

FINAL EQUALIZATION TABLE, COUNTY OF BERGEN
County Percentage Level: 100%

FOR THE YEAR 2002

We hereby certify this 27th day of September, 2002, that the table below reflects those items required to be set forth under R.S.54:3-17, as amended

to complete its equalization of the property valuations in the several taxing districts before March 10th. Pursuant to Section 54:3-19 of the Revised Statutes, as amended, one certified copy of such Equalization Table, as confirmed, shall be transmitted to each of the following: one to the Director, Division of Taxation, one to the Tax Court, and one to each taxing district in the County.

Steven Schuster, Commissioner

Gerald A. Calabrese, Jr., Commissioner

Kenneth Slomienski, Commissioner

Paul Pintel, Commissioner

Robert F. Layton, Tax Administrator

	1 REAL PROPERTY EXCLUSIVE OF CLASS II RAILROAD PROPERTY				2				
	(a) Aggregate Assessed Value	(b) Real Property Ratio of Aggregate Assessed to True Value	(c) Aggregate True Value (Col.1a / Col.1b)	(d) Amount by Which Col.1a Should be Increased or Decreased to Correspond to Col. 1c	(a) Aggregate Assessed Value	(b) Taxable % Level (The Lower of the County % Level of the Pre-Tax Year's School Aid District Ratio) (N.J.S.A.54:1-35.2)	(c) Aggregate True Value (Col.2a / Col.2b)	(d) Aggregate Equalized Valuation (Col.2c * Col.2b)	(e) Amount by Which Col.2a Should be Increased or Decreased to Correspond to Col.2d
R 01:ALLENDALE	1,284,174,900	110.56%	1,161,518,542	122,656,358-	1,127,698	100.00%	1,127,698	1,127,698	0
02:ALPINE	758,749,600	70.89%	1,070,319,650	311,570,050	494,884	78.22%	632,682	494,884	0
F 03:BERGENFIELD	1,250,892,000	68.41%	1,828,522,146	577,630,146	1,556,130	76.07%	2,045,655	1,556,130	0
R 04:BOGOTA	469,562,400	96.65%	485,837,972	16,275,572	794,407	100.00%	794,407	794,407	0
05:CARLSTADT	1,042,948,080	65.01%	1,604,288,694	561,340,614	2,724,856	72.70%	3,748,083	2,724,856	0
L 06:CLIFFSIDE PARK	1,266,380,300	68.88%	1,838,531,214	572,150,914	4,052,164	74.86%	5,412,990	4,052,164	0
07:CLOSTER	1,130,116,800	85.55%	1,321,001,520	190,884,720	4,314,551	91.43%	4,718,966	4,314,551	0
08:CRESSKILL	828,975,100	65.41%	1,267,352,240	438,377,140	620,392	70.62%	878,493	620,392	0
09:DEMAREST	573,233,500	69.21%	828,252,420	255,018,920	303,812	73.50%	413,350	303,812	0
10:DUMONT	958,497,656	77.16%	1,242,220,912	283,723,256	3,221,423	82.20%	3,919,006	3,221,423	0
11:ELMWOOD PARK	1,132,943,600	80.11%	1,414,234,927	281,291,327	1,863,286	86.19%	2,161,835	1,863,286	0
12:EAST RUTHERFORD	837,148,531	82.75%	1,011,659,856	174,511,325	3,543,461	88.68%	3,995,784	3,543,461	0
FL 13:EDGEWATER	958,514,800	84.09%	1,139,867,761	181,352,961	906,392	87.21%	1,039,321	906,392	0
14:EMERSON	645,458,000	77.86%	828,998,202	183,540,202	923,211	83.54%	1,105,113	923,211	0
15:ENGLEWOOD	2,013,009,000	71.44%	2,817,761,758	804,752,758	7,629,645	76.04%	10,033,726	7,629,645	0
R 16:ENGLEWOOD CLIFFS	1,902,414,800	100.65%	1,890,128,962	12,285,838-	2,437,562	100.00%	2,437,562	2,437,562	0
17:FAIR LAWN	2,290,313,500	70.53%	3,247,289,806	956,976,306	7,520,023	77.31%	9,727,103	7,520,023	0
L 18:FAIRVIEW	607,325,000	86.79%	699,763,798	92,438,798	591,046	91.98%	642,581	591,046	0
19:FORT LEE	3,029,267,600	81.92%	3,697,836,426	668,568,826	7,429,873	87.52%	8,489,343	7,429,873	0
20:FRANKLIN LAKES	2,115,247,282	70.29%	3,009,314,671	894,067,389	1,979,365	76.54%	2,586,053	1,979,365	0
L 21:GARFIELD	1,173,361,300	84.42%	1,389,909,145	216,547,845	1,482,471	90.79%	1,632,857	1,482,471	0
22:GLEN ROCK	1,078,968,400	66.94%	1,611,844,039	532,875,639	819,722	73.00%	1,122,907	819,722	0
23:HACKENSACK	2,225,004,300	69.53%	3,200,063,714	975,059,414	17,128,737	77.74%	22,033,364	17,128,737	0
24:HARRINGTON PARK	494,140,300	75.67%	653,020,087	158,879,787	402,013	82.36%	488,117	402,013	0
25:HASBROUCK HEIGHTS	869,315,100	77.54%	1,121,118,262	251,803,162	1,047,731	84.00%	1,247,299	1,047,731	0
26:HAWORTH	405,918,100	68.72%	590,684,080	184,765,980	255,811	75.24%	339,993	255,811	0

R = Revalued / Reassessed

F = Fiscal Year District

L = Chapter 441 in Lieu of Taxes

	3 EQUALIZATION OF REPLACEMENT REVENUES (PL 1966, C.135 AS AMENDED)					4 DEDUCT TRUE VALUE OF REAL PROPERTY EXCLUSIVE OF CLASS II RAILROAD PROPERTY WHERE TAXES ARE IN DEFAULT & LIENS UNENFORCEABLE (PL 1974 C.166)			5 C. 441 IN LIEU	6 NET AMOUNT OF (Col.1d + Col.2e + Col.3e - Col.4c + Col.5) Transfer to Col.10 County Abstract of Ratables
	(a) Business Personal Property Replacement Revenue Received during Preceding Year	(b) Preceding Year General Tax Rate	(c) Capitalization of Replacement Revenues (Col.3a / Col.3b)	(d) Real Property Ratio of Aggregate Assessed Value to Aggregate True Value (PL 1971,C.32)	(e) Assumed Equalized Value of Amount in Col.3c (Col.3c / Col.3d)	(a) Aggregate Assessed Value	(b) Real Property Ratio of Aggregate Assessed to Aggregate True	(c) Aggregate True Value (Col.4a / Col.4b)	In Lieu True Value	
R	01:ALLENDALE	46,442.00	2.830	1,641,060	72.46%	2,264,781	0	110.56%	0	120,391,577-
	02:ALPINE	14,812.00	1.050	1,410,667	82.18%	1,716,558	0	70.89%	0	313,286,608
F	03:BERGENFIELD	227,290.00	3.950	5,754,177	80.65%	7,134,751	0	68.41%	0	584,764,897
R	04:BOGOTA	261,020.00	3.830	6,815,144	75.07%	9,078,386	0	96.65%	0	25,353,958
	05:CARLSTADT	349,044.00	2.230	15,652,197	78.20%	20,015,597	0	65.01%	0	581,356,211
L	06:CLIFFSIDE PARK	150,927.00	2.610	5,782,644	76.49%	7,560,000	0	68.88%	132,253	579,843,167
	07:CLOSTER	94,024.00	2.230	4,216,323	91.34%	4,616,075	0	85.55%	0	195,500,795
	08:CRESSKILL	67,867.00	2.840	2,389,683	71.90%	3,323,620	0	65.41%	0	441,700,760
	09:DEMAREST	14,453.00	2.760	523,659	72.15%	725,792	0	69.21%	0	255,744,712
	10:DUMONT	68,051.00	3.290	2,068,419	81.39%	2,541,367	0	77.16%	0	286,264,623
	11:ELMWOOD PARK	422,264.00	2.590	16,303,629	87.62%	18,607,200	0	80.11%	0	299,898,527
	12:EAST RUTHERFORD	406,957.00	2.060	19,755,194	89.29%	22,124,755	0	82.75%	0	196,636,080
FL	13:EDGEWATER	767,547.00	2.160	35,534,583	84.95%	41,829,998	0	84.09%	25,479,269	248,662,228
	14:EMERSON	71,941.00	2.690	2,674,387	84.52%	3,164,206	0	77.86%	0	186,704,408
	15:ENGLEWOOD	648,291.00	3.150	20,580,667	75.23%	27,356,995	0	71.44%	0	832,109,753
R	16:ENGLEWOOD CLIFFS	296,197.00	1.390	21,309,137	73.19%	29,114,820	0	100.65%	0	16,828,982
	17:FAIR LAWN	758,667.00	3.040	24,956,151	80.89%	30,851,961	0	70.53%	0	987,828,267
L	18:FAIRVIEW	212,947.00	2.790	7,632,509	98.36%	7,759,769	0	86.79%	2,307,307	102,505,874
	19:FORT LEE	147,976.00	2.500	5,919,040	88.82%	6,664,085	0	81.92%	0	675,232,911
	20:FRANKLIN LAKES	74,212.00	1.870	3,968,556	77.38%	5,128,659	0	70.29%	0	899,196,048
L	21:GARFIELD	479,103.00	2.830	16,929,435	94.20%	17,971,799	0	84.42%	504,504	235,024,148
	22:GLEN ROCK	103,794.00	3.140	3,305,541	73.88%	4,474,203	0	66.94%	0	537,349,842
	23:HACKENSACK	1,404,865.00	3.940	35,656,472	89.17%	39,987,072	0	69.53%	0	1,015,046,486
	24:HARRINGTON PARK	11,710.00	2.700	433,704	86.63%	500,640	0	75.67%	0	159,380,427
	25:HASBROUCK HEIGHTS	103,308.00	2.750	3,756,655	87.60%	4,288,419	0	77.54%	0	256,091,581
	26:HAWORTH	19,974.00	2.970	672,525	78.36%	858,250	0	68.72%	0	185,624,230

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	27:HILLSDALE	829,000,400	68.29%	1,213,941,133	384,940,733	4,933,472	73.86%	6,679,491	4,933,472	0
	28:HOHOKUS	651,749,900	78.98%	825,208,787	173,458,887	500,196	82.30%	607,772	500,196	0
	29:LEONIA	717,268,900	83.85%	855,419,082	138,150,182	943,624	90.38%	1,044,063	943,624	0
	30:LITTLE FERRY	568,821,840	83.29%	682,941,337	114,119,497	6,056,715	85.98%	7,044,330	6,056,715	0
F	31:LODI	944,028,260	70.82%	1,332,996,696	388,968,436	1,694,596	75.90%	2,232,669	1,694,596	0
F	32:LYNDHURST	1,395,172,700	82.69%	1,687,232,676	292,059,976	2,721,267	87.40%	3,113,578	2,721,267	0
	33:MAHWAH	4,024,206,200	93.83%	4,288,826,814	264,620,614	6,388,395	100.00%	6,388,395	6,388,395	0
	34:MAYWOOD	615,669,600	75.24%	818,274,322	202,604,722	736,333	81.22%	906,591	736,333	0
RL	35:MIDLAND PARK	844,135,400	98.04%	861,011,220	16,875,820	2,059,615	100.00%	2,059,615	2,059,615	0
	36:MONTVALE	1,089,918,700	69.37%	1,571,167,219	481,248,519	2,072,239	74.80%	2,770,373	2,072,239	0
	37:MOONACHIE	398,981,284	64.14%	622,047,527	223,066,243	905,609	71.24%	1,271,209	905,609	0
	38:NEW MILFORD	976,571,300	79.90%	1,222,241,927	245,670,627	780,861	85.15%	917,042	780,861	0
	39:NORTH ARLINGTON	793,502,800	81.10%	978,425,154	184,922,354	728,112	85.29%	853,690	728,112	0
	40:NORTHVALE	467,128,200	82.40%	566,903,155	99,774,955	607,264	85.31%	711,832	607,264	0
	41:NORWOOD	692,467,200	80.16%	863,856,287	171,389,087	957,396	85.62%	1,118,192	957,396	0
	42:OAKLAND	1,170,210,800	69.28%	1,689,103,349	518,892,549	3,026,719	75.22%	4,023,822	3,026,719	0
R	43:OLD TAPPAN	1,129,961,700	106.38%	1,062,193,739	67,767,961-	1,166,132	100.00%	1,166,132	1,166,132	0
	44:ORADELL	830,631,600	65.84%	1,261,591,130	430,959,530	1,237,616	73.02%	1,694,900	1,237,616	0
	45:PALISADES PARK	863,196,000	69.10%	1,249,198,263	386,002,263	548,220	75.83%	722,959	548,220	0
	46:PARAMUS	3,405,071,800	73.28%	4,646,659,116	1,241,587,316	5,072,754	76.09%	6,666,781	5,072,754	0
	47:PARK RIDGE BOR	927,274,515	72.86%	1,272,679,817	345,405,302	1,369,251	78.93%	1,734,766	1,369,251	0
	48:RAMSEY	1,454,053,500	64.40%	2,257,847,050	803,793,550	6,894,048	69.83%	9,872,616	6,894,048	0
F	49:RIDGEFIELD	805,208,800	71.18%	1,131,228,997	326,020,197	1,059,465	77.45%	1,367,934	1,059,465	0
R	50:RIDGEFIELD PARK	904,066,900	101.92%	887,035,812	17,031,088-	1,420,290	100.00%	1,420,290	1,420,290	0
	51:RIDGEWOOD VILLAGE	3,843,741,400	91.26%	4,211,857,769	368,116,369	7,471,819	100.00%	7,471,819	7,471,819	0
	52:RIVEREDGE	822,273,100	76.39%	1,076,414,583	254,141,483	5,814,642	81.01%	7,177,684	5,814,642	0

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	(a) Business Personal Property Replacement Revenue Received during Preceding Year	(b) Preceding Year General Tax Rate	(c) Capitalization of Replacement Revenues (Col.3a / Col.3b)	(d) Real Property Ratio of Aggregate Assessed Value to Aggregate True Value (PL 1971,C.32)	(e) Assumed Equalized Value of Amount in Col.3c (Col.3c / Col.3d)	(a) Aggregate Assessed Value	(b) Real Property Ratio of Aggregate Assessed to Aggregate True	(c) Aggregate True Value (Col.4a / Col.4b)	In Lieu True Value	
	27:HILLSDALE	83,861.00	2.730	3,071,832	75.52%	4,067,574	0	68.29%	0	389,008,307
	28:HOHOKUS	33,545.00	2.050	1,636,341	77.86%	2,101,645	0	78.98%	0	175,560,532
	29:LEONIA	50,899.00	2.640	1,927,992	93.93%	2,052,584	0	83.85%	0	140,202,766
	30:LITTLE FERRY	109,756.00	3.170	3,462,334	85.24%	4,061,865	0	83.29%	0	118,181,362
F	31:LODI	363,125.00	3.800	9,555,921	78.05%	12,243,332	0	70.82%	0	401,211,768
F	32:LYNDHURST	471,525.00	2.650	17,793,396	89.34%	19,916,494	0	82.69%	0	311,976,470
	33:MAHWAH	416,433.00	1.240	33,583,306	105.88%	31,718,272	0	93.83%	0	296,338,886
	34:MAYWOOD	158,801.00	2.930	5,419,829	82.29%	6,586,255	0	75.24%	0	209,190,977
RL	35:MIDLAND PARK	138,366.00	3.200	4,323,938	68.53%	6,309,555	0	98.04%	226,139	23,411,514
	36:MONTVALE	149,682.00	2.250	6,652,533	75.44%	8,818,310	0	69.37%	0	490,066,829
	37:MOONACHIE	146,717.00	2.180	6,730,138	92.82%	7,250,741	0	64.14%	0	230,316,984
	38:NEW MILFORD	73,146.00	2.860	2,557,552	87.50%	2,922,917	0	79.90%	0	248,593,544
	39:NORTH ARLINGTON	151,182.00	2.940	5,142,245	87.63%	5,868,133	0	81.10%	0	190,790,487
	40:NORTHVALE	205,393.00	2.550	8,054,627	92.13%	8,742,676	0	82.40%	0	108,517,631
	41:NORWOOD	61,563.00	2.260	2,724,027	83.20%	3,274,071	0	80.16%	0	174,663,158
	42:OAKLAND	139,196.00	2.710	5,136,384	75.54%	6,799,555	0	69.28%	0	525,692,104
R	43:OLD TAPPAN	38,691.00	2.300	1,682,217	74.15%	2,268,668	0	106.38%	0	65,499,293-
	44:ORADELL	64,817.00	2.880	2,250,590	76.38%	2,946,570	0	65.84%	0	433,906,100
	45:PALISADES PARK	145,260.00	2.760	5,263,043	83.01%	6,340,252	0	69.10%	0	392,342,515
	46:PARAMUS	1,237,719.00	2.280	54,285,921	72.89%	74,476,500	0	73.28%	0	1,316,063,816
	47:PARK RIDGE BOR	84,359.00	2.200	3,834,500	79.03%	4,851,955	0	72.86%	0	350,257,257
	48:RAMSEY	232,051.00	3.040	7,633,257	69.96%	10,910,888	0	64.40%	0	814,704,438
F	49:RIDGEFIELD	218,106.00	1.880	11,601,383	80.14%	14,476,395	0	71.18%	0	340,496,592
R	50:RIDGEFIELD PARK	211,883.00	3.560	5,951,770	77.07%	7,722,551	0	101.92%	0	9,308,537-
	51:RIDGEWOOD VILLAGE	256,346.00	2.120	12,091,792	103.47%	11,686,278	0	91.26%	0	379,802,647
	52:RIVEREDGE	82,811.00	2.990	2,769,599	81.46%	3,399,950	0	76.39%	0	257,541,433

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R 53:RIVER VALE	964,770,267	71.63%	1,346,880,172	382,109,905	827,893	77.21%	1,072,261	827,893	0
R 54:ROCHELLE PARK	655,429,800	113.98%	575,039,305	80,390,495-	25,604,700	100.00%	25,604,700	25,604,700	0
55:ROCKLEIGH	116,932,600	79.93%	146,293,757	29,361,157	250,375	84.60%	295,952	250,375	0
56:RUTHERFORD	1,221,727,800	77.78%	1,570,748,007	349,020,207	10,750,702	82.86%	12,974,538	10,750,702	0
57:SADDLE BROOK	1,148,664,204	81.00%	1,418,103,956	269,439,752	1,379,638	86.12%	1,601,995	1,379,638	0
R 58:SADDLE RIVER BOR	1,819,962,600	124.05%	1,467,120,193	352,842,407-	1,319,800	100.00%	1,319,800	1,319,800	0
59:SO. HACKENSACK	299,903,200	71.33%	420,444,694	120,541,494	405,397	76.72%	528,411	405,397	0
60:TEANECK TWP	2,574,482,300	72.59%	3,546,607,384	972,125,084	4,065,120	79.31%	5,125,608	4,065,120	0
61:TENAFLY	1,655,024,900	69.13%	2,394,076,233	739,051,333	1,189,687	75.08%	1,584,559	1,189,687	0
62:TETERBORO	233,587,843	108.82%	214,655,250	18,932,593-	1,250,300	100.00%	1,250,300	1,250,300	0
R 63:UPPER SADDLE RIVER	1,930,332,800	99.52%	1,939,643,087	9,310,287	1,810,700	100.00%	1,810,700	1,810,700	0
64:WALDWICK	681,027,000	69.60%	978,487,069	297,460,069	540,421	73.75%	732,774	540,421	0
65:WALLINGTON	522,254,100	83.81%	623,140,556	100,886,456	692,187	88.79%	779,578	692,187	0
66:WASHINGTON TWP	813,001,850	69.41%	1,171,303,631	358,301,781	602,692	75.21%	801,346	602,692	0
67:WESTWOOD	801,102,560	66.83%	1,198,716,983	397,614,423	1,511,599	71.96%	2,100,610	1,511,599	0
68:WOODCLIFF LAKE	918,565,500	69.64%	1,319,019,960	400,454,460	1,530,088	73.71%	2,075,821	1,530,088	0
R 69:WOOD RIDGE	732,835,000	103.40%	708,737,911	24,097,089-	988,517	100.00%	988,517	988,517	0
70:WYCKOFF	2,038,262,171	70.75%	2,880,935,931	842,673,760	3,831,028	76.01%	5,040,163	3,831,028	0
TOTALS	81,634,059,243		4,027,597,844	22,393,538,601	200,888,160		239,500,466	200,888,160	0

R = Revalued / Reassessed F = Fiscal Year District L = Chapter 441 in Lieu of Taxes

	3 EQUALIZATION OF REPLACEMENT REVENUES (PL 1966, C.135 AS AMENDED)					4 DEDUCT TRUE VALUE OF REAL PROPERTY EXCLUSIVE OF CLASS II RAILROAD PROPERTY WHERE TAXES ARE IN DEFAULT & LIENS UNENFORCEABLE (PL 1974 C.166)			5 C. 441 IN LIEU	6 NET AMOUNT OF (Col.1d + Col.2e + Col.3e - Col.4c + Col.5) Transfer to Col.10 County Abstract of Ratables
	(a) Business Personal Property Replacement Revenue Received during Preceding Year	(b) Preceding Year General Tax Rate	(c) Capitalization of Replacement Revenues (Col.3a / Col.3b)	(d) Real Property Ratio of Aggregate Assessed Value to Aggregate True Value (PL 1971,C.32)	(e) Assumed Equalized Value of Amount in Col.3c (Col.3c / Col.3d)	(a) Aggregate Assessed Value	(b) Real Property Ratio of Aggregate Assessed to Aggregate True	(c) Aggregate True Value (Col.4a / Col.4b)	In Lieu True Value	
R 53:RIVER VALE	62,067.00	2.690	2,307,323	78.90%	2,924,364	0	71.63%	0	0	385,034,269
R 54:ROCHELLE PARK	94,641.00	2.730	3,466,703	72.49%	4,782,319	0	113.98%	0	0	75,608,176-
55:ROCKLEIGH	39,203.00	1.060	3,698,396	88.54%	4,177,091	0	79.93%	0	0	33,538,248
56:RUTHERFORD	157,260.00	3.120	5,040,385	81.57%	6,179,214	0	77.78%	0	0	355,199,421
57:SADDLE BROOK	362,887.00	2.350	15,442,000	86.28%	17,897,543	0	81.00%	0	0	287,337,295
R 58:SADDLE RIVER BOR	4,955.00	1.150	430,870	77.61%	555,173	0	124.05%	0	0	352,287,234-
59:SO. HACKENSACK	297,378.00	2.550	11,661,882	77.68%	15,012,721	0	71.33%	0	0	135,554,215
60:TEANECK TWP	373,333.00	3.640	10,256,401	82.93%	12,367,540	0	72.59%	0	0	984,492,624
61:TENAFLY	146,394.00	2.920	5,013,493	77.05%	6,506,805	0	69.13%	0	0	745,558,138
62:TETERBORO	161,254.00	1.350	11,944,741	107.02%	11,161,223	0	108.82%	0	0	7,771,370-
R 63:UPPER SADDLE RIVER	92,976.00	2.220	4,188,108	72.26%	5,795,887	0	99.52%	0	0	15,106,174
64:WALDWICK	88,000.00	3.100	2,838,710	74.93%	3,788,483	0	69.60%	0	0	301,248,552
65:WALLINGTON	120,405.00	2.490	4,835,542	88.29%	5,476,885	0	83.81%	0	0	106,363,341
66:WASHINGTON TWP	24,535.00	2.600	943,654	77.12%	1,223,618	0	69.41%	0	0	359,525,399
67:WESTWOOD	177,692.00	2.800	6,346,143	73.45%	8,640,086	0	66.83%	0	0	406,254,509
68:WOODCLIFF LAKE	47,801.00	2.350	2,034,085	72.25%	2,815,343	0	69.64%	0	0	403,269,803
R 69:WOOD RIDGE	403,495.00	3.080	13,100,487	70.09%	18,690,950	0	103.40%	0	0	5,406,139-
70:WYCKOFF	91,124.00	2.140	4,258,131	76.89%	5,537,952	0	70.75%	0	0	848,211,712
TOTALS	15,294,316.00		598,585,679		725,006,941	0		0	28,649,472	23,147,195,014

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