

2026 TAX CALCULATION ACKNOWLEDGEMENT REPORT

TAXING DISTRICT 05 CARLSTADT

COUNTY 02 BERGEN

BLOCK	LOT	QUALIFIC.	PROPERTY LOCATION	CLASS	NET VAL	TOT YEAR	TAX AMOUNTS 1ST HALF	2ND HALF	PRELIM.	
72	10		451 HOBOKEN RD	15F	650800	.00	5145.69	5145.69-	.00	*OVERBILL*
300	1.A		VARIOUS	6A	0	.00	38807.09	38807.09-	.00	*OVERBILL*

2026 TAX CALCULATION ACKNOWLEDGEMENT REPORT										
TAXING DISTRICT 05 CARLSTADT				COUNTY 02 BERGEN						
	COUNT	NET VALUE	TOTAL TAXES (GENERAL)	TOTAL TAXES (SPECIAL)	DEDUCTION AMOUNT	NET AMOUNT OF TAXES	2026 TAXES (1ST HALF)	2026 TAXES (2ND HALF)	2027 TAXES (1ST HALF)	
* RATABLES *	2,095	3,629,225,900	61,225,042.08	.00	30,000.00	61,195,042.08	28,967,221.53	32,227,820.55	30,597,526.35	
* RAILROADS *	15	977,100	.00	.00	.00	.00	.00	.00	.00	
* UTILITIES *	1	0	.00	.00	.00	.00	38,807.09	38,807.09	.00	
* EXEMPTS *	115	258,147,500	.00	.00	.00	.00	5,145.69	5,145.69-	.00	

TAX RATES FOR THE YEAR OF 2026			
TAXING DISTRICT	05	CARLSTADT	COUNTY 02 BERGEN
DESCRIPTION OF TAX	SPECIAL TAX CODE	RATE PER \$100	FLAT TAX AMOUNT
COUNTY TAX		.227	
COUNTY OPEN SPACE		.011	
DISTRICT SCHOOL TAX		.408	
REGIONAL SCHOOL TAX		.262	
LIBRARY TAX		.035	
LOCAL MUNICIPAL TAX		.734	
MUNICIPAL OPEN SPACE		.010	

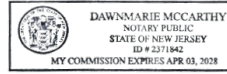
TOTAL PROPERTY TAX		1.687	
SPECIAL TAX DESCRIPTION.....			
* STATE AID RATE	A01	.000	

* STATE AID NOT PART OF GENERAL TAX RATE

CTY/ DIST	TAX YEAR	RATE SEQ	RATE DESCRIPTION	TAX RATE	FLAT AMOUNT	--SPECIAL TAX DATA-- CODE RATE FLAT	INHIBIT FLAGS
0205	2026	01	COUNTY TAX	00227	000000		
0205	2026	02	COUNTY OPEN SPACE	00011	000000		
0205	2026	03	DISTRICT SCHOOL TAX	00408	000000		
0205	2026	04	REGIONAL SCHOOL TAX	00262	000000		
0205	2026	05	LIBRARY TAX	00035	000000		
0205	2026	06	LOCAL MUNICIPAL TAX	00734	000000		
0205	2026	07	MUNICIPAL OPEN SPACE	00010	000000		
0205	2026	08	STATE AID RATE			A01 00000 000000	
				-----	-----	-----	
0205	2026	00	TOTAL PROPERTY TAX	1.687	.00	.000 .00	

*** TAX RATE ACCEPTED

Dawnmarie McCarthy



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

FOR 2026

(1) VALUE OF LAND	934,870,400
(2) VALUE OF IMPROVEMENTS	2694,355,500
(3) TOTAL VALUE LAND & IMPRVMT EXCL 2ND CLASS RR	3629,225,900
(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)	
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	88
NBR VETERANS WIDOWS	10
TOTAL	98
NBR SENIOR CITIZENS	19
NBR DISABLED PERSONS	3
NBR SURVIVING SPOUSE	
TOTAL	120
(6) NET VALUATION TAXABLE	3629,225,900
(7) TAX RATE - GENL TAX RATE PER \$100 TAXABLE VALUE	1.687
(8) RATIO - AVERAGE RATIO OF ASSESSED TO TRUE VALUE OF REAL PROPERTY	97.53%
(9A) UEZ EXPIRED (-)	
(9B) TRUE VALUE CL II RR PROPERTY (+)	
(10) EQUALIZATION	42,900,278
(11) NET VALUE ON WHICH COUNTY TAXES ARE APPORTIONED	3,772,126,178
(12) APPORTIONMENT OF TAXES	
TOTAL CNTY TAX APPRT	8,235,125.56
ADJUSTMENTS	
CNTY EQUAL TBL APPL (+ OR -)	
APPEALS & CORR. (+ OR -)	23,677.97
NET CNTY TAX APPOR	8,211,447.59
LESS EXCESS STATE AID	

(13) VALUATION OF EXEMPT PROPERTY	
PUBLIC SCHOOL PROP	15,990,700
OTHER SCHOOL PROP	
PUBLIC PROP	168,200,900
CHURCH & CHARITABLE PROP	3,413,400
CEMETERY & GRAVEYARD	1,641,800
OTHER EXEMPT PROP	68,900,700
TOTAL VALUE	258,147,500
(14) MISC REVENUE FOR SUPPORT OF BUDGET	
SURPLUS REVENUE APPROPRIATED	1,014,320.00
MISC REVENUE ANTICIPATED	4,135,137.27
RECEIPT FROM DELINQUENT TAX & LIEN	265,040.47
TOTAL MISCELLANEOUS REVENUE	5,414,497.74

(15) APPORTIONMENT OF TAXES		
ITEM	AMOUNT	RATE
NET CNTY TX LESS ST AID	8,211,447.59	.227
COUNTY LIBRARY TAX		
COUNTY HEALTH TAX		
COUNTY OPEN SPACE	377,212.62	.011
DISTRICT SCHOOL TAX	14,802,370.00	.408
CONSOLIDATED SCHOOL TAX		
REGIONAL SCHOOL TAX	9,496,686.00	.262
MUNICIPAL OPEN SPACE	362,922.59	.010
MUNICIPAL LIBRARY TAX	1,273,593.37	.035
LOCAL MUNCPL PURPOSE TAX	26,673,953.61	.734
TOTAL TAX LEVY	61,198,185.78	
AUTHORIZED RATE		1.687

(16) REAL PROPERTY CLASSIFICATION SUMMARY	
ITEMS	TAX VALUE
1. VACANT LAND	76
2. RESIDENTIAL	1,560
3A. FARM (REGULAR)	
3B. FARM (QUALIFIED)	
4A. COMMERCIAL	129
4B. INDUSTRIAL	316
4C. APARTMENT	14
TOTAL CLASS 4A,4B,4C	433,642,600
	2225,994,500
	17,556,100
TOTAL ALL CLASSES	2677,193,200
	3629,225,900

STATE OF NEW JERSEY BERGEN

COUNTY

I (WE) _____ ASSESSOR(S) OF THE
TAXING DISTRICT OF CARLSTADT 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 2026,
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 2026

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 2026 IN THE
TAXING DISTRICT OF CARLSTADT COUNTY OF
BERGEN NEW JERSEY, AND THAT \$ 3,629,225,900 IS THE
NET VALUATION TAXABLE AND 3,772,126,178 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 05 CARLSTADT			2026	TAX	LIST	DISTRICT	SUMMARY	COUNTY 02	BERGEN	08/17/26
CLASSIFICATION	NO. OF PARCELS	LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	BOOK VALUE OF TANG PERS PROP	EXEMPTION AMOUNT	NET TAXABLE VALUE			
1 VACANT LAND	76	32,613,000	0	32,613,000		0	32,613,000			
2 RESIDENTIAL	1,560	393,118,400	526,301,300	919,419,700		0	919,419,700			
3A FARM (REGULAR)	0	0	0	0		0	0			
3B FARM (QUALIFIED)	0	0	0	0		0	0			
4A COMMERCIAL	129	108,044,400	325,598,200	433,642,600		0	433,642,600			
4B INDUSTRIAL	316	396,356,800	1,829,637,700	2,225,994,500		0	2,225,994,500			
4C APARTMENT	14	4,737,800	12,818,300	17,556,100		0	17,556,100			
CLASS 4 TOTAL	459	509,139,000	2,168,054,200	2,677,193,200		0	2,677,193,200			
RATABLE TOTAL	2,095	934,870,400	2,694,355,500	3,629,225,900		0	3,629,225,900			
5A CLASS 1 RAILROAD	2	0	0	0		0	0			
5B CLASS 2 RAILROAD	13	977,100	0	977,100		0	977,100			
RAILROAD TOTAL	15	977,100	0	977,100		0	977,100			
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	3	5,238,800	10,751,900	15,990,700		0	15,990,700			
15B OTHER SCHOOL	0	0	0	0		0	0			
15C PUBLIC PROPERTY	87	156,357,300	11,843,600	168,200,900		0	168,200,900			
15D CHARITABLE	4	1,375,700	2,037,700	3,413,400		0	3,413,400			
15E CEMETERY	2	1,641,800	0	1,641,800		0	1,641,800			
15F MISCELLANEOUS	19	3,198,000	65,702,700	68,900,700		0	68,900,700			
EXEMPT TOTAL	115	167,811,600	90,335,900	258,147,500		0	258,147,500			
----- D E D U C T I O N S -----	NO. OF DEDUCTS	DEDUCTION AMOUNT	----- E X E M P T I O N S -----	NO. OF PARCELS	EXEMPTION AMOUNT	----- E X E M P T I O N S -----	NO. OF PARCELS	EXEMPTION AMOUNT		
SENIOR CITIZEN	19	4,750	FIRE SUPPRESS	0	0	DWELL ABATE	0	0		
DISABLED PERSON	3	750	POLLUTION CNTRL	0	0	DWELL EXEMP	0	0		
SURVIVING SPOUSE	0	0	FALLOUT SHELTER	0	0	NEW DWEL/CONV ABAT	0	0		
VETERAN	88	22,000	WATER/SEWAGE FAC	0	0	NEW DWEL/CONV EXMT	0	0		
WIDOW OF VETERAN	10	2,500	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 CARLSTADT 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 2026, 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 2026. -----
ASSESSOR