

**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	2.123
(8) RATIO - AVERAGE RATIO OF ASSESSED TO TRUE VALUE OF REAL PROPERTY	97.46%
(9A) UEZ EXPIRED (-)	
(9B) TRUE VALUE CL II RR PROPERTY (+)	
(10) EQUALIZATION	03,358,848
(11) NET VALUE ON WHICH COUNTY TAXES ARE APPORTIONED	3,823,456,548
(12) APPORTIONMENT OF TAXES	
TOTAL CNTY TAX APPRT	8,347,187.57
ADJUSTMENTS	
CNTY EQUAL TBL APPL (+ OR -)	
APPEALS & CORR. (+ OR -)	2,266.39
NET CNTY TAX APPOR	8,344,921.18
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	2,855,000.00
MISC REVENUE ANTICIPATED	4,689,095.00
RECEIPT FROM DELINQUENT TAX & LIEN	
TOTAL MISCELLANEOUS REVENUE	7,544,095.00

(15) APPORTIONMENT OF TAXES

ITEM	AMOUNT	RATE
NET CNTY TX LESS ST AID	8,344,921.18	.225
COUNTY LIBRARY TAX		
COUNTY HEALTH TAX		
COUNTY OPEN SPACE	382,345.65	.011
DISTRICT SCHOOL TAX	36,014,679.00	.969
CONSOLIDATED SCHOOL TAX		
REGIONAL SCHOOL TAX	14,357,394.00	.386
MUNICIPAL OPEN SPACE	372,010.00	.010
MUNICIPAL LIBRARY TAX	1,296,192.00	.034
LOCAL MUNCPL PURPOSE TAX	18,175,713.00	.488
TOTAL TAX LEVY	78,943,254.83	
AUTHORIZED RATE		2.123

(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) SCOTT J. HOLZHAUER 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
08/17/26



DAWN MARIE MCCARTHY
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 2371842
MY COMMISSION EXPIRES APR 03, 2028

SCOTT J. HOLZHAUER

Electronically Signed

08/17/26

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 3,823,456,548 IS THE NET VALUATION
ON WHICH COUNTY TAXES AND REGIONAL OR CONSOLIDATED SCHOOL TAXES
ARE APPORTIONED.

ATTEST:

Harold Calabrese Jr.

PRESIDENT

Christopher W. Ebert

V. PRESIDENT

[Signature]

COMMISSIONER

[Signature]

COMMISSIONER

[Signature]

COMMISSIONER

[Signature]

COMMISSIONER

[Signature]

COMMISSIONER

TAX ADMINISTRATOR
COUNTY BOARD OF TAXATION

TAXING DISTRICT 42 OAKLAND		2026 TAX LIST DISTRICT SUMMARY				COUNTY 02	BERGEN	07/28/26
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		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

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Electronically Signed 08/17/26
SCOTT J. HOLZHAUER ASSESSOR

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