

2026 TAX CALCULATION ACKNOWLEDGEMENT REPORT

TAXING DISTRICT 33 MAHWAH

COUNTY 02 BERGEN

BLOCK	LOT	QUALIFIC.	PROPERTY LOCATION	CLASS	NET VAL	TAX AMOUNTS			PRELIM.	
						TOT YEAR	1ST HALF	2ND HALF		
10	1		27 PINE HILL ROAD	15F	253900	.00	2575.23	2575.23-	.00	*OVERBILL*
12	3		MOUNTAIN LAND	15C	37100	.00	962.47	962.47-	.00	*OVERBILL*
12	27		SPLIT ROCK ROAD	15C	71700	.00	762.53	762.53-	.00	*OVERBILL*
18	5		511 RAMAPO VALLEY ROAD	15C	534000	.00	5679.09	5679.09-	.00	*OVERBILL*
26	2		1 INTERNATIONAL BOULEVARD	1	2346300	52627.51	588649.38	536021.87-	26313.76	*OVERBILL*
26	2	C0003	1 INTERNATIONAL BOULEVARD	1	5000000	112150.00	213763.50	101613.50-	56075.00	*OVERBILL*
29	7		22 FIRST STREET	15F	265300	.00	2821.47	2821.47-	.00	*OVERBILL*
62	4		11 LYNN TERRACE	15F	404700	.00	4178.99	4178.99-	.00	*OVERBILL*
70	1163		1163 CHEDWORTH CIRCLE	15F	392800	.00	4177.43	4177.43-	.00	*OVERBILL*
105	87.12		50 WAGON TRAIL	15F	796300	.00	8468.65	8468.65-	.00	*OVERBILL*
139	2920		920 THOREAU COURT	15F	270000	.00	2871.45	2871.45-	.00	*OVERBILL*
139	3704		1704 FAULKNER COURT	15F	292300	.00	2983.61	2983.61-	.00	*OVERBILL*
145.01	3		49 MEADOW LAKE DRIVE	15F	1118400	.00	11894.19	11894.19-	.00	*OVERBILL*
147	4.02		32 VAIL PLACE	15D	511200	.00	5436.61	5436.61-	.00	*OVERBILL*
152	68.01		24 JAHN COURT	15D	415900	.00	4423.10	4423.10-	.00	*OVERBILL*
164	49		2 BABBIT BRIDGE ROAD	15F	1001900	.00	10655.21	10655.21-	.00	*OVERBILL*

2026 TAX CALCULATION ACKNOWLEDGEMENT REPORT										
TAXING DISTRICT 33 MAHWAH				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 *	9,935	5,729,249,440	128,507,071.09	.00	99,750.00	128,407,321.09	61,527,583.55	66,879,737.54	64,203,683.77	
* RAILROADS *	6	141,500	.00	.00	.00	.00	.00	.00	.00	
* UTILITIES *	1	0	.00	.00	.00	.00	.00	.00	.00	
* EXEMPTS *	492	544,557,100	.00	.00	.00	.00	67,890.03	67,890.03-		.00

TAX RATES FOR THE YEAR OF 2026			
TAXING DISTRICT	33 MAHWAH	COUNTY 02 BERGEN	
	DESCRIPTION OF TAX	SPECIAL TAX CODE	RATE PER \$100
			FLAT TAX AMOUNT
	COUNTY TAX		.328
	COUNTY OPEN SPACE		.016
	SCHOOL TAX		1.300
	LIBRARY TAX		.056
	LOCAL MUNICIPAL TAX		.533
	MUNICIPAL OPEN SPACE		.010

	TOTAL PROPERTY TAX		2.243
	SPECIAL TAX DESCRIPTION.....		
	* STATE AID RATE	A01	.000

* STATE AID NOT PART OF GENERAL TAX RATE

CTY/ DIST	TAX YEAR	RATE SEQ	TAX RATE	EDIT	AUDIT	TRAIL	--SPECIAL TAX DATA--	INHIBIT
							CODE RATE FLAT	FLAGS
0233	2026	01	COUNTY TAX	00328		000000		
0233	2026	02	COUNTY OPEN SPACE	00016		000000		
0233	2026	03	SCHOOL TAX	01300		000000		
0233	2026	04	LIBRARY TAX	00056		000000		
0233	2026	05	LOCAL MUNICIPAL TAX	00533		000000		
0233	2026	06	MUNICIPAL OPEN SPACE	00010		000000		
0233	2026	07	STATE AID RATE				A01 00000 000000	
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0233	2026	00	TOTAL PROPERTY TAX	2.243		.00	.000 .00	

*** TAX RATE ACCEPTED

Dawnmarie McCarthy



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

FOR 2026

(1) VALUE OF LAND	2773,128,640	
(2) VALUE OF IMPROVEMENTS	2957,995,000	
(3) TOTAL VALUE LAND & IMPRVMT EXCL 2ND CLASS RR		5731,123,640
(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)	1,874,200	
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	1,874,200	
(5A) DEDUCTIONS ALLOWED (C.73, L.1976)		
NBR VETERANS	246	
NBR VETERANS WIDOWS	99	
TOTAL	345	
NBR SENIOR CITIZENS	45	
NBR DISABLED PERSONS	9	
NBR SURVIVING SPOUSE		
TOTAL	399	
(6) NET VALUATION TAXABLE		5729,249,440
(7) TAX RATE - GENL TAX RATE PER \$100 TAXABLE VALUE	2.243	
(8) RATIO - AVERAGE RATIO OF ASSESSED TO TRUE VALUE OF REAL PROPERTY	66.77%	
(9A) UEZ EXPIRED (-)		
(9B) TRUE VALUE CL II RR PROPERTY (+)		
(10) EQUALIZATION	78,838,576	
(11) NET VALUE ON WHICH COUNTY TAXES ARE APPORTIONED		8,608,088,016
(12) APPORTIONMENT OF TAXES		
TOTAL CNTY TAX APPRT	18,792,766.29	
ADJUSTMENTS		
CNTY EQUAL TBL APPL (+ OR -)		
APPEALS & CORR. (+ OR -)	5,855.05	
NET CNTY TAX APPOR	18,786,911.24	
LESS EXCESS STATE AID		

(13) VALUATION OF EXEMPT PROPERTY		
PUBLIC SCHOOL PROP	78,753,700	
OTHER SCHOOL PROP	2,803,100	
PUBLIC PROP	387,920,400	
CHURCH & CHARITABLE PROP	34,071,500	
CEMETERY & GRAVEYARD	1,700,500	
OTHER EXEMPT PROP	39,307,900	
TOTAL VALUE	544,557,100	
(14) MISC REVENUE FOR SUPPORT OF BUDGET		
SURPLUS REVENUE APPROPRIATED	6,010,000.00	
MISC REVENUE ANTICIPATED	11,389,084.00	
RECEIPT FROM DELINQUENT TAX & LIEN	450,000.00	
TOTAL MISCELLANEOUS REVENUE	17,849,084.00	

(15) APPORTIONMENT OF TAXES			
ITEM		AMOUNT	RATE
NET CNTY TX LESS ST AID	18,786,911.24		.328
COUNTY LIBRARY TAX			
COUNTY HEALTH TAX			
COUNTY OPEN SPACE	860,808.80		.016
DISTRICT SCHOOL TAX	74,443,858.00		1.300
CONSOLIDATED SCHOOL TAX			
REGIONAL SCHOOL TAX			
MUNICIPAL OPEN SPACE	579,954.58		.010
MUNICIPAL LIBRARY TAX	3,257,195.88		.056
LOCAL MUNCPL PURPOSE TAX	30,559,720.43		.533
TOTAL TAX LEVY	128,488,448.93		
AUTHORIZED RATE			2.243

(16) REAL PROPERTY CLASSIFICATION SUMMARY			
	ITEMS		TAX VALUE
1. VACANT LAND	283		49,519,600
2. RESIDENTIAL	9,361		4512,814,700
3A. FARM (REGULAR)	14		17,711,700
3B. FARM (QUALIFIED)	22		605,340
4A. COMMERCIAL	160	692,073,100	
4B. INDUSTRIAL	87	408,260,600	
4C. APARTMENT	8	48,264,400	
TOTAL CLASS 4A,4B,4C			1148,598,100
TOTAL ALL CLASSES			5729,249,440

STATE OF NEW JERSEY BERGEN COUNTY

I (WE) _____ ASSESSOR(S) OF THE
TAXING DISTRICT OF MAHWAH 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 MAHWAH COUNTY OF
BERGEN NEW JERSEY, AND THAT \$ 5,729,249,440 IS THE
NET VALUATION TAXABLE AND 8,608,088,016 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 33 MAHWAH			2026 TAX LIST DISTRICT SUMMARY			COUNTY 02 BERGEN		09/09/26
CLASSIFICATION	NO. OF PARCELS	LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	BOOK VALUE OF TANG PERS PROP	EXEMPTION AMOUNT	NET TAXABLE VALUE	
1 VACANT LAND	283	49,519,600	0	49,519,600		0	49,519,600	
2 RESIDENTIAL	9,361	2,308,870,800	2,203,943,900	4,512,814,700		0	4,512,814,700	
3A FARM (REGULAR)	14	4,567,500	13,144,200	17,711,700		0	17,711,700	
3B FARM (QUALIFIED)	22	605,340	0	605,340		0	605,340	
4A COMMERCIAL	160	227,233,600	466,306,200	693,539,800		1,466,700	692,073,100	
4B INDUSTRIAL	87	167,406,800	241,261,300	408,668,100		407,500	408,260,600	
4C APARTMENT	8	14,925,000	33,339,400	48,264,400		0	48,264,400	
CLASS 4 TOTAL	255	409,565,400	740,906,900	1,150,472,300		1,874,200	1,148,598,100	
RATABLE TOTAL	9,935	2,773,128,640	2,957,995,000	5,731,123,640		1,874,200	5,729,249,440	
5A CLASS 1 RAILROAD	3	0	0	0		0	0	
5B CLASS 2 RAILROAD	3	141,500	0	141,500		0	141,500	
RAILROAD TOTAL	6	141,500	0	141,500		0	141,500	
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	13	20,428,700	58,325,000	78,753,700		0	78,753,700	
15B OTHER SCHOOL	1	578,100	2,225,000	2,803,100		0	2,803,100	
15C PUBLIC PROPERTY	387	213,987,800	173,932,600	387,920,400		0	387,920,400	
15D CHARITABLE	36	12,724,700	21,346,800	34,071,500		0	34,071,500	
15E CEMETERY	4	908,500	792,000	1,700,500		0	1,700,500	
15F MISCELLANEOUS	51	21,730,100	17,577,800	39,307,900		0	39,307,900	
EXEMPT TOTAL	492	270,357,900	274,199,200	544,557,100		0	544,557,100	
----- 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	----- E X E M P T I O N S -----
CLASSIFICATION			CLASSIFICATION			CLASSIFICATION		CLASSIFICATION
SENIOR CITIZEN	45	11,250	FIRE SUPPRESS	6	1,874,200	DWELL ABATE	0	0
DISABLED PERSON	9	2,250	POLLUTION CNTRL	0	0	DWELL EXEMP	0	0
SURVIVING SPOUSE	0	0	FALLOUT SHELTER	0	0	NEW DWEL/CONV ABAT	0	0
VETERAN	246	61,500	WATER/SEWAGE FAC	0	0	NEW DWEL/CONV EXMT	0	0
WIDOW OF VETERAN	99	24,750	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 MAHWAH 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