.52	\$12.88	\$37,526.37	\$757,680.00	\$393,993.60	\$363,686.40
1960	8" PVC	7102	62	100	\$18.00	\$127,836.00	0.62	\$11.16	\$48,577.68	\$1,704,480.00	\$1,056,777.60	\$647,702.40
1950	8" PVC	1578	72	100	\$11.28	\$17,799.84	0.72	\$8.12	\$4,983.96	\$378,720.00	\$272,678.40	\$106,041.60
1980	4" PVC	2799	42	100	\$44.00	\$123,156.00	0.42	\$18.48	\$71,430.48	\$559,800.00	\$235,116.00	\$324,684.00
1980	2" PVC	1586	42	100	\$39.60	\$62,805.60	0.42	\$16.63	\$36,427.25	\$285,480.00	\$119,901.60	\$165,578.40
1940	12" CIP	111	82	100	\$21.00	\$2,331.00	0.82	\$17.22	\$419.58	\$31,080.00	\$25,485.60	\$5,594.40

1910-1920	12" CIP	111	107	100	\$223.14	\$24,768.47	1.00	\$223.14	\$0.00	\$26,640.00	\$26,640.00	\$0.00
1940	8" CIP	879	82	100	\$6.00	\$5,274.00	0.82	\$4.92	\$949.32	\$210,960.00	\$172,987.20	\$37,972.80
1910-1920	8" CIP	879	107	100	\$2.37	\$2,084.13	1.00	\$2.37	\$0.00	\$210,960.00	\$210,960.00	\$0.00
1940	6" CIP	2667	82	100	\$5.50	\$14,668.50	0.82	\$4.51	\$2,640.33	\$586,740.00	\$481,126.80	\$105,613.20
1910-1920	6" CIP	2667	107	100	\$2.17	\$5,796.55	1.00	\$2.17	\$0.00	\$586,740.00	\$586,740.00	\$0.00
1940	4" CIP	971	82	100	\$5.00	\$4,855.00	0.82	\$4.10	\$873.90	\$194,200.00	\$159,244.00	\$34,956.00
1910-1920	4" CIP	971	107	100	\$1.98	\$1,918.55	1.00	\$1.98	\$0.00	\$194,200.00	\$194,200.00	\$0.00
1960	18" ACP	43	62	100	\$22.50	\$967.50	0.62	\$13.95	\$367.65	\$12,900.00	\$7,998.00	\$4,902.00
1970	12" ACP	1281	52	100	\$28.89	\$37,009.79	0.52	\$15.02	\$17,764.70	\$358,680.00	\$186,513.60	\$172,166.40
1960	12" ACP	1888	62	100	\$21.00	\$39,648.00	0.62	\$13.02	\$15,066.24	\$528,640.00	\$327,756.80	\$200,883.20
1950	12" ACP	876	72	100	\$13.16	\$11,528.16	0.72	\$9.48	\$3,227.88	\$245,280.00	\$176,601.60	\$68,678.40
1970	10" ACP	2261	52	100	\$26.83	\$60,657.34	0.52	\$13.95	\$29,115.52	\$587,860.00	\$305,687.20	\$282,172.80
1960	10" ACP	3332	62	100	\$19.50	\$64,974.00	0.62	\$12.09	\$24,690.12	\$866,320.00	\$537,118.40	\$329,201.60
1950	10" ACP	1547	72	100	\$12.22	\$18,904.34	0.72	\$8.80	\$5,293.22	\$402,220.00	\$289,598.40	\$112,621.60
1970	8" ACP	17,120	52	100	\$24.76	\$423,959.60	0.52	\$12.88	\$203,500.61	\$4,108,800.00	\$2,136,576.00	\$1,972,224.00
1960	8" ACP	25230	62	100	\$18.00	\$454,140.00	0.62	\$11.16	\$172,573.20	\$6,055,200.00	\$3,754,224.00	\$2,300,976.00
1950	8" ACP	11714	72	100	\$11.28	\$132,133.92	0.72	\$8.12	\$36,997.50	\$2,811,360.00	\$2,024,179.20	\$787,180.80
1970	4" ACP	1,556	52	100	\$20.64	\$32,110.65	0.52	\$10.73	\$15,413.11	\$311,200.00	\$161,824.00	\$149,376.00
1960	4" ACP	2,293	62	100	\$15.00	\$34,395.00	0.62	\$9.30	\$13,070.10	\$458,600.00	\$284,332.00	\$174,268.00
1950	4" ACP	1065	72	100	\$9.40	\$10,011.00	0.72	\$6.77	\$2,803.08	\$213,000.00	\$153,360.00	\$59,640.00
TOTALS:		188,050				\$4,379,113.48		\$2,267,793.11	\$2,111,320.36	\$45,488,940.00	\$27,767,071.20	\$17,721,868.80

BOROUGH OF MATAWAN
WATER & SANITARY SYSTEM
VALUATION ANALYSIS
JULY 2025

SANITARY CONVEYANCE

SANITARY MANHOLES												
YEAR OF PURCHASE	ITEM	# OF MANHOLES	AGE (YEARS)	LIFE	ORIGINAL UNIT COST	ORIGINAL COST	DEPRECIATION FACTOR	DEPRECIATION COST/UNIT	OCLD	REPLACEMENT COST	DEPRECIATION	RCNLD
2020	Manhole	20	2	100	\$ 4,648.74	\$ 92,974.75	0.02	\$ 92.97	\$91,115.26	\$100,000.00	\$2,000.00	\$98,000.00
2010	Manhole	20	12	100	\$ 3,419.32	\$ 68,386.39	0.12	\$ 410.32	\$60,180.02	\$100,000.00	\$12,000.00	\$88,000.00
2000	Manhole	20	22	100	\$ 2,050.00	\$ 41,000.00	0.22	\$ 451.00	\$31,980.00	\$100,000.00	\$22,000.00	\$78,000.00
1990	Manhole	20	32	100	\$ 1,650.00	\$ 33,000.00	0.32	\$ 528.00	\$22,440.00	\$100,000.00	\$32,000.00	\$68,000.00
1980	Manhole	121	42	100	\$ 1,100.00	\$ 133,100.00	0.42	\$ 462.00	\$77,198.00	\$605,000.00	\$254,100.00	\$350,900.00
1970	Manhole	160	52	100	\$ 515.92	\$ 82,546.65	0.52	\$ 268.28	\$39,622.39	\$800,000.00	\$416,000.00	\$384,000.00
1960	Manhole	280	62	100	\$ 375.00	\$ 105,000.00	0.62	\$ 232.50	\$39,900.00	\$1,400,000.00	\$868,000.00	\$532,000.00
1950	Manhole	80	72	100	\$ 235.00	\$ 18,800.00	0.72	\$ 169.20	\$5,264.00	\$400,000.00	\$288,000.00	\$112,000.00
1940	Manhole	40	82	100	\$ 125.00	\$ 5,000.00	0.82	\$ 102.50	\$900.00	\$200,000.00	\$164,000.00	\$36,000.00
1910-1920	Manhole	40	107	100	\$ 49.40	\$ 1,975.85	1	\$ 49.40	\$0.00	\$200,000.00	\$200,000.00	\$0.00
TOTALS:		801			\$14,168.37	\$581,783.64		\$213,183.97	\$368,599.67	\$4,005,000.00	\$2,258,100.00	\$1,746,900.00