

2026 TAX CALCULATION ACKNOWLEDGEMENT REPORT

TAXING DISTRICT 20

FRANKLIN LAKES

COUNTY 02 BERGEN

BLOCK	LOT	QUALIFIC.	PROPERTY LOCATION	CLASS	NET VAL	TOT YEAR	TAX AMOUNTS 1ST HALF	2ND HALF	PRELIM.	
1202.07	23		939 BRIARWOODS ROAD	2	448400	8730.35	10957.52	2227.17-	4365.18	*OVERBILL*
1207.02	12		265 TERRACE ROAD	1	588000	11448.36	17195.03	5746.67-	5724.18	*OVERBILL*

2026 TAX CALCULATION ACKNOWLEDGEMENT REPORT										
TAXING DISTRICT 20 FRANKLIN LAKES			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 *	3,948	4,606,990,000	89,698,096.94	.00	33,750.00	89,664,346.94	43,907,367.69	45,756,979.25	44,832,182.77	
* RAILROADS *	0	0	.00	.00	.00	.00	.00	.00	.00	
* UTILITIES *	1	0	.00	.00	.00	.00	.00	.00	.00	
* EXEMPTS *	95	214,265,300	.00	.00	.00	.00	.00	.00	.00	

TAX RATES FOR THE YEAR OF 2026			
TAXING DISTRICT	20	FRANKLIN LAKES	COUNTY 02 BERGEN
		DESCRIPTION OF TAX	SPECIAL TAX CODE
			RATE PER \$100
			FLAT TAX AMOUNT
		COUNTY TAX	.301
		COUNTY OPEN SPACE	.014
		SCHOOL TAX	.760
		REGIONAL SCHOOL TAX	.525
		LIBRARY TAX	.045
		LOCAL MUNICIPAL TAX	.302
		MUNICIPAL OPEN SPACE	.000

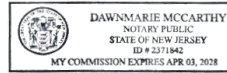
		TOTAL PROPERTY TAX	1.947
		SPECIAL TAX DESCRIPTION.....	
		* STATE AID RATE	A01 .000

* 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
0220	2026	01	COUNTY TAX	00301	000000		
0220	2026	02	COUNTY OPEN SPACE	00014	000000		
0220	2026	03	SCHOOL TAX	00760	000000		
0220	2026	04	REGIONAL SCHOOL TAX	00525	000000		
0220	2026	05	LIBRARY TAX	00045	000000		
0220	2026	06	LOCAL MUNICIPAL TAX	00302	000000		
0220	2026	07	MUNICIPAL OPEN SPACE	00000	000000		
0220	2026	08	STATE AID RATE			A01 00000 000000	
				-----	-----	-----	
0220	2026	00	TOTAL PROPERTY TAX	1.947	.00	.000 .00	

*** TAX RATE ACCEPTED

Dawnmarie McCarthy



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

FOR 2026

(1) VALUE OF LAND	1846,834,400
(2) VALUE OF IMPROVEMENTS	2760,155,600
(3) TOTAL VALUE LAND & IMPRVMT EXCL 2ND CLASS RR	4606,990,000
(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	115
NBR VETERANS WIDOWS	9
TOTAL	124
NBR SENIOR CITIZENS	9
NBR DISABLED PERSONS	1
NBR SURVIVING SPOUSE	1
TOTAL	135
(6) NET VALUATION TAXABLE	4606,990,000
(7) TAX RATE - GENL TAX RATE PER \$100 TAXABLE VALUE	1.947
(8) RATIO - AVERAGE RATIO OF ASSESSED TO TRUE VALUE OF REAL PROPERTY	72.72%
(9A) UEZ EXPIRED (-)	
(9B) TRUE VALUE CL II RR PROPERTY (+)	
(10) EQUALIZATION	36,946,587
(11) NET VALUE ON WHICH COUNTY TAXES ARE APPORTIONED	6,343,936,587
(12) APPORTIONMENT OF TAXES	
TOTAL CNTY TAX APPRT	13,849,779.12
ADJUSTMENTS	
CNTY EQUAL TBL APPL (+ OR -)	
APPEALS & CORR. (+ OR -)	9,196.91
NET CNTY TAX APPOR	13,840,582.21
LESS EXCESS STATE AID	

(13) VALUATION OF EXEMPT PROPERTY	
PUBLIC SCHOOL PROP	75,768,200
OTHER SCHOOL PROP	10,067,900
PUBLIC PROP	71,487,500
CHURCH & CHARITABLE PROP	30,235,800
CEMETERY & GRAVEYARD	9,618,400
OTHER EXEMPT PROP	17,087,500
TOTAL VALUE	214,265,300
(14) MISC REVENUE FOR SUPPORT OF BUDGET	
SURPLUS REVENUE APPROPRIATED	1,300,000.00
MISC REVENUE ANTICIPATED	5,682,221.00
RECEIPT FROM DELINQUENT TAX & LIEN	720,000.00
TOTAL MISCELLANEOUS REVENUE	7,702,221.00

(15) APPORTIONMENT OF TAXES

ITEM	AMOUNT	RATE
NET CNTY TX LESS ST AID	13,840,582.21	.301
COUNTY LIBRARY TAX		
COUNTY HEALTH TAX		
COUNTY OPEN SPACE	634,393.66	.014
DISTRICT SCHOOL TAX	34,985,783.00	.760
CONSOLIDATED SCHOOL TAX		
REGIONAL SCHOOL TAX	24,169,522.00	.525
MUNICIPAL OPEN SPACE		
MUNICIPAL LIBRARY TAX	2,101,574.00	.045
LOCAL MUNCPL PURPOSE TAX	13,955,480.00	.302
TOTAL TAX LEVY	89,687,334.87	
AUTHORIZED RATE		1.947

(16) REAL PROPERTY CLASSIFICATION SUMMARY

	ITEMS	TAX VALUE
1.	VACANT LAND	137
2.	RESIDENTIAL	3,727
3A.	FARM (REGULAR)	2
3B.	FARM (QUALIFIED)	8
4A.	COMMERCIAL	55
4B.	INDUSTRIAL	15
4C.	APARTMENT	4
	TOTAL CLASS 4A,4B,4C	388,113,900
		30,374,200
		73,458,100
	TOTAL ALL CLASSES	491,946,200
		4606,990,000

STATE OF NEW JERSEY BERGEN

COUNTY

I (WE) _____ ASSESSOR(S) OF THE
TAXING DISTRICT OF FRANKLIN LAKES 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 FRANKLIN LAKES COUNTY OF
BERGEN NEW JERSEY, AND THAT \$ 4,606,990,000 IS THE
NET VALUATION TAXABLE AND 6,343,936,587 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 20 FRANKLIN LAKES			2026 TAX LIST DISTRICT SUMMARY			COUNTY 02 BERGEN		07/22/26
CLASSIFICATION	NO. OF PARCELS	LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	BOOK VALUE OF TANG PERS PROP	EXEMPTION AMOUNT	NET TAXABLE VALUE	
1 VACANT LAND	137	36,132,400	0	36,132,400		0	36,132,400	
2 RESIDENTIAL	3,727	1,603,596,500	2,473,229,500	4,076,826,000		0	4,076,826,000	
3A FARM (REGULAR)	2	768,000	1,301,100	2,069,100		0	2,069,100	
3B FARM (QUALIFIED)	8	16,300	0	16,300		0	16,300	
4A COMMERCIAL	55	173,930,100	214,183,800	388,113,900		0	388,113,900	
4B INDUSTRIAL	15	12,261,100	18,113,100	30,374,200		0	30,374,200	
4C APARTMENT	4	20,130,000	53,328,100	73,458,100		0	73,458,100	
CLASS 4 TOTAL	74	206,321,200	285,625,000	491,946,200		0	491,946,200	
RATABLE TOTAL	3,948	1,846,834,400	2,760,155,600	4,606,990,000		0	4,606,990,000	
5A CLASS 1 RAILROAD	0	0	0	0		0	0	
5B CLASS 2 RAILROAD	0	0	0	0		0	0	
RAILROAD TOTAL	0	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	11	24,775,900	50,992,300	75,768,200		0	75,768,200	
15B OTHER SCHOOL	3	2,873,200	7,194,700	10,067,900		0	10,067,900	
15C PUBLIC PROPERTY	34	62,468,500	9,019,000	71,487,500		0	71,487,500	
15D CHARITABLE	21	17,001,000	13,234,800	30,235,800		0	30,235,800	
15E CEMETERY	2	9,225,400	393,000	9,618,400		0	9,618,400	
15F MISCELLANEOUS	24	8,239,000	8,848,500	17,087,500		0	17,087,500	
EXEMPT TOTAL	95	124,583,000	89,682,300	214,265,300		0	214,265,300	
----- 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		
SENIOR CITIZEN	9	2,250	FIRE SUPPRESS	0	0	DWELL ABATE	0	0
DISABLED PERSON	1	250	POLLUTION CNTRL	0	0	DWELL EXEMP	0	0
SURVIVING SPOUSE	1	250	FALLOUT SHELTER	0	0	NEW DWEL/CONV ABAT	0	0
VETERAN	115	28,750	WATER/SEWAGE FAC	0	0	NEW DWEL/CONV EXMT	0	0
WIDOW OF VETERAN	9	2,250	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

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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