

STATE OF NEW JERSEY
DEPARTMENT OF THE TREASURY
DIVISION OF TAXATION

COEFFICIENTS OF DEVIATION
A MEASURE OF PROPERTY ASSESSMENT UNIFORMITY
2018 DATA

PROPERTY ADMINISTRATION
OCTOBER 2018

COUNTY MUNICIPALITY AND YEAR GENERAL COEFFICIENT 1 STRATIFIED BY CLASS 2 SEGMENTED BY CLASS 4 NUMBER OF SALES BY CLASS 1 2 4 TOTAL

BERGEN COUNTY

ALLENDALE BORO

2018	8.73	8.72	8.71	9.79	61	1	62
2017	9.61	9.61	9.61		83		83
2016	7.02	7.02	7.02		76		76
2015	7.61	7.61	7.61		25		25

ALPINE BORO

2018	17.43	17.43	17.43		10		10
2017	19.55	19.55	19.55		11		11
2016	13.90	13.90	13.90		19		19
2015	8.23	8.23	8.23		9		9

BERGENFIELD BORO

2018	12.70	11.63	19.71	13.56	11.68	30.80	196	11	207
2017	11.93	11.91	13.55		11.41	25.18	182	7	190
2016	11.77	11.76	7.34		11.74	14.36	206	2	208
2015	13.58	13.62	10.92		13.61	11.64	148	2	150

BOGDITA BORO

2018	12.39	12.39	12.39		56		56
2017	11.81	11.92	6.49		50		50
2016	12.07	11.52	11.72		34		36
2015	13.29	13.09			44		45

CARLSTADT BORO

2018	14.68	11.80	26.31	33.08	11.58	26.12	17	3	21
2017	17.00	15.11	29.67		14.53	30.18	16	3	19
2016	13.08	12.55	15.65	12.32	12.46	16.94	41	7	50
2015	18.40	14.49	25.64	15.22	15.35	26.27	35	14	50

CLIFFSIDE PARK BORO

2018	11.55	11.00	22.35	7.66	11.02	21.67	180	10	200
2017	10.78	10.69	28.93		10.67	22.97	185	2	188
2016	10.98	10.78	21.61		10.78	20.29	189	4	193
2015	12.26	12.10	21.82		12.10	22.72	203	3	206

CLOSTER BORO

2018	8.47	8.47	8.47		8.47		27		27
2017	10.28	8.58	36.02		8.51	65.03	83	3	96
2016	10.90	10.79	12.02		10.79	12.85	91	5	96
2015	11.22	10.46	33.36	19.12	10.45	41.65	89	2	92

CRESSKILL BORO

2018	9.92	9.76	23.68	25.74	9.72	17.98	40	1	41
2017	16.39	15.75	2.07	8.55	15.76	38.10	116	3	120
2016	14.21	13.31			13.31	55.53	86	2	89
2015	18.52	16.70	14.95	14.75	16.70	5.25	90	1	94

09/18/18

MEASURES OF PROPERTY ASSESSMENT UNIFORMITY IN NEW JERSEY TAXING DISTRICTS

COUNTY MUNICIPALITY AND YEAR COEFFICIENT 1 2 4 1 1 2 4 NUMBER OF SALES BY CLASS TOTAL

BERGEN COUNTY

DEMAREST BORO

2018	13.42	13.42	13.42	13.42	9.67	26.20	187	76
2017	11.84	11.84	11.84	11.84	10.65	47.84	152	56
2016	13.04	13.04	13.04	13.04	11.75	15.12	133	52
2015	11.66	11.66	11.66	11.66	11.25		55	55

DUMONT BORO

2018	10.18	9.66	19.05	9.67	26.20	187	6	193
2017	11.12	10.59	31.44	10.65	47.84	152	2	154
2016	11.82	11.72	18.21	11.75	15.12	133	3	136
2015	11.25	11.25		11.25		135		135

ELMWOOD PARK BORO

2018	9.56	9.57	8.87	9.57	9.29	104	5	109
2017	9.21	8.48	22.43	8.48	26.78	101	3	105
2016	9.74	9.73	8.77	9.74	9.58	98	3	101
2015	11.51	10.85	32.39	10.87	32.34	97	3	100

E RUTHERFORD BORO

2018	9.74	8.21	27.55	8.02	25.15	18	2	20
2017	11.39	10.68	15.36	10.64	22.53	75	5	80
2016	12.48	11.02	24.27	11.08	24.81	53	6	59
2015	11.77	12.16	10.70	12.15	10.62	25	8	33

EDGEWATER BORO

2018	11.48	11.40	22.60	11.40	18.44	191	2	193
2017	12.04	12.00	9.43	12.01	17.97	203	1	204
2016	10.63	10.56		10.58	15.64	186	2	188
2015	12.98	12.77	21.74	13.36	21.45	172	4	177

EMERSON BORO

2018	10.31	10.25		10.27	12.71	54	1	55
2017	9.95	10.07	36	10.06	4.05	52	1	53
2016	9.63	9.35		9.44	14.28	75	2	78
2015	9.70	8.59	14.37	8.85	20.16	49	4	53

ENGLEWOOD CITY

2018	11.00	10.89	11.97	9.97	16.42	214	2	221
2017	13.70	13.75	11.85	13.73	13.06	213	9	222
2016	11.28	11.22	12.48	11.21	12.39	176	9	185
2015	10.84	10.29	18.86	10.28	19.09	163	11	174

ENGLEWOOD CLIFFS BORO

2018	11.72	11.35	9.02	15.17	17.35	30	1	62
2017	10.30	10.21		1.84	10.20	17	1	65
2016	8.75	8.81		5.33	8.80	57	1	58
2015	9.76	9.60		9.60	19.94	63	1	64

