

**PRELIMINARY EQUALIZATION TABLE
COUNTY OF BERGEN FOR THE YEAR 2019**

A hearing will be held by the County Board of Taxation on April 3, 2019 at 9:30 am in the Bergen County Board of Taxation Office, Hackensack, NJ at which time the assessor and representatives of the governing bodies may appear and be heard in regard to the ratios and valuation for their own or any other taxing district, pursuant to R.S. 54:3-18, as amended. The valuations, as finally determined after such hearing will be the basis for the apportionment of State, County, and School Taxes pursuant to R.S. 54:3-19 & R.S. 54:4-49.

COUNTY PERCENTAGE LEVEL OF TAXABLE VALUE OF REAL PROPERTY 100%

Robert F. Layton, Tax Administrator

	Real Property Exclusive Of Class II Railroad Property				Machinery, Implements, Equipment And All Other Taxable Personal Property Used In Business Of Telephone, Telegraph & Messenger System Companies					
	1A	1B	1C	1D		2A	2B	2C	2D	2E
	Aggregate Assessed Value	Real Property Ratio of Aggregate Assessed to Aggregate True Value	Aggregate True Value (Col 1A/ Col 1B)	Amount By Which Col1A Should be Increased or Decreased to Correspond to Col 1C	Aggregate Assessed Value	Taxable % Level (The Lower of the County % Assessment Level or the Pre-Tax Year's School Aid District Ratio)	Aggregate True Value (Col 2A / Col 2B)	Aggregate Equalized Valuation (Col 2C * Col 2B)	Amount By Which Col 2A Should be Increased or Decreased to Correspond to Col 2D	
L 01 ALLENDALE	1,691,031,200	95.34	1,773,684,917	82,653,717	100,000	95.34	104,888	100,000	-	
02 ALPINE	1,989,451,900	89.31	2,227,580,226	238,128,326	-	89.31	-	-	-	
03 BERGENFIELD	2,679,778,000	87.73	3,054,574,262	374,796,262	87,730	87.73	100,000	87,730	-	
E 04 BOGOTA	639,934,700	81.41	786,063,997	146,129,297	-	81.41	-	-	-	
TL 05 CARLSTADT	2,446,437,200	100.00	2,446,437,200	-	3,837,014	100.00	3,837,014	3,837,014	-	
06 CLIFFSIDE PARK	2,906,323,500	85.17	3,412,379,359	506,055,859	5,894,422	85.17	6,920,773	5,894,422	-	
RL 07 CLOSTER	2,226,783,900	100.00	2,226,783,900	-	100,000	100.00	100,000	100,000	-	
R 08 CRESSKILL	2,135,686,900	100.00	2,135,686,900	-	-	100.00	-	-	-	
09 DEMAREST	1,344,439,500	82.20	1,635,571,168	291,131,668	83,130	82.20	101,131	83,130	-	
10 DUMONT	1,689,761,940	81.70	2,068,252,069	378,490,129	-	81.70	-	-	-	
11 ELMWOOD PARK	2,076,266,600	90.23	2,301,082,345	224,815,745	90	90.23	100	90	-	
R 12 EAST RUTHERFORD	2,222,062,400	100.00	2,222,062,400	-	4,657,962	100.00	4,657,962	4,657,962	-	
L 13 EDGEWATER	2,966,524,500	72.55	4,088,937,974	1,122,413,474	1,387,817	72.55	1,912,911	1,387,817	-	
LE 14 EMERSON	1,207,086,400	91.73	1,315,912,351	108,825,951	826,407	91.73	900,912	826,407	-	
L 15 ENGLEWOOD	4,439,452,700	88.06	5,041,385,299	601,942,599	-	88.06	-	-	-	
16 ENGLEWOOD CLIFFS	3,396,837,700	94.75	3,585,052,982	188,215,282	1,296,492	94.75	1,368,329	1,296,492	-	
E 17 FAIR LAWN	4,227,829,700	82.67	5,114,103,907	886,274,207	827	82.67	1,000	827	-	
L 18 FAIRVIEW	1,044,067,216	75.66	1,379,946,096	335,878,880	989,151	75.66	1,307,363	989,151	-	
L 19 FORT LEE	6,563,704,620	91.09	7,205,735,668	642,031,048	7,980,769	91.09	8,761,411	7,980,769	-	
20 FRANKLIN LAKES	4,245,681,100	95.15	4,462,092,591	216,411,491	-	95.15	-	-	-	
LE 21 GARFIELD	2,123,520,600	84.46	2,514,232,299	390,711,699	-	84.46	-	-	-	
22 GLEN ROCK	2,379,216,455	89.61	2,655,079,182	275,862,727	-	89.61	-	-	-	
REL 23 HACKENSACK	5,544,092,400	100.00	5,544,092,400	-	-	100.00	-	-	-	

	Real Property Exclusive Of Class II Railroad Property					Machinery, Implements, Equipment And All Other Taxable Personal Property Used In Business Of Telephone, Telegraph & Messenger System Companies				
	1A	1B	1C	1D	2A	2B	2C	2D	2E	
	Aggregate Assessed Value	Real Property Ratio of Aggregate Assessed to Aggregate True Value	Aggregate True Value (Col 1A/ Col 1B)	Amount By Which Col 1A Should be Increased or Decreased to Correspond to Col 1C	Aggregate Assessed Value	Taxable % Level (The Lower of the County % or the Pre-Tax Year's School Aid District Ratio)	Aggregate True Value (Col 2A / Col 2B)	Aggregate Equalized Valuation (Col 2C * Col 2B)	Amount By Which Col 2A Should be Increased or Decreased to Correspond to Col 2D	
24 HARRINGTON PARK	899,554,100	90.18	997,509,536	97,955,436	-	90.18	-	-	-	
R 25 HASBROUCK HEIGHTS	1,765,504,500	100.00	1,765,504,500	-	1,153,070	100.00	1,153,070	1,153,070	-	
26 HAWORTH	805,825,300	86.30	933,748,899	127,923,599	589,249	86.30	682,791	589,249	-	
27 HILLSDALE	1,684,674,300	90.08	1,870,197,935	185,523,635	5,809,640	90.08	6,449,423	5,809,640	-	
28 HOHOKUS	1,165,700,400	88.71	1,314,057,491	148,357,091	100	88.71	113	100	-	
L 29 LEONIA	1,236,670,300	85.95	1,438,825,247	202,154,947	791,103	85.95	920,422	791,103	-	
RE 30 LITTLE FERRY	1,056,247,300	100.00	1,056,247,300	-	100,000	100.00	100,000	100,000	-	
31 LODI	1,979,139,700	79.12	2,501,440,470	522,300,770	79,120	79.12	100,000	79,120	-	
L 32 LYNDBURST	2,707,809,600	82.42	3,285,379,277	577,569,677	3,541,653	82.42	4,297,080	3,541,653	-	
LE 33 MAHWAH	5,778,359,100	94.60	6,108,202,008	329,842,908	-	94.60	-	-	-	
E 34 MAYWOOD	1,148,861,500	80.38	1,429,287,758	280,426,258	80,380	80.38	100,000	80,380	-	
L 35 MIDLAND PARK	1,071,625,500	85.58	1,252,191,517	180,566,017	-	85.58	-	-	-	
L 36 MONTVALE	2,041,493,070	90.34	2,259,788,654	218,295,584	2,188,152	90.34	2,422,130	2,188,152	-	
RL 37 MOONACHIE	837,764,600	100.00	837,764,600	-	1,202,890	100.00	1,202,890	1,202,890	-	
38 NEW MILFORD	1,580,256,200	82.87	1,906,909,859	326,653,659	942,559	82.87	1,137,395	942,559	-	
R 39 NORTH ARLINGTON	1,711,820,000	100.00	1,711,820,000	-	2,104,747	100.00	2,104,747	2,104,747	-	
40 NORTHVALE	865,746,200	86.72	998,323,570	132,577,370	908,803	86.72	1,047,974	908,803	-	
41 NORWOOD	1,209,699,400	92.84	1,302,993,753	93,294,353	-	92.84	-	-	-	
42 OAKLAND	2,176,713,043	87.66	2,483,131,466	306,418,423	-	87.66	-	-	-	
43 OLD TAPPAN	1,732,984,800	99.27	1,745,728,619	12,743,819	1,128,230	99.27	1,136,527	1,128,230	-	
R 44 ORADELL	1,674,136,000	100.00	1,674,136,000	-	1,648,675	100.00	1,648,675	1,648,675	-	
45 PALISADES PARK	2,389,479,398	79.78	2,995,086,733	605,606,335	627,760	79.78	786,864	627,760	-	
E 46 PARAMUS	8,039,949,967	81.00	9,925,864,157	1,885,914,190	4,628,293	81.00	5,713,942	4,628,293	-	
47 PARK RIDGE BOR	1,598,271,000	86.44	1,848,994,678	250,723,678	1,387,079	86.44	1,604,673	1,387,079	-	
L 48 RAMSEY	3,480,948,700	98.27	3,542,229,266	61,280,566	300,000	98.27	305,281	300,000	-	
49 RIDGEFIELD	1,562,746,500	80.66	1,937,449,169	374,702,669	985,163	80.66	1,221,377	985,163	-	
E 50 RIDGEWOOD PARK	1,198,245,100	75.28	1,591,711,721	393,472,621	-	75.28	-	-	-	
51 RIDGEWOOD VILLAGE	5,821,898,200	85.63	6,798,900,152	977,001,952	-	85.63	-	-	-	
52 RIVEREDGE	1,461,652,799	79.16	1,846,453,763	384,800,964	4,435,777	79.16	5,603,559	4,435,777	-	
53 RIVER VALE	2,086,379,300	100.58	2,074,348,081	(12,031,219)	1,348,864	100.00	1,348,864	1,348,864	-	

	Real Property Exclusive Of Class II Railroad Property					Machinery, Implements, Equipment And All Other Taxable Personal Property Used In Business Of Telephone, Telegraph & Messenger System Companies				
	1A	1B	1C	1D	2A	2B	2C	2D	2E	
	Aggregate Assessed Value	Real Property Ratio of Aggregate Assessed to Aggregate True Value	Aggregate True Value (Col 1A/ Col 1B)	Amount By Which Col1A Should be Increased or Decreased to Correspond to Col 1C	Aggregate Assessed Value	Taxable % Level (The Lower of the County % or the Pre-Tax Year's School Aid District Ratio)	Aggregate True Value (Col 2A / Col 2B)	Aggregate Equalized Valuation (Col 2C + Col 2B)	Amount By Which Col 2A Should be Increased or Decreased to Correspond to Col 2D	
54 ROCHELLE PARK	937,263,000	94.38	993,073,744	55,810,744	-	94.38	-	-	-	
55 ROCKLEIGH	225,029,072	89.08	252,614,585	27,585,513	-	89.08	-	-	-	
56 RUTHERFORD	2,705,528,900	91.54	2,955,570,133	250,041,233	10,663,071	91.54	11,648,537	10,663,071	-	
R 57 SADDLE BROOK	2,302,263,300	93.36	2,466,006,105	163,742,805	-	93.36	-	-	-	
R 58 SADDLE RIVER BOR	2,578,767,756	100.00	2,578,767,756	-	-	100.00	-	-	-	
R 59 SO. HACKENSACK	649,475,400	100.00	649,475,400	-	10,000	100.00	10,000	10,000	-	
L 60 TENANECK TWP	5,102,745,800	86.37	5,908,007,178	805,261,378	-	86.37	-	-	-	
61 TENAFLY	4,007,822,300	87.19	4,596,653,630	588,831,330	-	87.19	-	-	-	
REL 62 TETERBORO	477,486,000	100.00	477,486,000	-	759,000	100.00	759,000	759,000	-	
63 UPPER SADDLE RIVER	2,252,556,500	82.14	2,742,338,081	489,781,581	100,000	82.14	121,743	100,000	-	
64 WALDWICK	1,600,929,400	96.13	1,665,379,590	64,450,190	100,000	96.13	104,026	100,000	-	
65 WALLINGTON	956,296,900	87.42	1,093,910,890	137,613,990	1,430,754	87.42	1,636,644	1,430,754	-	
66 WASHINGTON TWP	1,623,967,700	90.15	1,801,396,119	177,437,419	719,264	90.15	797,852	719,264	-	
R 67 WESTWOOD	1,981,489,700	100.00	1,981,489,700	-	-	100.00	-	-	-	
RE 68 WOODCLIFF LAKE	2,038,994,100	100.00	2,038,994,100	-	1,775,253	100.00	1,775,253	1,775,253	-	
LE 69 WOOD RIDGE	1,317,163,200	88.28	1,492,028,999	174,865,799	843,658	88.28	955,662	843,658	-	
70 WYCKOFF	4,715,435,100	100.49	4,692,442,134	(22,992,966)	-	100.00	-	-	-	
TOTAL	160,429,331,136		179,016,603,815	18,587,272,679	79,624,118		88,970,308	79,624,118		

R=Revalued F=Reassessed L=In Lieu of Taxes E=Exemption & Abatements C=Compliance Plan

PRELIMINARY EQUALIZATION TABLE
COUNTY OF BERGEN FOR THE YEAR 2019

	Equalization Of Replacement Revenues (Pl 1966, c.135 As Amended)					Deduct True Value Of Real Property Exclusive Of Class II Railroad Property Where Taxes Are In Default & Liens Unenforceable (Pl 1974 C.166)			C 441	NET AMOUNT OF (Col.1d + Col.2e + Col.3e - Col.4c + In Lieu Col.1,5)
	3A Business Personal Property Replacement Revenue Received during Preceding Year (Pl 1966 C 135 as amended)	3B Preceding Year General Tax Rate	3C Capitalization of Replacement Revenues (Col 3A / Col 3B)	3D Ratio of Aggregate Assessed Value to Aggregate True Value (Preceding Year Ratio) Pl 1971 C 32	3E Assumed Equalized Value of Amount in Col 3C (Col 3C / Col 3D)	4A Aggregate Assessed Value	4B Real Property Ratio of Aggregate Assessed to Aggregate True	4C Aggregate True Value (Col 4A / Col 4B)		
01 ALLENDALE	46,442.00	2.297	2,021,855	95.36	2,120,234		0.00	-	10,002	84,783,953
02 ALPINE	14,812.00	0.776	1,908,763	88.25	2,162,904		0.00	-	-	240,291,230
03 BERGENFIELD	227,290.00	3.238	7,019,456	93.66	7,494,615		0.00	-	-	382,290,877
04 BOGOTA	261,020.00	3.920	6,658,673	87.97	7,569,254		0.00	-	-	153,698,551
05 CARLSTADT	349,044.00	1.922	18,160,458	100.27	18,111,567		0.00	-	617,372	18,728,929
06 CLIFFSIDE PARK	150,927.00	2.438	6,190,607	86.15	7,185,847		0.00	-	-	513,241,706
07 CLOSTER	94,024.00	2.226	4,223,899	100.18	4,216,310		0.00	-	763,254	4,979,564
08 CRESSKILL	67,867.00	2.399	2,828,970	95.72	2,955,464		0.00	-	-	2,955,464
09 DEMAREST	14,453.00	2.545	567,898	83.26	682,078		0.00	-	-	291,813,746
10 DUMONT	68,051.00	3.594	1,893,461	84.33	2,245,299		0.00	-	-	380,735,428
11 ELMWOOD PARK	422,264.00	2.923	14,446,254	90.42	15,976,835		0.00	-	-	240,792,580
12 EAST RUTHERFORD	406,957.00	1.778	22,888,470	104.00	22,008,144		0.00	-	-	22,008,144
13 EDGEWATER	767,547.00	1.833	41,873,813	78.77	53,159,595		0.00	-	24,959,275	1,200,532,344
14 EMERSON	71,941.00	2.717	2,647,810	93.15	2,842,523		0.00	-	220,846	111,869,320
15 ENGLEWOOD	648,291.00	2.722	23,816,716	89.01	26,757,349		0.00	-	11,206,634	639,906,582
16 ENGLEWOOD CLIFFS	296,197.00	1.043	28,398,562	97.31	29,183,601		0.00	-	-	217,398,883
17 FAIR LAWN	756,667.00	3.308	22,934,311	84.01	27,299,501		0.00	-	-	913,573,708
18 FAIRVIEW	212,947.00	3.366	6,326,411	77.02	8,213,985		0.00	-	14,836	344,107,701
19 FORT LEE	147,976.00	2.298	6,439,339	97.24	6,622,109		0.00	-	305,894	648,960,051
20 FRANKLIN LAKES	74,212.00	1.625	4,566,892	94.18	4,849,110		0.00	-	-	221,260,601
21 GARFIELD	479,103.00	2.841	16,863,886	88.76	18,999,421		0.00	-	6,211,169	415,922,289
22 GLEN ROCK	103,794.00	2.887	3,595,220	91.85	3,914,230		0.00	-	-	279,776,957
23 HACKENSACK	1,404,865.00	3.413	41,162,174	97.86	42,062,307		0.00	-	14,923,910	56,986,217

	Equalization Of Replacement Revenues (Pl 1966, c.135 As Amended)					Deduct True Value Of Real Property Exclusive Of Class II Railroad Property Where Taxes Are In Default & Liens Unenforceable (Pl 1974 C.166)	C 441	NET AMOUNT OF (Col.1d + Col.2e + Col.3e - Col.4c + In Lieu Col.1.5)		
	3A	3B	3C	3D	3E				4A	4B
	Business Personal Property Replacement Revenue Received during Preceding Year (Pl 1966 C 135 as amended)	Preceding Year General Tax Rate	Capitalization of Replacement Revenues (Col 3A / Col 3B)	Ratio of Aggregate Assessed Value to Aggregate True Value (Preceding Year Ratio) PL 1971 C 32	Assumed Equalized Value of Amount in Col 3C (Col 3C / Col 3D)	Aggregate Assessed Value	Real Property Aggregate Assessed to Aggregate True	Aggregate True Value (Col 4A / Col 4B)	In Lieu True Value	Transfer to Col 10 County Abstract of Ratables
54	ROCHELLE PARK	94,641.00	2.460	3,847,195	99.88	3,851,817	0.00	-	-	59,662,561
55	ROCKLEIGH	39,203.00	0.946	4,144,080	96.19	4,308,223	0.00	-	-	31,893,736
56	RUTHERFORD	157,260.00	2.701	5,822,288	90.76	6,415,037	0.00	-	-	256,456,270
57	SADDLE BROOK	362,887.00	2.537	14,303,784	97.00	14,746,169	0.00	-	-	178,488,974
58	SADDLE RIVER BOR	4,955.00	0.906	546,909	102.10	535,660	0.00	-	-	535,660
59	SO. HACKENSACK	297,378.00	2.759	10,778,470	94.49	11,406,995	0.00	-	-	11,406,995
60	TEANECK TWP	373,333.00	3.173	11,765,931	90.27	13,034,154	0.00	-	3,939,671	822,235,203
61	TENAFLY	146,394.00	2.532	5,781,754	87.46	6,610,741	0.00	-	-	595,442,071
62	TETERBORO	161,254.00	1.155	13,961,385	102.20	13,660,846	0.00	-	16,953,149	30,613,995
63	UPPER SADDLE RIVER	92,976.00	2.361	3,937,992	80.23	4,908,378	0.00	-	-	494,689,959
64	WALDWICK	88,000.00	2.679	3,284,808	98.12	3,347,746	0.00	-	-	67,797,936
65	WASHINGTON TWP	120,405.00	2.952	4,078,760	90.41	4,511,404	0.00	-	-	142,125,394
66	WASHINGTON TWP	24,535.00	2.363	1,038,299	90.31	1,149,705	0.00	-	-	178,587,124
67	WESTWOOD	177,692.00	2.483	7,156,343	97.86	7,312,838	0.00	-	-	7,312,838
68	WOODCLIFF LAKE	47,801.00	2.073	2,305,885	100.24	2,300,364	0.00	-	-	2,300,364
69	WOOD RIDGE	403,495.00	2.683	15,038,949	97.42	15,437,230	0.00	-	273,569	190,576,598
70	WYCKOFF	91,124.00	1.782	5,113,580	101.22	5,051,946	0.00	-	-	17,941,020
		15,294,316		630,252,960		706,343,725			90,516,572	19,384,132,976

PRELIMINARY EQUALIZATION TABLE
COUNTY OF BERGEN FOR THE YEAR 2019

TYPE	EXEMPTIONS		TAXING DISTRICT
	AMOUNT		
DWELL EXEMPTION	27,900		BOGOTA
FIRE SUPPRESSION	242,900		EDGEWATER
FIRE SUPPRESSION	284,000		EMERSON
FIRE SUPPRESSION	440,700		FAIR LAWN
DWELL EXEMPTION	100,000		GARFIELD
FIRE SUPPRESSION	711,000		HACKENSACK
CLASS 4 ABATEMENT	1,525,000		HACKENSACK
FIRE SUPPRESSION	551,000		HASBROUCK HEIGHTS
COMM/IND EXEMPTION	983,000		LITTLE FERRY
FIRE SUPPRESSION	215,300		LYNDHURST
FIRE SUPPRESSION	2,099,200		MAHWAH
FIRE SUPPRESSION	114,100		MAYWOOD
FIRE SUPPRESSION	61,357		OAKLAND
FIRE SUPPRESSION	1,319,080		PARAMUS
DWELL EXEMPTION	525,000		PARAMUS
FIRE SUPPRESSION	3,353,300		RIDGEFIELD PARK
DWELL EXEMPTION	2,212,100		RIDGEFIELD PARK
FIRE SUPPRESSION	1,307,500		TETERBORO
FIRE SUPPRESSION	1,471,300		WOODCLIFF LAKE
DWELL EXEMPTION	2,663,000		WOODCLIFF LAKE
DWELL ABATEMENT	309,300		WOOD RIDGE
DWELL EXEMPTION	96,857,800		WOOD RIDGE