

2026 TAX CALCULATION ACKNOWLEDGEMENT REPORT

TAXING DISTRICT 11 ELMWOOD PARK

COUNTY 02 BERGEN

BLOCK	LOT	QUALIFIC.	PROPERTY LOCATION	CLASS	NET VAL	TAX AMOUNTS				
						TOT YEAR	1ST HALF	2ND HALF	PRELIM.	
111	1		147 BROADWAY	4A	397800	6973.43	8061.04	1087.61-	3486.72	*OVERBILL*
114	17		70 BELLEVUE AVENUE	15F	592500	.00	5025.54	5025.54-	.00	*OVERBILL*
123	1		67 BROADWAY	4A	603500	10579.36	14008.75	3429.39-	5289.68	*OVERBILL*
208	22		42 DONOR AVENUE	15F	749800	.00	5766.80	5766.80-	.00	*OVERBILL*
209	7.01		WEST SIDE RIVER DRIVE	1	17800	312.03	376.24	64.21-	156.02	*OVERBILL*
303	7		278 BROADWAY	4A	533700	9355.76	9413.88	58.12-	4677.88	*OVERBILL*
304	3		300 BROADWAY	4A	603400	10577.60	11046.90	469.30-	5288.80	*OVERBILL*
401	14		14 ACKERMAN AVENUE	15F	875400	.00	7222.11	7222.11-	.00	*OVERBILL*
606	12		9 SUMMIT AVENUE	4A	689800	12092.19	13927.10	1834.91-	6046.10	*OVERBILL*
606	13		519 RIVER DRIVE	4A	723300	12679.45	13597.30	917.85-	6339.73	*OVERBILL*
1005	1.01		557-559 RIVER DRIVE	4A	658000	11534.74	11901.84	367.10-	5767.37	*OVERBILL*
1009	1		444 MOLA BOULEVARD REAR	4A	143200	2510.30	3706.32	1196.02-	1255.15	*OVERBILL*
1013	14		241 MARKET STREET	4A	334800	5869.04	5902.89	33.85-	2934.52	*OVERBILL*
1024	4		288 MARKET STREET	4A	466300	8174.24	8474.10	299.86-	4087.12	*OVERBILL*
1105	1.263		263 CORY LANE	15F	399400	.00	3906.44	3906.44-	.00	*OVERBILL*
1106	16		295 MOLNAR DRIVE	4A	801000	14041.53	14540.28	498.75-	7020.77	*OVERBILL*
1302	39		550 MOLA BOULEVARD	4A	671200	11766.14	13839.05	2072.91-	5883.07	*OVERBILL*
1304	30		126 TUELLA AVENUE	15F	518400	.00	3715.92	3715.92-	.00	*OVERBILL*
1406	1		405 MARKET STREET	4A	377300	6614.07	7316.57	702.50-	3307.04	*OVERBILL*
1407	2		5 BOUMAR PLACE	4B	1776000	31133.28	65676.22	34542.94-	15566.64	*OVERBILL*
1507	1		497 MARKET STREET	4A	324600	5690.24	6392.80	702.56-	2845.12	*OVERBILL*
1701	1		63 BANK STREET	4A	188400	3302.65	3674.30	371.65-	1651.33	*OVERBILL*
1711	23		197B MARTHA AVENUE	15F	0	.00	6243.90	6243.90-	.00	*OVERBILL*
1713	4		154 MARTHA AVE	15F	0	.00	6407.20	6407.20-	.00	*OVERBILL*

2026 TAX CALCULATION ACKNOWLEDGEMENT REPORT										
TAXING DISTRICT 11 ELMWOOD PARK			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 *	5,225	4,410,597,800	77,317,781.95	.00	58,500.00	77,259,281.95	35,253,390.95	42,005,891.00	38,629,654.05	
* RAILROADS *	11	0	.00	.00	.00	.00	.00	.00	.00	
* UTILITIES *	1	68	1.19	.00	.00	1.19	1.09	.10	.60	
* EXEMPTS *	200	227,488,900	.00	.00	.00	.00	38,287.91	38,287.91-	.00	

TAX RATES FOR THE YEAR OF 2026			
TAXING DISTRICT	11	ELMWOOD PARK	COUNTY 02 BERGEN
		DESCRIPTION OF TAX	SPECIAL TAX CODE
			RATE PER \$100
			FLAT TAX AMOUNT
		COUNTY TAX	.200
		COUNTY OPEN SPACE	.010
		DISTRICT SCHOOL TAX	.891
		LIBRARY TAX	.027
		LOCAL MUNICIPAL TAX	.625
		MUNICIPAL OPEN SPACE	.000

		TOTAL PROPERTY TAX	1.753
		SPECIAL TAX DESCRIPTION.....	
		* 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 RATE	DATA-- FLAT	INHIBIT FLAGS	
0211	2026	01	COUNTY TAX	00200	000000				
0211	2026	02	COUNTY OPEN SPACE	00010	000000				
0211	2026	03	DISTRICT SCHOOL TAX	00891	000000				
0211	2026	04	LIBRARY TAX	00027	000000				
0211	2026	05	LOCAL MUNICIPAL TAX	00625	000000				
0211	2026	06	MUNICIPAL OPEN SPACE	00000	000000				
0211	2026	07	STATE AID RATE			A01	00000	000000	
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0211	2026	00	TOTAL PROPERTY TAX	1.753	.00		.000	.00	

*** TAX RATE ACCEPTED



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

FOR 2026

(1) VALUE OF LAND	1957,618,500	
(2) VALUE OF IMPROVEMENTS	2453,512,200	
(3) TOTAL VALUE LAND & IMPRVMT EXCL 2ND CLASS RR		4411,130,700
(4) TAX VALUE MACH, IMPLMNT & EQUIPT OF TELEPHONE, PETROLEUM REFINERIES MISCELLANEOUS		68
(5) EXEMPTIONS		
POLLUTION CONTROL (RS 54:4-3.56)		
FIRE SUPPRESSION (RS 54:4-3.13)	532,900	
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	532,900	
(5A) DEDUCTIONS ALLOWED (C.73, L.1976)		
NBR VETERANS	119	
NBR VETERANS WIDOWS	69	
TOTAL	188	
NBR SENIOR CITIZENS	36	
NBR DISABLED PERSONS	10	
NBR SURVIVING SPOUSE		
TOTAL	234	
(6) NET VALUATION TAXABLE	4410,597,868	
(7) TAX RATE - GENL TAX RATE PER \$100 TAXABLE VALUE	1.753	
(8) RATIO - AVERAGE RATIO OF ASSESSED TO TRUE VALUE OF REAL PROPERTY	109.77%	
(9A) UEZ EXPIRED (-)		
(9B) TRUE VALUE CL II RR PROPERTY (+)		
(10) EQUALIZATION	-73,036,611	
(11) NET VALUE ON WHICH COUNTY TAXES ARE APPORTIONED	4,037,561,257	
(12) APPORTIONMENT OF TAXES		
TOTAL CNTY TAX APPRT	8,814,610.74	
ADJUSTMENTS		
CNTY EQUAL TBL APPL (+ OR -)		
APPEALS & CORR. (+ OR -)	4,797.40	
NET CNTY TAX APPOR	8,809,813.34	
LESS EXCESS STATE AID		

(13) VALUATION OF EXEMPT PROPERTY		
PUBLIC SCHOOL PROP	77,181,400	
OTHER SCHOOL PROP		
PUBLIC PROP	84,589,400	
CHURCH & CHARITABLE PROP	29,593,800	
CEMETERY & GRAVEYARD	261,300	
OTHER EXEMPT PROP	35,863,000	
TOTAL VALUE	227,488,900	
(14) MISC REVENUE FOR SUPPORT OF BUDGET		
SURPLUS REVENUE APPROPRIATED	4,650,000.00	
MISC REVENUE ANTICIPATED	7,429,853.00	
RECEIPT FROM DELINQUENT TAX & LIEN	550,000.00	
TOTAL MISCELLANEOUS REVENUE	12,629,853.00	

(15) APPORTIONMENT OF TAXES			
ITEM	AMOUNT	RATE	
NET CNTY TX LESS ST AID	8,809,813.34	.200	
COUNTY LIBRARY TAX			
COUNTY HEALTH TAX			
COUNTY OPEN SPACE	403,756.13	.010	
DISTRICT SCHOOL TAX	39,328,868.00	.891	
CONSOLIDATED SCHOOL TAX			
REGIONAL SCHOOL TAX			
MUNICIPAL OPEN SPACE			
MUNICIPAL LIBRARY TAX	1,199,899.00	.027	
LOCAL MUNCPL PURPOSE TAX	27,573,712.00	.625	
TOTAL TAX LEVY	77,316,048.47		
AUTHORIZED RATE		1.753	

(16) REAL PROPERTY CLASSIFICATION SUMMARY			
	ITEMS	TAX VALUE	
1. VACANT LAND	39	14,549,000	
2. RESIDENTIAL	4,879	3083,580,500	
3A. FARM (REGULAR)			
3B. FARM (QUALIFIED)			
4A. COMMERCIAL	223	460,614,100	
4B. INDUSTRIAL	61	528,005,900	
4C. APARTMENT	23	323,848,300	
TOTAL CLASS 4A,4B,4C		1312,468,300	
TOTAL ALL CLASSES		4410,597,800	

STATE OF NEW JERSEY BERGEN

COUNTY

I (WE) _____ ASSESSOR(S) OF THE
TAXING DISTRICT OF ELMWOOD PARK 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 ELMWOOD PARK COUNTY OF
BERGEN NEW JERSEY, AND THAT \$ 4,410,597,868 IS THE
NET VALUATION TAXABLE AND 4,037,561,257 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 11 ELMWOOD PARK			2026 TAX LIST DISTRICT SUMMARY			COUNTY 02 BERGEN		07/29/26
CLASSIFICATION	NO. OF PARCELS	LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	BOOK VALUE OF TANG PERS PROP	EXEMPTION AMOUNT	NET TAXABLE VALUE	
1 VACANT LAND	39	14,549,000	0	14,549,000		0	14,549,000	
2 RESIDENTIAL	4,879	1,491,662,700	1,591,917,800	3,083,580,500		0	3,083,580,500	
3A FARM (REGULAR)	0	0	0	0		0	0	
3B FARM (QUALIFIED)	0	0	0	0		0	0	
4A COMMERCIAL	223	193,413,600	267,733,400	461,147,000		532,900	460,614,100	
4B INDUSTRIAL	61	147,255,700	380,750,200	528,005,900		0	528,005,900	
4C APARTMENT	23	110,737,500	213,110,800	323,848,300		0	323,848,300	
CLASS 4 TOTAL	307	451,406,800	861,594,400	1,313,001,200		532,900	1,312,468,300	
RATABLE TOTAL	5,225	1,957,618,500	2,453,512,200	4,411,130,700		532,900	4,410,597,800	
5A CLASS 1 RAILROAD	7	0	0	0		0	0	
5B CLASS 2 RAILROAD	4	0	0	0		0	0	
RAILROAD TOTAL	11	0	0	0		0	0	
6A TELEPHONE	1				100		68	
6B PETROL REFINRIES	0				0		0	
6C MISCELLANEOUS	0				0		0	
PUBLIC UTIL. TOTAL	1				100		68	
15A PUBLIC SCHOOL	12	26,686,200	50,495,200	77,181,400		0	77,181,400	
15B OTHER SCHOOL	0	0	0	0		0	0	
15C PUBLIC PROPERTY	63	68,357,400	16,232,000	84,589,400		0	84,589,400	
15D CHARITABLE	5	10,960,300	18,633,500	29,593,800		0	29,593,800	
15E CEMETERY	1	261,300	0	261,300		0	261,300	
15F MISCELLANEOUS	119	17,633,900	18,229,100	35,863,000		0	35,863,000	
EXEMPT TOTAL	200	123,899,100	103,589,800	227,488,900		0	227,488,900	
----- 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	36	9,000	FIRE SUPPRESS	1	532,900	DWELL ABATE	0	0
DISABLED PERSON	10	2,500	POLLUTION CNTRL	0	0	DWELL EXEMP	0	0
SURVIVING SPOUSE	0	0	FALLOUT SHELTER	0	0	NEW DWEL/CONV ABAT	0	0
VETERAN	119	29,750	WATER/SEWAGE FAC	0	0	NEW DWEL/CONV EXMT	0	0
WIDOW OF VETERAN	69	17,250	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 ELMWOOD PARK 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