

2026 TAX CALCULATION ACKNOWLEDGEMENT REPORT

TAXING DISTRICT 40 NORTHVALE

COUNTY 02 BERGEN

BLOCK	LOT	QUALIFIC.	PROPERTY LOCATION	CLASS	NET VAL	TAX AMOUNTS			PRELIM.	
						TOT YEAR	1ST HALF	2ND HALF		
102	7		REAR ANDRE AVE	1	11100	213.12	222.98	9.86-	106.56	*OVERBILL*
103	1		419 ANDRE AVE.	1	4800	92.16	668.93	576.77-	46.08	*OVERBILL*
104	1		SEMINO RD	1	7000	134.40	252.93	118.53-	67.20	*OVERBILL*
104	2		SEMINO RD	1	50000	960.00	1680.64	720.64-	480.00	*OVERBILL*
106	18		403 1/2 ARGENTI PL.	15F	548300	.00	5595.83	5595.83-	.00	*OVERBILL*
403	3		602 GLADYS CT	15F	862400	.00	7479.68	7479.68-	.00	*OVERBILL*
801	20		R.R.RIGHT OF WAY	1	23800	456.96	638.98	182.02-	228.48	*OVERBILL*
909	24		194 LIVINGSTON ST	4A	764300	14674.56	14976.00	301.44-	7337.28	*OVERBILL*
1200	2		VARIOUS	6A	0	.00	15122.48	15122.48-	.00	*OVERBILL*

2026 TAX CALCULATION ACKNOWLEDGEMENT REPORT										
TAXING DISTRICT 40 NORTHVALE			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 *	1,747	1,668,476,100	32,034,741.12	.00	21,000.00	32,013,741.12	14,855,199.65	17,158,541.47	16,006,870.56	
* RAILROADS *	4	0	.00	.00	.00	.00	.00	.00	.00	.00
* UTILITIES *	1	0	.00	.00	.00	.00	15,122.48	15,122.48		.00
* EXEMPTS *	55	92,067,000	.00	.00	.00	.00	13,075.51	13,075.51-		.00

TAX RATES FOR THE YEAR OF 2026			
TAXING DISTRICT	40 NORTHVALE	COUNTY 02 BERGEN	
	DESCRIPTION OF TAX	SPECIAL TAX CODE	RATE PER \$100
			FLAT TAX AMOUNT
	COUNTY TAX		.207
	COUNTY OPEN SPACE		.010
	SCHOOL TAX		.742
	REGIONAL SCHOOL TAX		.392
	LIBRARY TAX		.029
	LOCAL MUNICIPAL TAX		.540
	MUNICIPAL OPEN SPACE		.000

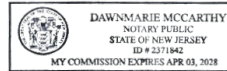
	TOTAL PROPERTY TAX		1.920
	SPECIAL TAX DESCRIPTION.....		
	* STATE AID RATE	A01	.000

* 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
0240	2026	01	COUNTY TAX	00207	000000		
0240	2026	02	COUNTY OPEN SPACE	00010	000000		
0240	2026	03	SCHOOL TAX	00742	000000		
0240	2026	04	REGIONAL SCHOOL TAX	00392	000000		
0240	2026	05	LIBRARY TAX	00029	000000		
0240	2026	06	LOCAL MUNICIPAL TAX	00540	000000		
0240	2026	07	MUNICIPAL OPEN SPACE	00000	000000		
0240	2026	08	STATE AID RATE			A01 00000 000000	
				-----	-----	-----	
0240	2026	00	TOTAL PROPERTY TAX	1.920	.00	.000 .00	

*** TAX RATE ACCEPTED

Dawnmarie McCarthy



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

FOR 2026

(1) VALUE OF LAND	797,397,200
(2) VALUE OF IMPROVEMENTS	871,078,900
(3) TOTAL VALUE LAND & IMPRVMT EXCL 2ND CLASS RR	1668,476,100
(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	64
NBR VETERANS WIDOWS	9
TOTAL	73
NBR SENIOR CITIZENS	9
NBR DISABLED PERSONS	2
NBR SURVIVING SPOUSE	
TOTAL	84
(6) NET VALUATION TAXABLE	1668,476,100
(7) TAX RATE - GENL TAX RATE PER \$100 TAXABLE VALUE	1.920
(8) RATIO - AVERAGE RATIO OF ASSESSED TO TRUE VALUE OF REAL PROPERTY	106.32%
(9A) UEZ EXPIRED (-)	
(9B) TRUE VALUE CL II RR PROPERTY (+)	
(10) EQUALIZATION	-90,169,812
(11) NET VALUE ON WHICH COUNTY TAXES ARE APPORTIONED	1,578,306,288
(12) APPORTIONMENT OF TAXES	
TOTAL CNTY TAX APPRT	3,445,682.84
ADJUSTMENTS	
CNTY EQUAL TBL APPL (+ OR -)	
APPEALS & CORR. (+ OR -)	65.80
NET CNTY TAX APPOR	3,445,617.04
LESS EXCESS STATE AID	

(13) VALUATION OF EXEMPT PROPERTY	
PUBLIC SCHOOL PROP	20,058,400
OTHER SCHOOL PROP	
PUBLIC PROP	24,075,700
CHURCH & CHARITABLE PROP	33,643,600
CEMETERY & GRAVEYARD	
OTHER EXEMPT PROP	14,289,300
TOTAL VALUE	92,067,000
(14) MISC REVENUE FOR SUPPORT OF BUDGET	
SURPLUS REVENUE APPROPRIATED	55,000.00
MISC REVENUE ANTICIPATED	2,421,414.00
RECEIPT FROM DELINQUENT TAX & LIEN	425,000.00
TOTAL MISCELLANEOUS REVENUE	2,901,414.00

(15) APPORTIONMENT OF TAXES		
ITEM	AMOUNT	RATE
NET CNTY TX LESS ST AID	3,445,617.04	.207
COUNTY LIBRARY TAX		
COUNTY HEALTH TAX		
COUNTY OPEN SPACE	157,830.63	.010
DISTRICT SCHOOL TAX	12,372,490.00	.742
CONSOLIDATED SCHOOL TAX		
REGIONAL SCHOOL TAX	6,546,895.00	.392
MUNICIPAL OPEN SPACE		
MUNICIPAL LIBRARY TAX	489,866.30	.029
LOCAL MUNCPL PURPOSE TAX	9,016,736.94	.540
TOTAL TAX LEVY	32,029,435.91	
AUTHORIZED RATE		1.920

(16) REAL PROPERTY CLASSIFICATION SUMMARY	
ITEMS	TAX VALUE
1. VACANT LAND	45
2. RESIDENTIAL	1,550
3A. FARM (REGULAR)	8,807,900
3B. FARM (QUALIFIED)	1091,433,400
4A. COMMERCIAL	94
4B. INDUSTRIAL	57
4C. APARTMENT	1
TOTAL CLASS 4A,4B,4C	141,408,100
	424,325,200
	2,501,500
TOTAL ALL CLASSES	568,234,800
	1668,476,100

STATE OF NEW JERSEY BERGEN

COUNTY

I (WE) _____ ASSESSOR(S) OF THE
TAXING DISTRICT OF NORTHVALE 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 NORTHVALE COUNTY OF
BERGEN NEW JERSEY, AND THAT \$ 1,668,476,100 IS THE
NET VALUATION TAXABLE AND 1,578,306,288 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 40 NORTHVALE			2026 TAX LIST DISTRICT SUMMARY			COUNTY 02 BERGEN		08/26/26
CLASSIFICATION	NO. OF PARCELS	LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	BOOK VALUE OF TANG PERS PROP	EXEMPTION AMOUNT	NET TAXABLE VALUE	
1 VACANT LAND	45	8,807,900	0	8,807,900		0	8,807,900	
2 RESIDENTIAL	1,550	588,247,500	503,185,900	1,091,433,400		0	1,091,433,400	
3A FARM (REGULAR)	0	0	0	0		0	0	
3B FARM (QUALIFIED)	0	0	0	0		0	0	
4A COMMERCIAL	94	62,105,900	79,302,200	141,408,100		0	141,408,100	
4B INDUSTRIAL	57	137,540,900	286,784,300	424,325,200		0	424,325,200	
4C APARTMENT	1	695,000	1,806,500	2,501,500		0	2,501,500	
CLASS 4 TOTAL	152	200,341,800	367,893,000	568,234,800		0	568,234,800	
RATABLE TOTAL	1,747	797,397,200	871,078,900	1,668,476,100		0	1,668,476,100	
5A CLASS 1 RAILROAD	4	0	0	0		0	0	
5B CLASS 2 RAILROAD	0	0	0	0		0	0	
RAILROAD TOTAL	4	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	1	5,820,000	14,238,400	20,058,400		0	20,058,400	
15B OTHER SCHOOL	0	0	0	0		0	0	
15C PUBLIC PROPERTY	25	17,965,400	6,110,300	24,075,700		0	24,075,700	
15D CHARITABLE	7	6,431,300	27,212,300	33,643,600		0	33,643,600	
15E CEMETERY	0	0	0	0		0	0	
15F MISCELLANEOUS	22	7,575,300	6,714,000	14,289,300		0	14,289,300	
EXEMPT TOTAL	55	37,792,000	54,275,000	92,067,000		0	92,067,000	
----- 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	9	2,250	FIRE SUPPRESS	0	0	DWELL ABATE	0	0
DISABLED PERSON	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	64	16,000	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

I ASSESSOR OF THE TAXING DISTRICT OF NORTHVALE 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