

2026 TAX CALCULATION ACKNOWLEDGEMENT REPORT

TAXING DISTRICT 07 CLOSTER

COUNTY 02 BERGEN

BLOCK	LOT	QUALIFIC.	PROPERTY LOCATION	CLASS	NET VAL	TOT YEAR	TAX AMOUNTS 1ST HALF	2ND HALF	PRELIM.	
2510	1.01		VARIOUS	6A	0	.00	1036.00	1036.00-	.00	*OVERBILL*

2026 TAX CALCULATION ACKNOWLEDGEMENT REPORT										
TAXING DISTRICT 07 CLOSTER			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 *	2,936	3,293,588,800	64,389,668.32	.00	19,750.00	64,369,918.32	30,948,080.65	33,421,837.67	32,184,966.34	
* RAILROADS *	5	200,000	.00	.00	.00	.00	.00	.00	.00	
* UTILITIES *	1	0	.00	.00	.00	.00	1,036.00	1,036.00	.00	
* EXEMPTS *	152	217,374,800	.00	.00	.00	.00	.00	.00	.00	

TAX RATES FOR THE YEAR OF 2026			
TAXING DISTRICT	07	CLOSTER	COUNTY 02 BERGEN
DESCRIPTION OF TAX	SPECIAL TAX CODE	RATE PER \$100	FLAT TAX AMOUNT
COUNTY TAX		.225	
COUNTY OPEN SPACE		.011	
DISTRICT SCHOOL TAX		.746	
REGIONAL SCHOOL TAX		.470	
LIBRARY TAX		.034	
LOCAL MUNICIPAL TAX		.459	
MUNICIPAL OPEN SPACE		.010	

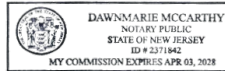
TOTAL PROPERTY TAX		1.955	
SPECIAL TAX DESCRIPTION.....			
* STATE AID RATE	A01	.000	

* 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
0207	2026	01	COUNTY TAX	00225	000000		
0207	2026	02	COUNTY OPEN SPACE	00011	000000		
0207	2026	03	DISTRICT SCHOOL TAX	00746	000000		
0207	2026	04	REGIONAL SCHOOL TAX	00470	000000		
0207	2026	05	LIBRARY TAX	00034	000000		
0207	2026	06	LOCAL MUNICIPAL TAX	00459	000000		
0207	2026	07	MUNICIPAL OPEN SPACE	00010	000000		
0207	2026	08	STATE AID RATE			A01 00000 000000	
				-----	-----	-----	
0207	2026	00	TOTAL PROPERTY TAX	1.955	.00	.000 .00	

*** TAX RATE ACCEPTED

Dawnmarie McCarthy



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

FOR 2026

(1) VALUE OF LAND	1623,515,700
(2) VALUE OF IMPROVEMENTS	1670,073,100
(3) TOTAL VALUE LAND & IMPRVMT EXCL 2ND CLASS RR	3293,588,800
(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	65
NBR VETERANS WIDOWS	10
TOTAL	75
NBR SENIOR CITIZENS	4
NBR DISABLED PERSONS	
NBR SURVIVING SPOUSE	
TOTAL	79
(6) NET VALUATION TAXABLE	3293,588,800
(7) TAX RATE - GENL TAX RATE PER \$100 TAXABLE VALUE	1.955
(8) RATIO - AVERAGE RATIO OF ASSESSED TO TRUE VALUE OF REAL PROPERTY	97.39%
(9A) UEZ EXPIRED (-)	
(9B) TRUE VALUE CL II RR PROPERTY (+)	
(10) EQUALIZATION	96,056,422
(11) NET VALUE ON WHICH COUNTY TAXES ARE APPORTIONED	3,389,645,222
(12) APPORTIONMENT OF TAXES	
TOTAL CNTY TAX APPRT	7,400,111.42
ADJUSTMENTS	
CNTY EQUAL TBL APPL (+ OR -)	
APPEALS & CORR. (+ OR -)	22,417.48
NET CNTY TAX APPOR	7,377,693.94
LESS EXCESS STATE AID	

(13) VALUATION OF EXEMPT PROPERTY	
PUBLIC SCHOOL PROP	25,799,600
OTHER SCHOOL PROP	4,656,600
PUBLIC PROP	115,204,300
CHURCH & CHARITABLE PROP	43,440,100
CEMETERY & GRAVEYARD	131,500
OTHER EXEMPT PROP	28,142,700
TOTAL VALUE	217,374,800
(14) MISC REVENUE FOR SUPPORT OF BUDGET	
SURPLUS REVENUE APPROPRIATED	2,100,000.00
MISC REVENUE ANTICIPATED	3,168,951.00
RECEIPT FROM DELINQUENT TAX & LIEN	350,000.00
TOTAL MISCELLANEOUS REVENUE	5,618,951.00

(15) APPORTIONMENT OF TAXES

ITEM	AMOUNT	RATE
NET CNTY TX LESS ST AID	7,377,693.94	.225
COUNTY LIBRARY TAX		
COUNTY HEALTH TAX		
COUNTY OPEN SPACE	338,964.52	.011
DISTRICT SCHOOL TAX	24,547,356.00	.746
CONSOLIDATED SCHOOL TAX		
REGIONAL SCHOOL TAX	15,482,201.00	.470
MUNICIPAL OPEN SPACE	329,359.00	.010
MUNICIPAL LIBRARY TAX	1,148,449.00	.034
LOCAL MUNCPL PURPOSE TAX	15,143,039.00	.459
TOTAL TAX LEVY	64,367,062.46	
AUTHORIZED RATE		1.955

(16) REAL PROPERTY CLASSIFICATION SUMMARY

	ITEMS	TAX VALUE
1.	VACANT LAND	58
2.	RESIDENTIAL	2,696
3A.	FARM (REGULAR)	4
3B.	FARM (QUALIFIED)	4
4A.	COMMERCIAL	166
4B.	INDUSTRIAL	8
4C.	APARTMENT	8
	TOTAL CLASS 4A,4B,4C	409,223,400
	TOTAL ALL CLASSES	3293,588,800

STATE OF NEW JERSEY BERGEN

COUNTY

I (WE) _____ ASSESSOR(S) OF THE
TAXING DISTRICT OF CLOSTER 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 CLOSTER COUNTY OF
BERGEN NEW JERSEY, AND THAT \$ 3,293,588,800 IS THE
NET VALUATION TAXABLE AND 3,389,645,222 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 07 CLOSTER			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	58	23,419,100	0	23,419,100		0	23,419,100	
2 RESIDENTIAL	2,696	1,478,212,000	1,375,124,800	2,853,336,800		0	2,853,336,800	
3A FARM (REGULAR)	4	2,312,600	5,268,000	7,580,600		0	7,580,600	
3B FARM (QUALIFIED)	4	28,900	0	28,900		0	28,900	
4A COMMERCIAL	166	110,242,800	241,445,400	351,688,200		0	351,688,200	
4B INDUSTRIAL	8	9,300,300	48,234,900	57,535,200		0	57,535,200	
4C APARTMENT	0	0	0	0		0	0	
CLASS 4 TOTAL	174	119,543,100	289,680,300	409,223,400		0	409,223,400	
RATABLE TOTAL	2,936	1,623,515,700	1,670,073,100	3,293,588,800		0	3,293,588,800	
5A CLASS 1 RAILROAD	5	200,000	0	200,000		0	200,000	
5B CLASS 2 RAILROAD	0	0	0	0		0	0	
RAILROAD TOTAL	5	200,000	0	200,000		0	200,000	
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	2	8,228,000	17,571,600	25,799,600		0	25,799,600	
15B OTHER SCHOOL	1	4,391,800	264,800	4,656,600		0	4,656,600	
15C PUBLIC PROPERTY	112	104,788,400	10,415,900	115,204,300		0	115,204,300	
15D CHARITABLE	13	12,428,800	31,011,300	43,440,100		0	43,440,100	
15E CEMETERY	1	131,500	0	131,500		0	131,500	
15F MISCELLANEOUS	23	12,987,200	15,155,500	28,142,700		0	28,142,700	
EXEMPT TOTAL	152	142,955,700	74,419,100	217,374,800		0	217,374,800	
----- 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	----- E X E M P T I O N S -----
CLASSIFICATION			CLASSIFICATION			CLASSIFICATION		CLASSIFICATION
SENIOR CITIZEN	4	1,000	FIRE SUPPRESS	0	0	DWELL ABATE	0	0
DISABLED PERSON	0	0	POLLUTION CNTRL	0	0	DWELL EXEMP	0	0
SURVIVING SPOUSE	0	0	FALLOUT SHELTER	0	0	NEW DWEL/CONV ABAT	0	0
VETERAN	65	16,250	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 CLOSTER 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