

2026 TAX CALCULATION ACKNOWLEDGEMENT REPORT

TAXING DISTRICT 44 ORADELL

COUNTY 02 BERGEN

BLOCK	LOT	QUALIFIC.	PROPERTY LOCATION	CLASS	NET VAL	TOT YEAR	TAX AMOUNTS 1ST HALF	2ND HALF	PRELIM.	
113	3		44-46 KINDERKAMACK RD	4A	375000	8523.75	10854.21	2330.46-	4261.88	*OVERBILL*
113	4		48-50 KINDERKAMACK RD	4A	625000	14206.25	14922.09	715.84-	7103.13	*OVERBILL*
408	4		681 CENTER STREET	15F	828600	.00	8917.30	8917.30-	.00	*OVERBILL*

2026 TAX CALCULATION ACKNOWLEDGEMENT REPORT										
TAXING DISTRICT 44 ORADELL				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 *	2,757	2,481,451,000	56,403,382.44	.00	26,750.00	56,376,632.44	27,133,718.95	29,242,913.49	28,188,323.01	
* RAILROADS *	0	0	.00	.00	.00	.00	.00	.00	.00	.00
* UTILITIES *	1	0	.00	.00	.00	.00	.00	.00	.00	.00
* EXEMPTS *	77	182,574,100	.00	.00	.00	.00	8,917.30	8,917.30-		.00

TAX RATES FOR THE YEAR OF 2026			
TAXING DISTRICT	44 ORADELL	COUNTY 02 BERGEN	
DESCRIPTION OF TAX	SPECIAL TAX CODE	RATE PER \$100	FLAT TAX AMOUNT
COUNTY TAX		.226	
COUNTY OPEN SPACE		.011	
DISTRICT SCHOOL TAX		.600	
REGIONAL SCHOOL TAX		.747	
LIBRARY TAX		.035	
LOCAL MUNICIPAL TAX		.654	
MUNICIPAL OPEN SPACE		.000	

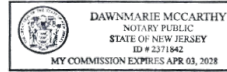
TOTAL PROPERTY TAX		2.273	
SPECIAL TAX DESCRIPTION.....			
* STATE AID RATE	A01	.000	

* STATE AID NOT PART OF GENERAL TAX RATE

CTY/ DIST	TAX YEAR	RATE SEQ	RATE DESCRIPTION	TAX RATE	FLAT AMOUNT	--SPECIAL TAX CODE RATE	DATA-- FLAT	INHIBIT FLAGS
0244	2026	01	COUNTY TAX	00226	000000			
0244	2026	02	COUNTY OPEN SPACE	00011	000000			
0244	2026	03	DISTRICT SCHOOL TAX	00600	000000			
0244	2026	04	REGIONAL SCHOOL TAX	00747	000000			
0244	2026	05	LIBRARY TAX	00035	000000			
0244	2026	06	LOCAL MUNICIPAL TAX	00654	000000			
0244	2026	07	MUNICIPAL OPEN SPACE	00000	000000			
0244	2026	08	STATE AID RATE			A01	00000	000000
				----	-----		-----	
0244	2026	00	TOTAL PROPERTY TAX	2.273	.00		.000	.00

*** TAX RATE ACCEPTED

Dawnmarie McCarthy



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

FOR 2026

(1) VALUE OF LAND	1301,079,800
(2) VALUE OF IMPROVEMENTS	1180,371,200
(3) TOTAL VALUE LAND & IMPRVMT EXCL 2ND CLASS RR	2481,451,000
(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	88
NBR VETERANS WIDOWS	16
TOTAL	104
NBR SENIOR CITIZENS	3
NBR DISABLED PERSONS	
NBR SURVIVING SPOUSE	
TOTAL	107
(6) NET VALUATION TAXABLE	2481,451,000
(7) TAX RATE - GENL TAX RATE PER \$100 TAXABLE VALUE	2.273
(8) RATIO - AVERAGE RATIO OF ASSESSED TO TRUE VALUE OF REAL PROPERTY	96.46%
(9A) UEZ EXPIRED (-)	
(9B) TRUE VALUE CL II RR PROPERTY (+)	
(10) EQUALIZATION	93,943,767
(11) NET VALUE ON WHICH COUNTY TAXES ARE APPORTIONED	2,575,394,767
(12) APPORTIONMENT OF TAXES	
TOTAL CNTY TAX APPRT	5,622,478.75
ADJUSTMENTS	
CNTY EQUAL TBL APPL (+ OR -)	
APPEALS & CORR. (+ OR -)	25,869.42
NET CNTY TAX APPOR	5,596,609.33
LESS EXCESS STATE AID	

(13) VALUATION OF EXEMPT PROPERTY	
PUBLIC SCHOOL PROP	37,625,400
OTHER SCHOOL PROP	14,853,300
PUBLIC PROP	82,948,700
CHURCH & CHARITABLE PROP	25,202,200
CEMETERY & GRAVEYARD	
OTHER EXEMPT PROP	21,944,500
TOTAL VALUE	182,574,100
(14) MISC REVENUE FOR SUPPORT OF BUDGET	
SURPLUS REVENUE APPROPRIATED	1,669,000.00
MISC REVENUE ANTICIPATED	2,438,137.00
RECEIPT FROM DELINQUENT TAX & LIEN	119,000.00
TOTAL MISCELLANEOUS REVENUE	4,226,137.00

(15) APPORTIONMENT OF TAXES		
ITEM	AMOUNT	RATE
NET CNTY TX LESS ST AID	5,596,609.33	.226
COUNTY LIBRARY TAX		
COUNTY HEALTH TAX		
COUNTY OPEN SPACE	257,539.48	.011
DISTRICT SCHOOL TAX	14,873,473.00	.600
CONSOLIDATED SCHOOL TAX		
REGIONAL SCHOOL TAX	18,541,793.00	.747
MUNICIPAL OPEN SPACE		
MUNICIPAL LIBRARY TAX	881,471.00	.035
LOCAL MUNCPL PURPOSE TAX	16,240,233.00	.654
TOTAL TAX LEVY	56,391,118.81	
AUTHORIZED RATE		2.273

(16) REAL PROPERTY CLASSIFICATION SUMMARY	
ITEMS	TAX VALUE
1. VACANT LAND	15
2. RESIDENTIAL	2,641
3A. FARM (REGULAR)	4,754,800
3B. FARM (QUALIFIED)	2213,268,200
4A. COMMERCIAL	96
4B. INDUSTRIAL	245,321,900
4C. APARTMENT	5
TOTAL CLASS 4A,4B,4C	18,106,100
TOTAL ALL CLASSES	263,428,000
	2481,451,000

STATE OF NEW JERSEY BERGEN

COUNTY

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

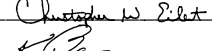
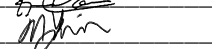
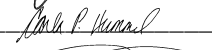
SWORN AND SUBSCRIBED BEFORE ME
THIS _____ DAY OF _____ OF 2026

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 ORADELL COUNTY OF
BERGEN NEW JERSEY, AND THAT \$ 2,481,451,000 IS THE
NET VALUATION TAXABLE AND 2,575,394,767 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 44 ORADELL		2026 TAX LIST DISTRICT SUMMARY				COUNTY 02	BERGEN	08/17/26
CLASSIFICATION	NO. OF PARCELS	LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	BOOK VALUE OF TANG PERS PROP	EXEMPTION AMOUNT	NET TAXABLE VALUE	
1 VACANT LAND	15	4,754,800	0	4,754,800		0	4,754,800	
2 RESIDENTIAL	2,641	1,190,820,900	1,022,447,300	2,213,268,200		0	2,213,268,200	
3A FARM (REGULAR)	0	0	0	0		0	0	
3B FARM (QUALIFIED)	0	0	0	0		0	0	
4A COMMERCIAL	96	100,974,600	144,347,300	245,321,900		0	245,321,900	
4B INDUSTRIAL	0	0	0	0		0	0	
4C APARTMENT	5	4,529,500	13,576,600	18,106,100		0	18,106,100	
CLASS 4 TOTAL	101	105,504,100	157,923,900	263,428,000		0	263,428,000	
RATABLE TOTAL	2,757	1,301,079,800	1,180,371,200	2,481,451,000		0	2,481,451,000	
5A CLASS 1 RAILROAD	0	0	0	0		0	0	
5B CLASS 2 RAILROAD	0	0	0	0		0	0	
RAILROAD TOTAL	0	0	0	0		0	0	
6A TELEPHONE	1							
6B PETROL REFINRIES	0					0	0	
6C MISCELLANEOUS	0					0	0	
PUBLIC UTIL. TOTAL	1					0	0	
15A PUBLIC SCHOOL	2	9,354,500	28,270,900	37,625,400		0	37,625,400	
15B OTHER SCHOOL	5	4,192,400	10,660,900	14,853,300		0	14,853,300	
15C PUBLIC PROPERTY	52	69,510,700	13,438,000	82,948,700		0	82,948,700	
15D CHARITABLE	7	9,096,100	16,106,100	25,202,200		0	25,202,200	
15E CEMETERY	0	0	0	0		0	0	
15F MISCELLANEOUS	11	12,957,000	8,987,500	21,944,500		0	21,944,500	
EXEMPT TOTAL	77	105,110,700	77,463,400	182,574,100		0	182,574,100	
----- 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	3	750	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	88	22,000	WATER/SEWAGE FAC	0	0	NEW DWEL/CONV EXMT	0	0
WIDOW OF VETERAN	16	4,000	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 ORADELL 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