

2026 TAX CALCULATION ACKNOWLEDGEMENT REPORT

TAXING DISTRICT 42 OAKLAND

COUNTY 02 BERGEN

BLOCK	LOT	QUALIFIC.	PROPERTY LOCATION	CLASS	NET VAL	TAX AMOUNTS			PRELIM.	
						TOT YEAR	1ST HALF	2ND HALF		
2004	1	D1	6A RIVERSIDE DR	2	127900	2706.36	4063.01	1356.65-	1353.18	*OVERBILL*
2004	4	D1	8 RIVERSIDE DR	2	118900	2515.92	2673.35	157.43-	1257.96	*OVERBILL*
4801	54		21 OSWEGO AVE	15F	546600	.00	5578.31	5578.31-	.00	*OVERBILL*

2026 TAX CALCULATION ACKNOWLEDGEMENT REPORT										
TAXING DISTRICT 42 OAKLAND				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 *	4,923	3,720,097,700	78,717,267.38	.00	51,000.00	78,666,267.38	37,813,925.03	40,852,342.35	39,333,142.83	
* RAILROADS *	4	0	.00	.00	.00	.00	.00	.00	.00	
* UTILITIES *	1	0	.00	.00	.00	.00	.00	.00	.00	
* EXEMPTS *	265	312,981,300	.00	.00	.00	.00	5,578.31	5,578.31-	.00	

TAX RATES FOR THE YEAR OF 2026			
TAXING DISTRICT	42 OAKLAND	COUNTY 02 BERGEN	
	DESCRIPTION OF TAX	SPECIAL TAX CODE	RATE PER \$100
			FLAT TAX AMOUNT
	COUNTY TAX		.000
	COUNTY OPEN SPACE		.000
	DISTRICT SCHOOL TAX		.000
	REGIONAL SCHOOL TAX		.000
	LIBRARY TAX		.000
	LOCAL MUNICIPAL TAX		2.116
	MUNICIPAL OPEN SPACE		.000

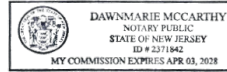
	TOTAL PROPERTY TAX		2.116
	SPECIAL TAX DESCRIPTION.....		
	* STATE AID RATE	A01	.000

* 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
0242	2026	01	COUNTY TAX	00000	000000		
0242	2026	02	COUNTY OPEN SPACE	00000	000000		
0242	2026	03	DISTRICT SCHOOL TAX	00000	000000		
0242	2026	04	REGIONAL SCHOOL TAX	00000	000000		
0242	2026	05	LIBRARY TAX	00000	000000		
0242	2026	06	LOCAL MUNICIPAL TAX	02116	000000		
0242	2026	07	MUNICIPAL OPEN SPACE	00000	000000		
0242	2026	08	STATE AID RATE			A01 00000 000000	
				----	-----	-----	
0242	2026	00	TOTAL PROPERTY TAX	2.116	.00	.000 .00	

*** TAX RATE ACCEPTED

Dawnmarie McCarthy



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

FOR 2026

(1) VALUE OF LAND	1664,336,400
(2) VALUE OF IMPROVEMENTS	2055,761,300
(3) TOTAL VALUE LAND & IMPRVMT EXCL 2ND CLASS RR	3720,097,700
(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	148
NBR VETERANS WIDOWS	39
TOTAL	187
NBR SENIOR CITIZENS	17
NBR DISABLED PERSONS	
NBR SURVIVING SPOUSE	
TOTAL	204
(6) NET VALUATION TAXABLE	3720,097,700
(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	95,397,800
OTHER SCHOOL PROP	5,898,900
PUBLIC PROP	133,710,900
CHURCH & CHARITABLE PROP	45,758,600
CEMETERY & GRAVEYARD	2,329,200
OTHER EXEMPT PROP	29,885,900
TOTAL VALUE	312,981,300

(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	275
2.	RESIDENTIAL	4,422
3A.	FARM (REGULAR)	4
3B.	FARM (QUALIFIED)	9
4A.	COMMERCIAL	134
4B.	INDUSTRIAL	76
4C.	APARTMENT	3
	TOTAL CLASS 4A,4B,4C	221,397,100
		444,874,900
		3,925,900
	TOTAL ALL CLASSES	670,197,900
		3720,097,700

STATE OF NEW JERSEY BERGEN COUNTY

I (WE) _____ ASSESSOR(S) OF THE
TAXING DISTRICT OF OAKLAND 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.

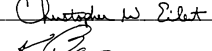
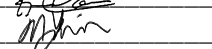
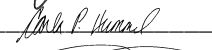
SWORN AND SUBSCRIBED BEFORE ME
THIS _____ DAY OF _____ OF 2026

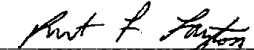
ASSESSOR(S)

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 OAKLAND COUNTY OF
BERGEN NEW JERSEY, AND THAT \$ 3,720,097,700 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


TAX ADMINISTRATOR
COUNTY BOARD OF TAXATION

TAXING DISTRICT 42 OAKLAND		2026 TAX LIST DISTRICT SUMMARY				COUNTY 02	BERGEN	05/28/26
CLASSIFICATION	NO. OF PARCELS	LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	BOOK VALUE OF TANG PERS PROP	EXEMPTION AMOUNT	NET TAXABLE VALUE	
1 VACANT LAND	275	48,825,100	0	48,825,100		0	48,825,100	
2 RESIDENTIAL	4,422	1,418,291,600	1,578,290,800	2,996,582,400		0	2,996,582,400	
3A FARM (REGULAR)	4	1,313,700	3,138,000	4,451,700		0	4,451,700	
3B FARM (QUALIFIED)	9	40,600	0	40,600		0	40,600	
4A COMMERCIAL	134	92,577,800	128,819,300	221,397,100		0	221,397,100	
4B INDUSTRIAL	76	101,525,400	343,349,500	444,874,900		0	444,874,900	
4C APARTMENT	3	1,762,200	2,163,700	3,925,900		0	3,925,900	
CLASS 4 TOTAL	213	195,865,400	474,332,500	670,197,900		0	670,197,900	
RATABLE TOTAL	4,923	1,664,336,400	2,055,761,300	3,720,097,700		0	3,720,097,700	
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	8	25,431,900	69,965,900	95,397,800		0	95,397,800	
15B OTHER SCHOOL	1	895,100	5,003,800	5,898,900		0	5,898,900	
15C PUBLIC PROPERTY	202	119,036,900	14,674,000	133,710,900		0	133,710,900	
15D CHARITABLE	15	11,117,500	34,641,100	45,758,600		0	45,758,600	
15E CEMETERY	6	2,320,800	8,400	2,329,200		0	2,329,200	
15F MISCELLANEOUS	33	13,892,600	15,993,300	29,885,900		0	29,885,900	
EXEMPT TOTAL	265	172,694,800	140,286,500	312,981,300		0	312,981,300	
----- 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	17	4,250	FIRE SUPPRESS	0	0	DWELL ABATE	0	0
DISABLED PERSON	0	0	POLLUTION CNTRL	0	0	DWELL EXEMP	0	0
SURVIVING SPOUSE	0	0	FALLOUT SHELTER	0	0	NEW DWEL/CONV ABAT	0	0
VETERAN	148	37,000	WATER/SEWAGE FAC	0	0	NEW DWEL/CONV EXMT	0	0
WIDOW OF VETERAN	39	9,750	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 OAKLAND 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