

**PRELIMINARY EQUALIZATION TABLE  
COUNTY OF BERGEN FOR THE YEAR 2024**

A hearing will be held by the County Board of Taxation on April 3, 2024 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.

  
Robert F. Layton, Tax Administrator

COUNTY PERCENTAGE LEVEL OF  
TAXABLE VALUE OF REAL PROPERTY 100%

			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
rL	01	ALLENDALE	2,165,526,800	100.00	2,165,526,800	-	100,000	100.00	100,000	100,000	-
	02	ALPINE	1,986,151,200	96.44	2,059,468,270	73,317,070	-	96.44	-	-	-
	03	BERGENFIELD	2,742,171,800	66.61	4,116,756,943	1,374,585,143	87,730	66.61	131,707	87,730	-
R	04	BOGOTA	1,214,194,600	100.00	1,214,194,600	-	-	100.00	-	-	-
rL	05	CARLSTADT	3,249,303,200	100.00	3,249,303,200	-	4,601,292	100.00	4,601,292	4,601,292	-
L	06	CLIFFSIDE PARK	3,049,694,900	72.11	4,229,226,044	1,179,531,144	5,472,231	72.11	7,588,727	5,472,231	-
rL	07	CLOSTER	2,766,720,800	100.00	2,766,720,800	-	100,000	100.00	100,000	100,000	-
r	08	CRESSKILL	2,555,288,300	100.00	2,555,288,300	-	-	100.00	-	-	-
L	09	DEMAREST	1,388,946,500	69.40	2,001,363,833	612,417,333	82,810	69.40	119,323	82,810	-
L	10	DUMONT	1,692,955,440	62.78	2,696,647,722	1,003,692,282	-	62.78	-	-	-
	11	ELMWOOD PARK	2,182,569,100	74.51	2,929,229,768	746,660,668	89	74.51	119	89	-
rL	12	EAST RUTHERFORD	2,819,519,400	100.00	2,819,519,400	-	4,694,817	100.00	4,694,817	4,694,817	-
rLE	13	EDGEWATER	4,288,742,955	100.00	4,288,742,955	-	2,064,100	100.00	2,064,100	2,064,100	-
LE	14	EMERSON	1,219,198,500	75.37	1,617,617,752	398,419,252	-	75.37	-	-	-
L	15	ENGLEWOOD	4,558,366,000	71.63	6,363,766,578	1,805,400,578	-	71.63	-	-	-
	16	ENGLEWOOD CLIFFS	3,557,113,800	88.75	4,008,015,549	450,901,749	1,644,861	88.75	1,853,365	1,644,861	-
LE	17	FAIR LAWN	4,381,538,800	63.96	6,850,435,897	2,468,897,097	640	63.96	1,001	640	-
r	18	FAIRVIEW	1,699,019,500	100.00	1,699,019,500	-	1,574,245	100.00	1,574,245	1,574,245	-
L	19	FORT LEE	6,701,355,230	73.16	9,159,862,261	2,458,507,031	9,265,952	73.16	12,665,325	9,265,952	-
L	20	FRANKLIN LAKES	4,547,845,200	81.88	5,554,280,899	1,006,435,699	-	81.88	-	-	-
LE	21	GARFIELD	2,167,971,400	61.15	3,545,333,442	1,377,362,042	-	61.15	-	-	-
	22	GLEN ROCK	2,459,289,200	77.34	3,179,841,221	720,552,021	-	77.34	-	-	-

			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
LE	23	HACKENSACK	6,648,391,100	90.06	7,382,179,769	733,788,669	-	90.06	-	-	
	24	HARRINGTON PARK	947,144,750	73.92	1,281,310,538	334,165,788	-	73.92	-	-	
r	25	HASBROUCK HEIGHTS	2,263,647,200	100.00	2,263,647,200	-	1,263,117	100.00	1,263,117	1,263,117	
	26	HAWORTH	860,333,100	74.13	1,160,573,452	300,240,352	-	74.13	-	-	
L	27	HILLSDALE	1,713,869,800	75.95	2,256,576,432	542,706,632	-	75.95	-	-	
	28	HOHOKUS	1,202,832,700	74.44	1,615,841,886	413,009,186	100	74.44	134	100	
L	29	LEONIA	1,244,919,300	63.36	1,964,834,754	719,915,454	642,232	63.36	1,013,624	642,232	
rE	30	LITTLE FERRY	1,517,815,000	100.00	1,517,815,000	-	100,000	100.00	100,000	100,000	
	31	LODI	2,019,470,200	60.51	3,337,415,634	1,317,945,434	68,660	60.51	113,469	68,660	
REL	32	LYNDHURST	4,483,900,500	100.00	4,483,900,500	-	5,329,097	100.00	5,329,097	5,329,097	
LE	33	MAHWAH	5,799,285,240	75.07	7,725,170,161	1,925,884,921	-	75.07	-	-	
rE	34	MAYWOOD	1,877,296,900	100.00	1,877,296,900	-	-	100.00	-	-	
L	35	MIDLAND PARK	1,090,415,500	71.39	1,527,406,500	436,991,000	-	71.39	-	-	
L	36	MONTVALE	2,246,082,970	81.21	2,765,771,420	519,688,450	85	81.21	105	85	
rL	37	MOONACHIE	1,206,590,300	100.00	1,206,590,300	-	1,271,214	100.00	1,271,214	1,271,214	
	38	NEW MILFORD	1,607,097,800	61.60	2,608,925,000	1,001,827,200	-	61.60	-	-	
r	39	NORTH ARLINGTON	2,461,827,400	100.00	2,461,827,400	-	2,309,330	100.00	2,309,330	2,309,330	
	40	NORTHVALE	886,326,800	77.70	1,140,703,732	254,376,932	908,803	77.70	1,169,631	908,803	
	41	NORWOOD	1,240,403,100	81.78	1,516,756,053	276,352,953	-	81.78	-	-	
rE	42	OAKLAND	3,199,306,100	100.00	3,199,306,100	-	-	100.00	-	-	
	43	OLD TAPPAN	1,799,464,300	82.74	2,174,842,035	375,377,735	-	82.74	-	-	
r	44	ORADELL	1,905,932,400	100.00	1,905,932,400	-	-	100.00	-	-	
r	45	PALISADES PARK	3,910,987,000	100.00	3,910,987,000	-	842,795	100.00	842,795	842,795	
rE	46	PARAMUS	12,331,657,420	100.00	12,331,657,420	-	-	100.00	-	-	
L	47	PARK RIDGE BOR	1,580,510,903	70.32	2,247,597,985	667,087,082	1,346,005	70.32	1,914,114	1,346,005	
L	48	RAMSEY	3,536,627,000	80.11	4,414,713,519	878,086,519	300,000	80.11	374,485	300,000	
r	49	RIDGEFIELD	2,628,868,500	100.00	2,628,868,500	-	1,299,765	100.00	1,299,765	1,299,765	
rE	50	RIDGEFIELD PARK	1,820,765,900	100.00	1,820,765,900	-	-	100.00	-	-	
	51	RIDGEWOOD VILLAGE	5,930,301,800	70.66	8,392,728,276	2,462,426,476	-	70.66	-	-	
	52	RIVEREDGE	1,496,456,099	64.62	2,315,778,550	819,322,451	-	64.62	-	-	

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			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
	53	RIVER VALE	2,218,837,311	85.84	2,584,852,413	366,015,102	-	85.84	-	-	-
L	54	ROCHELLE PARK	960,770,900	78.52	1,223,600,229	262,829,329	-	78.52	-	-	-
	55	ROCKLEIGH	224,166,272	98.79	226,911,906	2,745,634	-	98.79	-	-	-
	56	RUTHERFORD	2,733,547,100	74.12	3,688,002,024	954,454,924	9,528,261	74.12	12,855,182	9,528,261	-
r	57	SADDLE BROOK	2,985,569,200	100.00	2,985,569,200	-	-	100.00	-	-	-
	58	SADDLE RIVER BOR	2,576,530,556	101.49	2,538,703,868	(37,826,688)	-	100.00	-	-	-
r	59	SO. HACKENSACK	1,050,296,900	100.00	1,050,296,900	-	-	100.00	-	-	-
RL	60	TEANECK TWP	8,436,894,400	100.00	8,436,894,400	-	-	100.00	-	-	-
L	61	TENAFLY	4,085,370,500	75.95	5,379,026,333	1,293,655,833	-	75.95	-	-	-
rL	62	TETERBORO	583,229,300	100.00	583,229,300	-	724,100	100.00	724,100	724,100	-
	63	UPPER SADDLE RIVER	2,389,379,802	70.36	3,395,934,909	1,006,555,107	100,000	70.36	142,126	100,000	-
R	64	WALDWICK	2,209,003,400	100.00	2,209,003,400	-	100,000	100.00	100,000	100,000	-
	65	WALLINGTON	961,836,900	64.26	1,496,789,449	534,952,549	1,089,256	64.26	1,695,076	1,089,256	-
	66	WASHINGTON TWP	1,646,736,000	73.33	2,245,651,166	598,915,166	808,073	73.33	1,101,968	808,073	-
r	67	WESTWOOD	2,427,105,200	100.00	2,427,105,200	-	-	100.00	-	-	-
rE	68	WOODCLIFF LAKE	2,379,989,200	100.00	2,379,989,200	-	10,000	100.00	10,000	10,000	-
LE	69	WOOD RIDGE	1,490,021,500	74.19	2,008,385,901	518,364,401	852,376	74.19	1,148,910	852,376	-
	70	WYCKOFF	4,852,297,300	90.19	5,380,083,490	527,786,190	-	90.19	-	-	-
TOTAL			189,063,591,448		224,747,911,338	35,684,319,890	58,582,036		70,272,263	58,582,036	

R=Revalued r=Reassessed L=In Lieu of Taxes E=Exemption & Abatements C=Compliance PI

**PRELIMINARY EQUALIZATION TABLE  
COUNTY OF BERGEN FOR THE YEAR 2024**

		Equalization Of Replacement Revenues (PI 1966, c.135 As Amended)					Deduct True Value Of Real Property Exclusive Of Class II Railroad Property Where Taxes Are In Default & Liens Unenforceable (PI 1974 C.166)			C 441	NET AMOUNT OF (Col.1d + Col.2e + Col.3e - Col.4c + In Lieu Co1.5)
		3A	3B	3C	3D	3E	4A	4B	4C	5	6
		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 Ratio of Aggregate Assessed to Aggregate True	Aggregate True Value (Col 4A / Col 4B)	In Lieu True Value	Transfer to Col 10 County Abstract of Ratables
01	ALLENDALE	46,442.00	2.199	2,111,960	98.97	2,133,940		100.00	-	111	2,134,051
02	ALPINE	14,812.00	0.790	1,874,937	106.00	1,768,808		96.44	-	-	75,085,878
03	BERGENFIELD	227,290.00	3.410	6,665,396	71.93	9,266,504		66.61	-	-	1,383,851,647
04	BOGOTA	261,020.00	4.294	6,078,714	64.05	9,490,576		100.00	-	-	9,490,576
05	CARLSTADT	349,044.00	1.645	21,218,480	103.38	20,524,744		100.00	-	111	20,524,855
06	CLIFFSIDE PARK	150,927.00	2.676	5,640,022	76.43	7,379,330		72.11	-	111	1,186,910,585
07	CLOSTER	94,024.00	2.144	4,385,448	100.43	4,366,671		100.00	-	111	4,366,782
08	CRESSKILL	67,867.00	2.321	2,924,041	94.64	3,089,646		100.00	-	-	3,089,646
09	DEMAREST	14,453.00	2.918	495,305	76.68	645,938		69.40	-	111	613,063,382
10	DUMONT	68,051.00	3.965	1,716,293	66.05	2,598,475		62.78	-	111	1,006,290,868
11	ELMWOOD PARK	422,264.00	2.992	14,113,102	78.15	18,058,992		74.51	-	-	764,719,660
12	EAST RUTHERFORD	406,957.00	1.623	25,074,368	101.98	24,587,535		100.00	-	111	24,587,646
13	EDGEWATER	767,547.00	1.597	48,061,803	102.13	47,059,437		100.00	-	111	47,059,548
14	EMERSON	71,941.00	3.216	2,236,971	80.13	2,791,677		75.37	-	111	401,211,040
15	ENGLEWOOD	648,291.00	2.980	21,754,732	76.38	28,482,236		71.63	-	111	1,833,882,925
16	ENGLEWOOD CLIFFS	296,197.00	1.141	25,959,422	90.74	28,608,576		88.75	-	-	479,510,325
17	FAIR LAWN	758,667.00	3.495	21,707,210	69.90	31,054,664		63.96	-	111	2,499,951,872
18	FAIRVIEW	212,947.00	2.261	9,418,266	97.27	9,682,601		100.00	-	-	9,682,601
19	FORT LEE	147,976.00	2.474	5,981,245	91.62	6,528,318		73.16	-	111	2,465,035,460
20	FRANKLIN LAKES	74,212.00	1.730	4,289,711	91.43	4,691,798		81.88	-	111	1,011,127,608
21	GARFIELD	479,103.00	3.281	14,602,347	65.96	22,138,185		61.15	-	111	1,399,500,338
22	GLEN ROCK	103,794.00	3.160	3,284,620	83.11	3,952,136		77.34	-	-	724,504,157

		Equalization Of Replacement Revenues (PI 1966, c.135 As Amended)					Deduct True Value Of Real Property Exclusive Of Class II Railroad Property Where Taxes Are In Default & Liens Unenforceable (PI 1974 C.166)			C 441	NET AMOUNT OF (Col.1d + Col.2e + Col.3e - Col.4c + In Lieu Co1.5)
		3A	3B	3C	3D	3E	4A	4B	4C	5	6
		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 Ratio of Aggregate Assessed to Aggregate True	Aggregate True Value (Col 4A / Col 4B)	In Lieu True Value	Transfer to Col 10 County Abstract of Ratables
23	HACKENSACK	1,404,865.00	2.879	48,796,978	98.44	49,570,274		90.06	-	111	783,359,054
24	HARRINGTON PARK	11,710.00	3.031	386,341	79.23	487,620		73.92	-	-	334,653,408
25	HASBROUCK HEIGHTS	103,308.00	2.577	4,008,847	97.60	4,107,425		100.00	-	-	4,107,425
26	HAWORTH	19,974.00	3.042	656,607	79.26	828,422		74.13	-	-	301,068,774
27	HILLSDALE	83,861.00	3.082	2,720,993	81.17	3,352,215		75.95	-	111	546,058,958
28	HOHOKUS	33,545.00	2.330	1,439,700	80.16	1,796,033		74.44	-	-	414,805,219
29	LEONIA	50,899.00	3.361	1,514,400	71.17	2,127,863		63.36	-	111	722,043,428
30	LITTLE FERRY	109,756.00	2.747	3,995,486	94.30	4,236,995		100.00	-	-	4,236,995
31	LODI	363,125.00	3.276	11,084,402	68.66	16,143,900		60.51	-	-	1,334,089,334
32	LYNDHURST	471,525.00	2.032	23,204,970	103.52	22,415,929		100.00	-	111	22,416,040
33	MAHWAH	416,433.00	2.037	20,443,446	78.27	26,119,134		75.07	-	111	1,952,004,166
34	MAYWOOD	158,801.00	2.153	7,375,801	98.16	7,514,060		100.00	-	-	7,514,060
35	MIDLAND PARK	138,366.00	3.381	4,092,458	76.59	5,343,332		71.39	-	111	442,334,443
36	MONTVALE	149,682.00	2.464	6,074,756	82.78	7,338,434		81.21	-	111	527,026,995
37	MOONACHIE	146,717.00	2.020	7,263,218	99.83	7,275,586		100.00	-	111	7,275,697
38	NEW MILFORD	73,146.00	3.915	1,868,352	64.70	2,887,716		61.60	-	-	1,004,714,916
39	NORTH ARLINGTON	151,182.00	2.442	6,190,909	95.65	6,472,461		100.00	-	-	6,472,461
40	NORTHVALE	205,393.00	3.093	6,640,575	80.77	8,221,586		77.70	-	-	262,598,518
41	NORWOOD	61,563.00	2.645	2,327,524	85.93	2,708,628		81.78	-	-	279,061,581
42	OAKLAND	139,196.00	2.374	5,863,353	94.94	6,175,851		100.00	-	-	6,175,851
43	OLD TAPPAN	38,691.00	2.154	1,796,240	89.00	2,018,247		82.74	-	-	377,395,982
44	ORADELL	64,817.00	2.668	2,429,423	96.44	2,519,103		100.00	-	-	2,519,103
45	PALISADES PARK	145,260.00	1.479	9,821,501	96.33	10,195,683		100.00	-	-	10,195,683
46	PARAMUS	1,237,719.00	1.534	80,685,724	95.89	84,144,044		100.00	-	-	84,144,044
47	PARK RIDGE BOR	84,359.00	3.185	2,648,634	74.40	3,559,992		70.32	-	111	670,647,185
48	RAMSEY	232,051.00	2.737	8,478,297	85.58	9,906,867		80.11	-	111	887,993,497
49	RIDGEFIELD	218,106.00	1.673	13,036,820	105.45	12,363,035		100.00	-	-	12,363,035
50	RIDGEFIELD PARK	211,883.00	2.946	7,192,227	96.05	7,488,003		100.00	-	-	7,488,003
51	RIDGEWOOD VILLAGE	256,346.00	2.804	9,142,154	75.75	12,068,850		70.66	-	-	2,474,495,326
52	RIVEREDGE	82,811.00	3.866	2,142,033	70.14	3,053,939		64.62	-	-	822,376,390

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		3A	3B	3C	3D	3E	4A	4B	4C	5	6
		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 Ratio of Aggregate Assessed to Aggregate True	Aggregate True Value (Col 4A / Col 4B)	In Lieu True Value	Transfer to Col 10 County Abstract of Ratables
53	RIVER VALE	62,067.00	2.714	2,286,920	91.03	2,512,271		85.84	-	-	368,527,373
54	ROCHELLE PARK	94,641.00	2.775	3,410,486	84.10	4,055,275		78.52	-	111	266,884,715
55	ROCKLEIGH	39,203.00	0.775	5,058,452	94.21	5,369,337		98.79	-	-	8,114,971
56	RUTHERFORD	157,260.00	3.042	5,169,625	77.49	6,671,345		74.12	-	-	961,126,269
57	SADDLE BROOK	362,887.00	2.336	15,534,546	96.81	16,046,427		100.00	-	-	16,046,427
58	SADDLE RIVER BOR	4,955.00	1.021	485,309	102.02	475,700		101.49	-	-	(37,350,988)
59	SO. HACKENSACK	297,378.00	2.131	13,954,857	106.07	13,156,271		100.00	-	-	13,156,271
60	TEANECK TWP	373,333.00	3.302	11,306,269	73.05	15,477,439		100.00	-	111	15,477,550
61	TENAFLY	146,394.00	2.772	5,281,169	80.39	6,569,435		75.95	-	111	1,300,225,379
62	TETERBORO	161,254.00	1.178	13,688,795	86.57	15,812,400		100.00	-	111	15,812,511
63	UPPER SADDLE RIVER	92,976.00	2.480	3,749,032	76.02	4,931,639		70.36	-	-	1,011,486,746
64	WALDWICK	88,000.00	2.908	3,026,135	83.95	3,604,687		100.00	-	-	3,604,687
65	WALLINGTON	120,405.00	3.272	3,679,859	69.08	5,326,953		64.26	-	-	540,279,502
66	WASHINGTON TWP	24,535.00	2.706	906,689	77.94	1,163,317		73.33	-	-	600,078,483
67	WESTWOOD	177,692.00	2.293	7,749,324	100.13	7,739,263		100.00	-	-	7,739,263
68	WOODCLIFF LAKE	47,801.00	2.165	2,207,898	95.80	2,304,695		100.00	-	-	2,304,695
69	WOOD RIDGE	403,495.00	2.825	14,283,009	79.02	18,075,182		74.19	-	111	536,439,694
70	WYCKOFF	91,124.00	1.893	4,813,735	93.77	5,133,556		90.19	-	-	532,919,746
		15,294,316		669,508,671		755,767,206				3,219	36,440,090,315