

2026 TAX CALCULATION ACKNOWLEDGEMENT REPORT

TAXING DISTRICT 49 RIDGEFIELD

COUNTY 02 BERGEN

BLOCK	LOT	QUALIFIC.	PROPERTY LOCATION	CLASS	NET VAL	TAX AMOUNTS				PRELIM.	
						TOT YEAR	1ST HALF	2ND HALF			
207	26		804 RAVENHILL PL	15F	495700	.00	4021.56	4021.56-	.00		*OVERBILL*
3107	3		499 SUNSET TERRACE	15F	1387900	.00	11501.42	11501.42-	.00		*OVERBILL*
4014	13	HM	161 RAILROAD AVE.	1	1626500	28073.39	35994.11	7920.72-	14036.70		*OVERBILL*
4014	22	HM	HENDRICKS CSWY HM	1	740000	12772.40	15665.27	2892.87-	6386.20		*OVERBILL*
9999	1		VARIOUS	6A	0	.00	11019.43	11019.43-	.00		*OVERBILL*

2026 TAX CALCULATION ACKNOWLEDGEMENT REPORT										
TAXING DISTRICT 49 RIDGEFIELD				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 *	2,933	2,833,112,000	48,899,513.19	.00	22,250.00	48,877,263.19	23,294,693.61	25,582,569.58	24,438,638.81	
* RAILROADS *	7	52,186,500	.00	.00	.00	.00	.00	.00	.00	
* UTILITIES *	1	0	.00	.00	.00	.00	11,019.43	11,019.43	.00	
* EXEMPTS *	126	244,839,600	.00	.00	.00	.00	15,522.98	15,522.98-	.00	

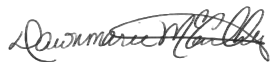
TAX RATES FOR THE YEAR OF 2026			
TAXING DISTRICT	49	RIDGEFIELD	COUNTY 02 BERGEN
		DESCRIPTION OF TAX	SPECIAL TAX CODE
			RATE PER \$100
			FLAT TAX AMOUNT
		COUNTY TAX	.220
		COUNTY OPEN SPACE	.011
		SCHOOL TAX	.962
		LIBRARY TAX	.032
		LOCAL MUNICIPAL TAX	.501
		MUNICIPAL OPEN SPACE	.000

		TOTAL PROPERTY TAX	1.726
		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
0249	2026	01	COUNTY TAX	00220	000000			
0249	2026	02	COUNTY OPEN SPACE	00011	000000			
0249	2026	03	SCHOOL TAX	00962	000000			
0249	2026	04	LIBRARY TAX	00032	000000			
0249	2026	05	LOCAL MUNICIPAL TAX	00501	000000			
0249	2026	06	MUNICIPAL OPEN SPACE	00000	000000			
0249	2026	07	STATE AID RATE			A01	00000	000000
				----	----		----	
0249	2026	00	TOTAL PROPERTY TAX	1.726	.00		.000	.00

*** TAX RATE ACCEPTED




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

FOR 2026

(1) VALUE OF LAND	1148,257,700
(2) VALUE OF IMPROVEMENTS	1684,854,300
(3) TOTAL VALUE LAND & IMPRVMT EXCL 2ND CLASS RR	2833,112,000
(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	49
NBR VETERANS WIDOWS	25
TOTAL	74
NBR SENIOR CITIZENS	13
NBR DISABLED PERSONS	2
NBR SURVIVING SPOUSE	
TOTAL	89
(6) NET VALUATION TAXABLE	2833,112,000
(7) TAX RATE - GENL TAX RATE PER \$100 TAXABLE VALUE	1.726
(8) RATIO - AVERAGE RATIO OF ASSESSED TO TRUE VALUE OF REAL PROPERTY	101.00%
(9A) UEZ EXPIRED (-)	
(9B) TRUE VALUE CL II RR PROPERTY (+)	
(10) EQUALIZATION	20,487,962
(11) NET VALUE ON WHICH COUNTY TAXES ARE APPORTIONED	2,853,599,962
(12) APPORTIONMENT OF TAXES	
TOTAL CNTY TAX APPRT	6,229,843.03
ADJUSTMENTS	
CNTY EQUAL TBL APPL (+ OR -)	
APPEALS & CORR. (+ OR -)	1,385.56
NET CNTY TAX APPOR	6,228,457.47
LESS EXCESS STATE AID	

(13) VALUATION OF EXEMPT PROPERTY	
PUBLIC SCHOOL PROP	30,136,400
OTHER SCHOOL PROP	
PUBLIC PROP	60,677,000
CHURCH & CHARITABLE PROP	27,647,900
CEMETERY & GRAVEYARD	
OTHER EXEMPT PROP	126,378,300
TOTAL VALUE	244,839,600
(14) MISC REVENUE FOR SUPPORT OF BUDGET	
SURPLUS REVENUE APPROPRIATED	2,470,000.00
MISC REVENUE ANTICIPATED	10,449,736.00
RECEIPT FROM DELINQUENT TAX & LIEN	390,000.00
TOTAL MISCELLANEOUS REVENUE	13,309,736.00

(15) APPORTIONMENT OF TAXES		
ITEM	AMOUNT	RATE
NET CNTY TX LESS ST AID	6,228,457.47	.220
COUNTY LIBRARY TAX		
COUNTY HEALTH TAX		
COUNTY OPEN SPACE	285,360.00	.011
DISTRICT SCHOOL TAX	27,239,591.00	.962
CONSOLIDATED SCHOOL TAX		
REGIONAL SCHOOL TAX		
MUNICIPAL OPEN SPACE		
MUNICIPAL LIBRARY TAX	924,416.00	.032
LOCAL MUNCL PURPOSE TAX	14,198,814.00	.501
TOTAL TAX LEVY	48,876,638.47	
AUTHORIZED RATE		1.726

(16) REAL PROPERTY CLASSIFICATION SUMMARY	
ITEMS	TAX VALUE
1. VACANT LAND	78
2. RESIDENTIAL	2,525
3A. FARM (REGULAR)	96,554,000
3B. FARM (QUALIFIED)	1725,977,500
4A. COMMERCIAL	227
4B. INDUSTRIAL	88
4C. APARTMENT	15
TOTAL CLASS 4A,4B,4C	314,548,700
	560,678,400
	135,353,400
TOTAL ALL CLASSES	1010,580,500
	2833,112,000

STATE OF NEW JERSEY BERGEN

COUNTY

I (WE) _____ ASSESSOR(S) OF THE
TAXING DISTRICT OF RIDGEFIELD 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 RIDGEFIELD COUNTY OF
BERGEN NEW JERSEY, AND THAT \$ 2,833,112,000 IS THE
NET VALUATION TAXABLE AND 2,853,599,962 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 49 RIDGEFIELD			2026	TAX	LIST	DISTRICT	SUMMARY	COUNTY 02	BERGEN	08/06/26
CLASSIFICATION	NO. OF PARCELS	LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	BOOK VALUE OF TANG PERS PROP	EXEMPTION AMOUNT	NET TAXABLE VALUE			
1 VACANT LAND	78	96,554,000	0	96,554,000		0	96,554,000			
2 RESIDENTIAL	2,525	807,881,200	918,096,300	1,725,977,500		0	1,725,977,500			
3A FARM (REGULAR)	0	0	0	0		0	0			
3B FARM (QUALIFIED)	0	0	0	0		0	0			
4A COMMERCIAL	227	100,911,500	213,637,200	314,548,700		0	314,548,700			
4B INDUSTRIAL	88	115,147,700	445,530,700	560,678,400		0	560,678,400			
4C APARTMENT	15	27,763,300	107,590,100	135,353,400		0	135,353,400			
CLASS 4 TOTAL	330	243,822,500	766,758,000	1,010,580,500		0	1,010,580,500			
RATABLE TOTAL	2,933	1,148,257,700	1,684,854,300	2,833,112,000		0	2,833,112,000			
5A CLASS 1 RAILROAD	0	0	0	0		0	0			
5B CLASS 2 RAILROAD	7	51,836,500	350,000	52,186,500		0	52,186,500			
RAILROAD TOTAL	7	51,836,500	350,000	52,186,500		0	52,186,500			
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	4	11,035,400	19,101,000	30,136,400		0	30,136,400			
15B OTHER SCHOOL	0	0	0	0		0	0			
15C PUBLIC PROPERTY	69	47,686,000	12,991,000	60,677,000		0	60,677,000			
15D CHARITABLE	19	13,918,200	13,729,700	27,647,900		0	27,647,900			
15E CEMETERY	0	0	0	0		0	0			
15F MISCELLANEOUS	34	65,031,300	61,347,000	126,378,300		0	126,378,300			
EXEMPT TOTAL	126	137,670,900	107,168,700	244,839,600		0	244,839,600			
----- 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	EXEMPTION AMOUNT		
SENIOR CITIZEN	13	3,250	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	49	12,250	WATER/SEWAGE FAC	0	0	NEW DWEL/CONV EXMT	0	0		
WIDOW OF VETERAN	25	6,250	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 RIDGEFIELD 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