

2026 TAX CALCULATION ACKNOWLEDGEMENT REPORT

TAXING DISTRICT 23 HACKENSACK

COUNTY 02 BERGEN

BLOCK	LOT	QUALIFIC.	PROPERTY LOCATION	CLASS	NET VAL	TAX AMOUNTS				
						TOT YEAR	1ST HALF	2ND HALF	PRELIM.	
67	17.01		17-19 KANSAS ST	15F	323100	.00	5184.14	5184.14-	.00	*OVERBILL*
78	26		162 LODI ST	15F	898400	.00	14414.83	14414.83-	.00	*OVERBILL*
109.01	5		300 SO SUMMIT AVE	15F	740400	.00	11879.72	11879.72-	.00	*OVERBILL*
229	28		199-201 ATLANTIC	4A	736300	25947.21	50705.41	24758.20-	12973.61	*OVERBILL*
237	1.01	C008C	90 PROSPECT AVE	15F	144400	.00	2316.90	2316.90-	.00	*OVERBILL*
237	1.04		312 ATLANTIC ST	15F	398500	.00	6393.94	6393.94-	.00	*OVERBILL*
311	8.01		192-1/2 MAIN ST	4A	136500	5055.96	9045.70	3989.74-	2527.98	*OVERBILL*
311	8.02		194 MAIN ST	4A	318500	11797.24	16948.63	5151.39-	5898.62	*OVERBILL*
324	30		337 PARK ST	15F	385200	.00	6180.54	6180.54-	.00	*OVERBILL*
402	12		360 MAIN ST	15F	8500000	.00	78880.26	78880.26-	.00	*OVERBILL*
411	13.01		485 MAIN ST	15F	3250000	.00	59255.00	59255.00-	.00	*OVERBILL*
418	25		381 PARK ST.	4C	505000	17796.20	24396.43	6600.23-	8898.10	*OVERBILL*
421	8	C0032	55 CLINTON PL.	15F	179100	.00	2873.66	2873.66-	.00	*OVERBILL*
425	1		123 ANDERSON ST	15F	12100000	.00	112315.00	112315.00-	.00	*OVERBILL*
429	14		84 VANDERBECK PL	1	189500	6677.98	7430.44	752.46-	3338.99	*OVERBILL*
439	24		388 DE WOLF PL	15F	268500	.00	4308.09	4308.09-	.00	*OVERBILL*
517	12		100 EUCLID AVE	15F	332800	.00	5339.78	5339.78-	.00	*OVERBILL*
542	29.6C		140 EUCLID AVE.	15F	255000	.00	4091.48	4091.48-	.00	*OVERBILL*
550	1.02		186 ROSS AVE	15F	407700	.00	6416.55	6416.55-	.00	*OVERBILL*
601	15		804 SUMMIT AVE	15F	391100	.00	6275.20	6275.20-	.00	*OVERBILL*

2026 TAX CALCULATION ACKNOWLEDGEMENT REPORT										
TAXING DISTRICT 23 HACKENSACK				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 *	9,614	6,427,233,800	226,495,718.80	301,517.46	64,250.00	226,732,986.26	104,703,371.65	122,029,614.61	113,366,511.16	
* RAILROADS *	38	0	.00	.00	.00	.00	.00	.00	.00	
* UTILITIES *	1	0	.00	.00	.00	.00	.00	.00	.00	
* EXEMPTS *	476	2,429,491,100	.00	.00	.00	.00	326,125.09	326,125.09-		.00

TAX RATES FOR THE YEAR OF 2026			
TAXING DISTRICT	23	HACKENSACK	COUNTY 02 BERGEN
		DESCRIPTION OF TAX	SPECIAL TAX CODE
			RATE PER \$100
			FLAT TAX AMOUNT
		COUNTY TAX	.295
		COUNTY OPEN SPACE	.013
		SCHOOL TAX	1.581
		LIBRARY TAX	.045
		LOCAL MUNICIPAL TAX	1.580
		MUNICIPAL OPEN SPACE	.010

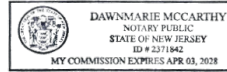
		TOTAL PROPERTY TAX	3.524
		SPECIAL TAX DESCRIPTION.....	
		SPECIAL IMP RATE	S01 .180
		* STATE AID RATE	A01 .000

* STATE AID NOT PART OF GENERAL TAX RATE

CTY/ DIST	TAX YEAR	RATE SEQ	RATE DESCRIPTION	TAX RATE	FLAT AMOUNT	--SPECIAL TAX CODE RATE	DATA-- FLAT	INHIBIT FLAGS
0223	2026	01	COUNTY TAX	00295	000000			
0223	2026	02	COUNTY OPEN SPACE	00013	000000			
0223	2026	03	SCHOOL TAX	01581	000000			
0223	2026	04	LIBRARY TAX	00045	000000			
0223	2026	05	LOCAL MUNICIPAL TAX	01580	000000			
0223	2026	06	MUNICIPAL OPEN SPACE	00010	000000			
0223	2026	07	SPECIAL IMP RATE			S01 00180	000000	
0223	2026	08	STATE AID RATE			A01 00000	000000	
				-----	-----		-----	
0223	2026	00	TOTAL PROPERTY TAX	3.524	.00	.180	.00	

*** TAX RATE ACCEPTED

Dawnmarie McCarthy



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

FOR 2026

(1) VALUE OF LAND	2232,138,600	
(2) VALUE OF IMPROVEMENTS	4197,154,800	
(3) TOTAL VALUE LAND & IMPRVMT EXCL 2ND CLASS RR		6429,293,400
(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)	1,348,600	
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)	711,000	
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		2,059,600
(5A) DEDUCTIONS ALLOWED (C.73,L.1976)		
NBR VETERANS	161	
NBR VETERANS WIDOWS	38	
TOTAL	199	
NBR SENIOR CITIZENS	48	
NBR DISABLED PERSONS	9	
NBR SURVIVING SPOUSE	1	
TOTAL	257	
(6) NET VALUATION TAXABLE		6427,233,800
(7) TAX RATE - GENL TAX RATE PER \$100 TAXABLE VALUE		
(8) RATIO - AVERAGE RATIO OF ASSESSED TO TRUE VALUE OF REAL PROPERTY	%	
(9A) UEZ EXPIRED (-)		
(9B) TRUE VALUE CL II RR PROPERTY (+)		
(10) EQUALIZATION		
(11) NET VALUE ON WHICH COUNTY TAXES ARE APPORTIONED		
(12) APPORTIONMENT OF TAXES		
TOTAL CNTY TAX APPRT ADJUSTMENTS		
CNTY EQUAL TBL APPL (+ OR -)		
APPEALS & CORR. (+ OR -)		
NET CNTY TAX APPOR		
LESS EXCESS STATE AID		

(13) VALUATION OF EXEMPT PROPERTY	
PUBLIC SCHOOL PROP	233,859,600
OTHER SCHOOL PROP	
PUBLIC PROP	389,524,500
CHURCH & CHARITABLE PROP	77,465,500
CEMETERY & GRAVEYARD	60,483,700
OTHER EXEMPT PROP	1668,157,800
TOTAL VALUE	2429,491,100

(14) MISC REVENUE FOR SUPPORT OF BUDGET	
SURPLUS REVENUE APPROPRIATED	
MISC REVENUE ANTICIPATED	
RECEIPT FROM DELINQUENT TAX & LIEN	
TOTAL MISCELLANEOUS REVENUE	

(15) APPORTIONMENT OF TAXES

ITEM	AMOUNT	RATE
NET CNTY TX LESS ST AID		
COUNTY LIBRARY TAX		
COUNTY HEALTH TAX		
COUNTY OPEN SPACE		
DISTRICT SCHOOL TAX		
CONSOLIDATED SCHOOL TAX		
REGIONAL SCHOOL TAX		
MUNICIPAL OPEN SPACE		
MUNICIPAL LIBRARY TAX		
LOCAL MUNCPL PURPOSE TAX		
TOTAL TAX LEVY		

AUTHORIZED RATE

(16) REAL PROPERTY CLASSIFICATION SUMMARY

	ITEMS	TAX VALUE
1.	VACANT LAND	179
2.	RESIDENTIAL	7,997
3A.	FARM (REGULAR)	
3B.	FARM (QUALIFIED)	
4A.	COMMERCIAL	1,015
4B.	INDUSTRIAL	219
4C.	APARTMENT	204
	TOTAL CLASS 4A,4B,4C	2000,835,200
		473,704,900
		1333,268,400
	TOTAL ALL CLASSES	3807,808,500
		6427,233,800

STATE OF NEW JERSEY BERGEN COUNTY

I (WE) _____ ASSESSOR(S) OF THE
TAXING DISTRICT OF HACKENSACK 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 HACKENSACK, COUNTY OF
BERGEN, NEW JERSEY, AND THAT \$ 6,427,233,800 IS THE
NET VALUATION TAXABLE AND \$ _____ 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 23 HACKENSACK			2026	TAX	LIST	DISTRICT	SUMMARY	COUNTY 02	BERGEN	05/29/26
CLASSIFICATION	NO. OF PARCELS	LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	BOOK VALUE OF TANG PERS PROP	EXEMPTION AMOUNT	NET TAXABLE VALUE			
1 VACANT LAND	179	44,109,700	0	44,109,700		0	44,109,700			
2 RESIDENTIAL	7,997	1,132,512,900	1,442,802,700	2,575,315,600		0	2,575,315,600			
3A FARM (REGULAR)	0	0	0	0		0	0			
3B FARM (QUALIFIED)	0	0	0	0		0	0			
4A COMMERCIAL	1,015	590,795,900	1,410,039,300	2,000,835,200		0	2,000,835,200			
4B INDUSTRIAL	219	157,197,800	317,218,100	474,415,900		711,000	473,704,900			
4C APARTMENT	204	307,522,300	1,027,094,700	1,334,617,000		1,348,600	1,333,268,400			
CLASS 4 TOTAL	1,438	1,055,516,000	2,754,352,100	3,809,868,100		2,059,600	3,807,808,500			
RATABLE TOTAL	9,614	2,232,138,600	4,197,154,800	6,429,293,400		2,059,600	6,427,233,800			
5A CLASS 1 RAILROAD	25	0	0	0		0	0			
5B CLASS 2 RAILROAD	13	0	0	0		0	0			
RAILROAD TOTAL	38	0	0	0		0	0			
6A TELEPHONE	1									
6B PETROL REFINRIES	0									
6C MISCELLANEOUS	0									
PUBLIC UTIL. TOTAL	1					0	0			
15A PUBLIC SCHOOL	28	67,947,000	165,912,600	233,859,600		0	233,859,600			
15B OTHER SCHOOL	0	0	0	0		0	0			
15C PUBLIC PROPERTY	94	112,764,900	276,759,600	389,524,500		0	389,524,500			
15D CHARITABLE	64	26,135,100	51,330,400	77,465,500		0	77,465,500			
15E CEMETERY	3	51,327,000	9,156,700	60,483,700		0	60,483,700			
15F MISCELLANEOUS	287	241,542,600	1,426,615,200	1,668,157,800		0	1,668,157,800			
EXEMPT TOTAL	476	499,716,600	1,929,774,500	2,429,491,100		0	2,429,491,100			
----- 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	----- E X E M P T I O N S -----	NO. OF PARCELS
CLASSIFICATION			CLASSIFICATION			CLASSIFICATION			CLASSIFICATION	
SENIOR CITIZEN	48	12,000	FIRE SUPPRESS	1	1,348,600	DWELL ABATE	0	0	DWELL ABATE	0
DISABLED PERSON	9	2,250	POLLUTION CNTRL	0	0	DWELL EXEMP	0	0	DWELL EXEMP	0
SURVIVING SPOUSE	1	250	FALLOUT SHELTER	0	0	NEW DWEL/CONV ABAT	1	711,000	NEW DWEL/CONV ABAT	1
VETERAN	161	40,250	WATER/SEWAGE FAC	0	0	NEW DWEL/CONV EXMT	0	0	NEW DWEL/CONV EXMT	0
WIDOW OF VETERAN	38	9,500	HOME IMPROVEMENT	0	0	MUL DWELL EXEMP	0	0	MUL DWELL EXEMP	0
			CLASS 4 ABATEMENT	0	0	MUL DWELL ABATE	0	0	MUL DWELL ABATE	0
			MULTI-FAMILY DWELL	0	0	COM/IND EXEMP	0	0	COM/IND EXEMP	0
			UEZ ABATEMENT	0	0	RENEWABLE ENERGY	0	0	RENEWABLE ENERGY	0

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EXEMPTIONS AND DEDUCTIONS AS ARE PRESCRIBED BY LAW.

ASSESSOR

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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

TAXING DISTRICT 23 HACKENSACK		2026	SPECIAL	TAXING	DISTRICT	SUMMARY	COUNTY 02 BERGEN	
SPECIAL TAXING DISTRICT		NO. OF		LAND VALUE	IMPROVEMENTS	EXEMPTIONS	NET TAXABLE	
S01 RATABLES		122		51,257,200	116,252,500	0	167,509,700	
RAILROAD		0		0	0		0	
PUB UTIL		0		0			0	
EXEMPTS		19		67,637,500	171,185,600		238,823,100	