

2025 TAX CALCULATION ACKNOWLEDGEMENT REPORT

TAXING DISTRICT 56

RUTHERFORD

COUNTY 02 BERGEN

BLOCK	LOT	QUALIFIC.	PROPERTY LOCATION	CLASS	NET VAL	TAX AMOUNTS			PRELIM.	
						TOT YEAR	1ST HALF	2ND HALF		
107	2.02		90 WOODLAND AVE	15F	345000	.00	5258.73	5258.73-	.00	*OVERBILL*
136	28		146 MOUNTAIN WAY	15F	580000	.00	8925.90	8925.90-	.00	*OVERBILL*
151.01	38		17 NEVINS ST	15F	325000	.00	4946.63	4946.63-	.00	*OVERBILL*
193	19.01		88 VANDERBURGH AVE	15F	585200	.00	5305.70	5305.70-	.00	*OVERBILL*

2025 TAX CALCULATION ACKNOWLEDGEMENT REPORT										
TAXING DISTRICT 56 RUTHERFORD				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 *	5,381	2,739,800,000	87,673,600.00	.00	60,125.00	87,613,475.00	42,735,641.15	44,877,833.85	43,806,737.50	
* RAILROADS *	2	1,803,800	.00	.00	.00	.00	.00	.00	.00	
* UTILITIES *	1	9,289,838	297,274.82	.00	.00	297,274.82	148,688.52	148,586.30	148,637.41	
* EXEMPTS *	154	246,362,700	.00	.00	.00	.00	24,436.96	24,436.96-	.00	

TAX RATES FOR THE YEAR OF 2025

TAXING DISTRICT 56 RUTHERFORD COUNTY 02 BERGEN

DESCRIPTION OF TAX	SPECIAL TAX CODE	RATE PER \$100	FLAT TAX AMOUNT
COUNTY TAX		.308	
COUNTY OPEN SPACE		.014	
DISTRICT SCHOOL TAX		1.891	
LIBRARY TAX		.046	
LOCAL MUNICIPAL TAX		.941	
MUNICIPAL OPEN SPACE		.000	

TOTAL PROPERTY TAX 2025		3.200	

SPECIAL TAX DESCRIPTION.....

* STATE AID RATE	A01	.000
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* 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	DATA-- RATE	DATA-- FLAT	INHIBIT FLAGS
0256	2025	01	COUNTY TAX	00308	000000				
0256	2025	02	COUNTY OPEN SPACE	00014	000000				
0256	2025	03	DISTRICT SCHOOL TAX	01891	000000				
0256	2025	04	LIBRARY TAX	00046	000000				
0256	2025	05	LOCAL MUNICIPAL TAX	00941	000000				
0256	2025	06	MUNICIPAL OPEN SPACE	00000	000000				
0256	2025	07	STATE AID RATE			A01	00000	000000	
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0256	2025	00	TOTAL PROPERTY TAX 2025	3.200	.00		.000	.00	

*** TAX RATE ACCEPTED

TABLE OF AGGREGATES
OF TAXABLE AND EXEMPT PROPERTY IN THE TAXING DISTRICT OF RUTHERFORD

FOR 2025

(1) VALUE OF LAND	1444,132,150
(2) VALUE OF IMPROVEMENTS	1295,667,850
(3) TOTAL VALUE LAND & IMPRVMT EXCL 2ND CLASS RR	2739,800,000
(4) TAX VALUE MACH,IMPLMNT & EQUIPT OF TELEPHONE, PETROLEUM REFINERIES MISCELLANEOUS	9,289,838
(5) EXEMPTIONS	
POLLUTION CONTROL (RS 54:4-3.56)	
FIRE SUPPRESSION (RS 54:4-3.13)	
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	
(5A) DEDUCTIONS ALLOWED (C.73,L.1976)	
NBR VETERANS	182
NBR VETERANS WIDOWS	40
TOTAL	222
NBR SENIOR CITIZENS	15
NBR DISABLED PERSONS	4
NBR SURVIVING SPOUSE	
TOTAL	241
(6) NET VALUATION TAXABLE	2749,089,838
(7) TAX RATE - GENL TAX RATE PER \$100 TAXABLE VALUE	3.200
(8) RATIO - AVERAGE RATIO OF ASSESSED TO TRUE VALUE OF REAL PROPERTY	72.40%
(9A) UEZ EXPIRED (-)	
(9B) TRUE VALUE CL II RR PROPERTY (+)	
(10) EQUALIZATION	51,252,269
(11) NET VALUE ON WHICH COUNTY TAXES ARE APPORTIONED	3,800,342,107
(12) APPORTIONMENT OF TAXES	
TOTAL CNTY TAX APPRT	8,489,124.77
ADJUSTMENTS	
CNTY EQUAL TBL APPL (+ OR -)	
APPEALS & CORR. (+ OR -)	33,890.94
NET CNTY TAX APPOR	8,455,233.83
LESS EXCESS STATE AID	

(13) VALUATION OF EXEMPT PROPERTY	
PUBLIC SCHOOL PROP	39,239,300
OTHER SCHOOL PROP	15,383,700
PUBLIC PROP	59,907,400
CHURCH & CHARITABLE PROP	29,348,100
CEMETERY & GRAVEYARD	
OTHER EXEMPT PROP	102,484,200
TOTAL VALUE	246,362,700
(14) MISC REVENUE FOR SUPPORT OF BUDGET	
SURPLUS REVENUE APPROPRIATED	3,350,000.00
MISC REVENUE ANTICIPATED	9,735,752.07
RECEIPT FROM DELINQUENT TAX & LIEN	530,000.00
TOTAL MISCELLANEOUS REVENUE	13,615,752.07

(15) APPORTIONMENT OF TAXES		
ITEM	AMOUNT	RATE
NET CNTY TX LESS ST AID	8,455,233.83	.308
COUNTY LIBRARY TAX		
COUNTY HEALTH TAX		
COUNTY OPEN SPACE	380,034.21	.014
DISTRICT SCHOOL TAX	51,968,162.00	1.891
CONSOLIDATED SCHOOL TAX		
REGIONAL SCHOOL TAX		
MUNICIPAL OPEN SPACE		
MUNICIPAL LIBRARY TAX	1,261,714.01	.046
LOCAL MUNCLP PURPOSE TAX	25,881,943.99	.941
TOTAL TAX LEVY	87,947,088.04	
AUTHORIZED RATE		3.200

(16) REAL PROPERTY CLASSIFICATION SUMMARY	
ITEMS	TAX VALUE
1. VACANT LAND	60 24,928,900
2. RESIDENTIAL	5,010 2201,796,500
3A. FARM (REGULAR)	
3B. FARM (QUALIFIED)	
4A. COMMERCIAL	252 311,811,300
4B. INDUSTRIAL	25 90,943,400
4C. APARTMENT	34 110,319,900
TOTAL CLASS 4A,4B,4C	513,074,600
TOTAL ALL CLASSES	2739,800,000

STATE OF NEW JERSEY BERGEN COUNTY

I (WE) _____ ASSESSOR(S) OF THE
TAXING DISTRICT OF RUTHERFORD 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 RUTHERFORD COUNTY OF
BERGEN, NEW JERSEY, AND THAT \$ 2,749,089,838 IS THE
NET VALUATION TAXABLE AND 3,800,342,107 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 56 RUTHERFORD			2025	TAX	LIST	DISTRICT	SUMMARY	COUNTY 02	BERGEN	08/20/25	
	CLASSIFICATION	NO. OF PARCELS		LAND VALUE		IMPROVEMENT VALUE		TOTAL VALUE	BOOK VALUE OF TANG PERS PROP	EXEMPTION AMOUNT	NET TAXABLE VALUE
1	VACANT LAND	60		24,928,900		0		24,928,900		0	24,928,900
2	RESIDENTIAL	5,010		1,252,999,750		948,796,750		2,201,796,500		0	2,201,796,500
3A	FARM (REGULAR)	0		0		0		0		0	0
3B	FARM (QUALIFIED)	0		0		0		0		0	0
4A	COMMERCIAL	252		95,144,200		216,667,100		311,811,300		0	311,811,300
4B	INDUSTRIAL	25		33,575,400		57,368,000		90,943,400		0	90,943,400
4C	APARTMENT	34		37,483,900		72,836,000		110,319,900		0	110,319,900
CLASS 4 TOTAL		311		166,203,500		346,871,100		513,074,600		0	513,074,600
RATABLE TOTAL		5,381		1,444,132,150		1,295,667,850		2,739,800,000		0	2,739,800,000
5A	CLASS 1 RAILROAD	2		1,803,800		0		1,803,800		0	1,803,800
5B	CLASS 2 RAILROAD	0		0		0		0		0	0
RAILROAD TOTAL		2		1,803,800		0		1,803,800		0	1,803,800
6A	TELEPHONE	1							12,831,268		9,289,838
6B	PETROL REFINRIES	0							0		0
6C	MISCELLANEOUS	0							0		0
PUBLIC UTIL. TOTAL		1							12,831,268		9,289,838
15A	PUBLIC SCHOOL	8		7,502,700		31,736,600		39,239,300		0	39,239,300
15B	OTHER SCHOOL	8		3,407,400		11,976,300		15,383,700		0	15,383,700
15C	PUBLIC PROPERTY	49		44,336,600		15,570,800		59,907,400		0	59,907,400
15D	CHARITABLE	28		11,134,300		18,213,800		29,348,100		0	29,348,100
15E	CEMETERY	0		0		0		0		0	0
15F	MISCELLANEOUS	61		11,353,650		91,130,550		102,484,200		0	102,484,200
EXEMPT TOTAL		154		77,734,650		168,628,050		246,362,700		0	246,362,700
----- 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 -----			----- 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		15	3,750	FIRE SUPPRESS		0	0	DWELL ABATE		0	0
DISABLED PERSON		4	1,000	POLLUTION CNTRL		0	0	DWELL EXEMP		0	0
SURVIVING SPOUSE		0	0	FALLOUT SHELTER		0	0	NEW DWEL/CONV ABAT		0	0
VETERAN		182	45,375	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

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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

	SPECIAL TAXING DISTRICT	NO. OF ITEMS	LAND VALUE	IMPROVEMENTS	EXEMPTIONS	NET TAXABLE
H71	RATABLES	1	240,300	218,500	0	458,800
	RAILROAD	0	0	0		0
	PUB UTIL	0	0			0
	EXEMPTS	0	0	0		0
H72	RATABLES	3	731,900	591,600	0	1,323,500
	RAILROAD	0	0	0		0
	PUB UTIL	0	0			0
	EXEMPTS	0	0	0		0
H74	RATABLES	2	581,700	437,700	0	1,019,400
	RAILROAD	0	0	0		0
	PUB UTIL	0	0			0
	EXEMPTS	0	0	0		0
H81	RATABLES	2	490,200	387,700	0	877,900
	RAILROAD	0	0	0		0
	PUB UTIL	0	0			0
	EXEMPTS	0	0	0		0
H82	RATABLES	1	2,660,000	8,400,000	0	11,060,000
	RAILROAD	0	0	0		0
	PUB UTIL	0	0			0
	EXEMPTS	0	0	0		0
H83	RATABLES	1	270,800	160,000	0	430,800
	RAILROAD	0	0	0		0
	PUB UTIL	0	0			0
	EXEMPTS	0	0	0		0