

2025 TAX CALCULATION ACKNOWLEDGEMENT REPORT

TAXING DISTRICT 23 HACKENSACK

COUNTY 02 BERGEN

BLOCK	LOT	QUALIFIC.	PROPERTY LOCATION	CLASS	NET VAL	TAX AMOUNTS			PRELIM.	
						TOT YEAR	1ST HALF	2ND HALF		
58	2		18 LODI ST	1	195600	6276.80	7488.73	1211.93-	3138.40	*OVERBILL*
237	2.B	C009K	301 BEECH ST.	15F	214600	.00	3279.09	3279.09-	.00	*OVERBILL*
300	3.02		80 RIVER ST	1	1200000	38508.00	67232.00	28724.00-	19254.00	*OVERBILL*
300	3.05		110-120 RIVER ST	1	2100000	67389.00	82512.00	15123.00-	33694.50	*OVERBILL*
318	1		294 UNION ST	15F	863400	.00	13192.75	13192.75-	.00	*OVERBILL*
321	25	C0002	315 UNION ST	15F	477100	.00	7290.09	7290.09-	.00	*OVERBILL*
345	8		333 PASSAIC ST	4C	4000000	128360.00	140814.37	12454.37-	64180.00	*OVERBILL*
454	14		440 W ANDERSON ST	15F	218700	.00	3216.74	3216.74-	.00	*OVERBILL*
455.02	48		518 W LOOKOUT AVE	15F	308000	.00	4456.24	4456.24-	.00	*OVERBILL*
570	27	C0002	925 MAIN ST	15F	233800	.00	3572.47	3572.47-	.00	*OVERBILL*
589	23		71 COLES AVE	15F	405100	.00	6064.93	6064.93-	.00	*OVERBILL*

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TAXING DISTRICT 23 HACKENSACK

COUNTY 02 BERGEN

	COUNT	NET VALUE	TOTAL TAXES (GENERAL)	TOTAL TAXES (SPECIAL)	DEDUCTION AMOUNT	NET AMOUNT OF TAXES	2025 TAXES (1ST HALF)	2025 TAXES (2ND HALF)	2026 TAXES (1ST HALF)
* RATABLES *	9,653	6,540,521,800	209,885,348.83	307,766.07	71,000.00	210,122,114.90	101,756,873.76	108,365,241.14	105,061,080.51
* RAILROADS *	38	0	.00	.00	.00	.00	.00	.00	.00
* UTILITIES *	1	0	.00	.00	.00	.00	.00	.00	.00
* EXEMPTS *	461	2,392,082,400	.00	.00	.00	.00	41,072.31	41,072.31-	.00

TAX RATES FOR THE YEAR OF 2025

TAXING DISTRICT 23 HACKENSACK COUNTY 02 BERGEN

DESCRIPTION OF TAX	SPECIAL TAX CODE	RATE PER \$100	FLAT TAX AMOUNT
COUNTY TAX		.279	
COUNTY OPEN SPACE		.013	
SCHOOL TAX		1.458	
LIBRARY TAX		.041	
LOCAL MUNICIPAL TAX		1.408	
MUNICIPAL OPEN SPACE		.010	

TOTAL PROPERTY TAX		3.209	

SPECIAL TAX DESCRIPTION.....

SPECIAL IMP RATE	S01	.177
* STATE AID RATE	A01	.000

* STATE AID NOT PART OF GENERAL TAX RATE

TAX RATE EDIT AUDIT TRAIL									
CTY/ DIST	TAX YEAR	RATE SEQ	RATE DESCRIPTION	TAX RATE	FLAT AMOUNT	--SPECIAL TAX CODE	TAX RATE	DATA-- FLAT	INHIBIT FLAGS
0223	2025	01	COUNTY TAX	00279	000000				
0223	2025	02	COUNTY OPEN SPACE	00013	000000				
0223	2025	03	SCHOOL TAX	01458	000000				
0223	2025	04	LIBRARY TAX	00041	000000				
0223	2025	05	LOCAL MUNICIPAL TAX	01408	000000				
0223	2025	06	MUNICIPAL OPEN SPACE	00010	000000				
0223	2025	07	SPECIAL IMP RATE			S01	00177	000000	
0223	2025	08	STATE AID RATE			A01	00000	000000	
				-----	-----		-----	-----	
0223	2025	00	TOTAL PROPERTY TAX	3.209	.00		.177	.00	

*** TAX RATE ACCEPTED

**TABLE OF AGGREGATES
OF TAXABLE AND EXEMPT PROPERTY IN THE TAXING DISTRICT OF HACKENSACK**

FOR 2025

(1) VALUE OF LAND	2244,144,400	
(2) VALUE OF IMPROVEMENTS	4298,437,000	
(3) TOTAL VALUE LAND & IMPRVMT EXCL 2ND CLASS RR		6542,581,400
(4) TAX VALUE MACH,IMPLMNT & EQUIPT OF TELEPHONE, PETROLEUM REFINERIES MISCELLANEOUS		
(5) EXEMPTIONS		
POLLUTION CONTROL (RS 54:4-3.56)		
FIRE SUPPRESSION (RS 54:4-3.13)	2,059,600	
FALLOUT SHELTER (RS 54:4-3.48)		
WATER/SEWAGE FAC. (RS 54:4-3.59)		
UEZ ABATEMENT (RS 54:4-3.139)		
HOME IMPROVEMENT (RS 54:4-3.72)		
MULTI FAMILY (RS 54:4-3.121)		
CL 4 ABATEMENT (RS 54:4-3.95)		
RENEWABLE ENERGY (RS 54:4-3.113)		
DWELL ABATEMENT (RS 40A:21-5)		
DWELL EXEMPTION (RS 40A:21-5)		
NEW DWL/CONV ABATE (RS 40A:21-5)		
NEW DWL/CONV EXEM (RS 40A:21-5)		
MUL DWELL EXEM (RS 40A:21-6)		
MUL DWELL ABATE (RS 40A:21-6)		
COM/IND EXEMPTION (RS 40A:21-7)		
TOTAL	2,059,600	
(5A) DEDUCTIONS ALLOWED (C.73,L.1976)		
NBR VETERANS	174	
NBR VETERANS WIDOWS	40	
TOTAL	214	
NBR SENIOR CITIZENS	57	
NBR DISABLED PERSONS	12	
NBR SURVIVING SPOUSE	1	
TOTAL	284	
(6) NET VALUATION TAXABLE	6540,521,800	
(7) TAX RATE - GENL TAX RATE PER \$100 TAXABLE VALUE	3.209	
(8) RATIO - AVERAGE RATIO OF ASSESSED TO TRUE VALUE OF REAL PROPERTY	80.69%	
(9A) UEZ EXPIRED (-)		
(9B) TRUE VALUE CL II RR PROPERTY (+)		
(10) EQUALIZATION	62,242,383	
(11) NET VALUE ON WHICH COUNTY TAXES ARE APPORTIONED	8,302,764,183	
(12) APPORTIONMENT OF TAXES		
TOTAL CNTY TAX APPRT	18,546,541.10	
ADJUSTMENTS		
CNTY EQUAL TBL APPL (+ OR -)		
APPEALS & CORR. (+ OR -)	361,557.42	
NET CNTY TAX APPOR	18,184,983.68	
LESS EXCESS STATE AID		

(13) VALUATION OF EXEMPT PROPERTY		
PUBLIC SCHOOL PROP	233,859,600	
OTHER SCHOOL PROP		
PUBLIC PROP	389,524,500	
CHURCH & CHARITABLE PROP	77,465,500	
CEMETERY & GRAVEYARD	60,483,700	
OTHER EXEMPT PROP	1630,749,100	
TOTAL VALUE	2392,082,400	
(14) MISC REVENUE FOR SUPPORT OF BUDGET		
SURPLUS REVENUE APPROPRIATED	6,770,000.00	
MISC REVENUE ANTICIPATED	30,773,253.94	
RECEIPT FROM DELINQUENT TAX & LIEN		
TOTAL MISCELLANEOUS REVENUE	37,543,253.94	

(15) APPORTIONMENT OF TAXES		
ITEM	AMOUNT	RATE
NET CNTY TX LESS ST AID	18,184,983.68	.279
COUNTY LIBRARY TAX		
COUNTY HEALTH TAX		
COUNTY OPEN SPACE	830,276.42	.013
DISTRICT SCHOOL TAX	95,313,290.00	1.458
CONSOLIDATED SCHOOL TAX		
REGIONAL SCHOOL TAX		
MUNICIPAL OPEN SPACE	654,052.00	.010
MUNICIPAL LIBRARY TAX	2,746,472.00	.041
LOCAL MUNCLP PURPOSE TAX	92,101,601.00	1.408
TOTAL TAX LEVY	209,830,675.10	
AUTHORIZED RATE		3.209

(16) REAL PROPERTY CLASSIFICATION SUMMARY		
ITEMS		TAX VALUE
1. VACANT LAND	181	44,324,900
2. RESIDENTIAL	8,027	2578,312,600
3A. FARM (REGULAR)		
3B. FARM (QUALIFIED)		
4A. COMMERCIAL	1,022	2067,721,600
4B. INDUSTRIAL	222	495,753,000
4C. APARTMENT	201	1354,409,700
TOTAL CLASS 4A,4B,4C		3917,884,300
TOTAL ALL CLASSES		6540,521,800

STATE OF NEW JERSEY BERGEN

COUNTY

I (WE) _____ ASSESSOR(S) OF THE
TAXING DISTRICT OF HACKENSACK DO SWEAR (OR AFFIRM)
THAT THE FOREGOING TAX LIST AND TAX DUPLICATE CONTAIN THE
VALUATIONS OF ALL THE PROPERTY LIABLE TO TAXATION IN THE TAXING
DISTRICT IN WHICH I (WE) AM (ARE) TAX ASSESSOR(S), AND THAT
SUCH PROPERTY HAS BEEN VALUED WITHOUT FAVOR OR PARTIALITY AT
ITS TAXABLE VALUE AND I (WE) HAVE ALLOWED ONLY SUCH EXEMPTIONS
AND DEDUCTIONS AS ARE PRESCRIBED BY LAW

I (WE) DO FURTHER SWEAR (OR AFFIRM) THAT, FOR THE TAX YEAR 2025,
I (WE) HAVE COMPLETED AND PUT INTO OPERATION A DISTRICT-WIDE
ADJUSTMENTS OF REAL PROPERTY TAXABLE VALUATIONS AND SUCH TAXABLE
VALUATIONS CONFORM TO THE PERCENTAGE LEVEL ESTABLISHED FOR SUCH
YEAR FOR EXPRESSING THE TAXABLE VALUE OF REAL PROPERTY IN THE
COUNTY.

SWORN AND SUBSCRIBED BEFORE ME
THIS _____ DAY OF _____ OF 2025

ASSESSOR(S)

CERTIFICATION BY COUNTY BOARD

THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE AND
COMPLETE RECORD OF THE TAXES ASSESSED FOR THE YEAR 2025 IN THE
TAXING DISTRICT OF HACKENSACK, COUNTY OF
BERGEN, NEW JERSEY, AND THAT \$ 6,540,521,800 IS THE
NET VALUATION TAXABLE AND 8,302,764,183 IS THE NET VALUATION
ON WHICH COUNTY TAXES AND REGIONAL OR CONSOLIDATED SCHOOL TAXES
ARE APPORTIONED.

ATTEST: _____ PRESIDENT
 _____ V. PRESIDENT
 _____ COMMISSIONER
 _____ COMMISSIONER
 _____ COMMISSIONER
 _____ COMMISSIONER
 _____ COMMISSIONER

TAX ADMINISTRATOR
COUNTY BOARD OF TAXATION

TAXING DISTRICT 23 HACKENSACK		2025 TAX LIST DISTRICT SUMMARY				COUNTY 02 BERGEN		08/14/25
CLASSIFICATION	NO. OF PARCELS	LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	BOOK VALUE OF TANG PERS PROP	EXEMPTION AMOUNT	NET TAXABLE VALUE	
1 VACANT LAND	181	44,324,900	0	44,324,900		0	44,324,900	
2 RESIDENTIAL	8,027	1,135,149,500	1,443,163,100	2,578,312,600		0	2,578,312,600	
3A FARM (REGULAR)	0	0	0	0		0	0	
3B FARM (QUALIFIED)	0	0	0	0		0	0	
4A COMMERCIAL	1,022	598,182,300	1,469,539,300	2,067,721,600		0	2,067,721,600	
4B INDUSTRIAL	222	161,191,400	335,272,600	496,464,000		711,000	495,753,000	
4C APARTMENT	201	305,296,300	1,050,462,000	1,355,758,300		1,348,600	1,354,409,700	
CLASS 4 TOTAL	1,445	1,064,670,000	2,855,273,900	3,919,943,900		2,059,600	3,917,884,300	
RATABLE TOTAL	9,653	2,244,144,400	4,298,437,000	6,542,581,400		2,059,600	6,540,521,800	
5A CLASS 1 RAILROAD	25	0	0	0		0	0	
5B CLASS 2 RAILROAD	13	0	0	0		0	0	
RAILROAD TOTAL	38	0	0	0		0	0	
6A TELEPHONE	1				0			0
6B PETROL REFINRIES	0				0			0
6C MISCELLANEOUS	0				0			0
PUBLIC UTIL. TOTAL	1				0			0
15A PUBLIC SCHOOL	28	67,947,000	165,912,600	233,859,600		0	233,859,600	
15B OTHER SCHOOL	0	0	0	0		0	0	
15C PUBLIC PROPERTY	94	112,764,900	276,759,600	389,524,500		0	389,524,500	
15D CHARITABLE	64	26,135,100	51,330,400	77,465,500		0	77,465,500	
15E CEMETERY	3	51,327,000	9,156,700	60,483,700		0	60,483,700	
15F MISCELLANEOUS	272	217,714,000	1,413,035,100	1,630,749,100		0	1,630,749,100	
EXEMPT TOTAL	461	475,888,000	1,916,194,400	2,392,082,400		0	2,392,082,400	
----- D E D U C T I O N S -----			----- E X E M P T I O N S -----			----- E X E M P T I O N S -----		
CLASSIFICATION	NO. OF DEDUCTS	DEDUCTION AMOUNT	CLASSIFICATION	NO. OF PARCELS	EXEMPTION AMOUNT	CLASSIFICATION	NO. OF PARCELS	EXEMPTION AMOUNT
SENIOR CITIZEN	57	14,250	FIRE SUPPRESS	2	2,059,600	DWELL ABATE	0	0
DISABLED PERSON	12	3,000	POLLUTION CNTRL	0	0	DWELL EXEMP	0	0
SURVIVING SPOUSE	1	250	FALLOUT SHELTER	0	0	NEW DWEL/CONV ABAT	0	0
VETERAN	174	43,500	WATER/SEWAGE FAC	0	0	NEW DWEL/CONV EXMT	0	0
WIDOW OF VETERAN	40	10,000	HOME IMPROVEMENT	0	0	MUL DWELL EXEMP	0	0
			CLASS 4 ABATEMENT	0	0	MUL DWELL ABATE	0	0
			MULTI-FAMILY DWELL	0	0	COM/IND EXEMP	0	0
			UEZ ABATEMENT	0	0	RENEWABLE ENERGY	0	0

I ASSESSOR OF THE TAXING DISTRICT OF HACKENSACK DO SWEAR (OR AFFIRM) THAT THE FOREGOING
TAX LIST AND TAX DUPLICATE CONTAIN THE VALUATIONS OF ALL THE PROPERTY LIABLE TO TAXATION IN THE TAXING DISTRICT IN WHICH I AM TAX
ASSESSOR, AND THAT SUCH PROPERTY HAS BEEN VALUED WITHOUT FAVOR OR PARTIALITY AT ITS TAXABLE VALUE AND I HAVE ALLOWED ONLY SUCH
EXEMPTIONS AND DEDUCTIONS AS ARE PRESCRIBED BY LAW.

ASSESSOR

I DO FURTHER SWEAR (OR AFFIRM) THAT, FOR THE TAX YEAR 2025, I HAVE COMPLETED AND PUT INTO OPERATION A DISTRICT WIDE ADJUSTMENT OF
REAL PROPERTY TAXABLE VALUATIONS AND SUCH TAXABLE VALUATIONS CONFORM TO THE PERCENTAGE LEVEL ESTABLISHED FOR SUCH YEAR FOR
EXPRESSING THE TAXABLE VALUE OF REAL PROPERTY IN THE COUNTY.

SWORN AND SUBSCRIBED BEFORE ME THIS DAY OF OF 2025. -----
ASSESSOR

TAXING DISTRICT 23 HACKENSACK		2025 SPECIAL TAXING DISTRICT SUMMARY				COUNTY 02 BERGEN	
SPECIAL TAXING DISTRICT		NO. OF ITEMS	LAND VALUE	IMPROVEMENTS	EXEMPTIONS	NET TAXABLE	
S01	RATABLES	126	52,700,000	121,179,100	0	173,879,100	
	RAILROAD	0	0	0		0	
	PUB UTIL	0	0			0	
	EXEMPTS	18	57,378,200	168,754,800		226,133,000	