

2026 TAX CALCULATION ACKNOWLEDGEMENT REPORT

TAXING DISTRICT 53 RIVER VALE

COUNTY 02 BERGEN

BLOCK	LOT	QUALIFIC.	PROPERTY LOCATION	CLASS	NET VAL	TAX AMOUNTS				PRELIM.	
						TOT YEAR	1ST HALF	2ND HALF			
511	13		581 DORCHESTER DR	15F	701000	.00	9817.51	9817.51-	.00		*OVERBILL*
701	8.03		49 GREENHALGH LANE	15F	1226200	.00	1260.45	1260.45-	.00		*OVERBILL*
901	1		632 LA MANNA DR	15F	608800	.00	8526.25	8526.25-	.00		*OVERBILL*
1201	6.03		PIERMONT AVE	1	1407365	40292.86	104178.17	63885.31-	20146.43		*OVERBILL*
1201	6.03	C5502	17 WOODMONT CIRCLE	15F	917500	.00	12849.59	12849.59-	.00		*OVERBILL*
1604	19		506 WESTWOOD AVE	15F	447000	.00	6135.24	6135.24-	.00		*OVERBILL*

2026 TAX CALCULATION ACKNOWLEDGEMENT REPORT										
TAXING DISTRICT 53 RIVER VALE			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 *	3,654	2,321,949,115	66,477,405.30	.00	43,500.00	66,433,905.30	32,136,936.75	34,296,968.55	33,216,961.63	
* RAILROADS *	0	0	.00	.00	.00	.00	.00	.00	.00	
* UTILITIES *	1	0	.00	.00	.00	.00	.00	.00	.00	
* EXEMPTS *	139	136,694,350	.00	.00	.00	.00	38,589.04	38,589.04-	.00	

TAX RATES FOR THE YEAR OF 2026			
TAXING DISTRICT	53 RIVER VALE	COUNTY 02 BERGEN	
	DESCRIPTION OF TAX	SPECIAL TAX CODE	RATE PER \$100
			FLAT TAX AMOUNT
	COUNTY TAX		.286
	COUNTY OPEN SPACE		.013
	SCHOOL TAX		1.191
	REGIONAL SCHOOL TAX		.682
	LIBRARY TAX		.042
	LOCAL MUNICIPAL TAX		.639
	MUNICIPAL OPEN SPACE		.010

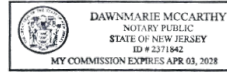
	TOTAL PROPERTY TAX		2.863
	SPECIAL TAX DESCRIPTION.....		
	* STATE AID RATE	A01	.000

* STATE AID NOT PART OF GENERAL TAX RATE

TAX RATE EDIT AUDIT TRAIL									
CTY/ DIST	TAX YEAR	RATE SEQ	RATE DESCRIPTION	TAX RATE	FLAT AMOUNT	--SPECIAL TAX CODE RATE	DATA-- FLAT	INHIBIT FLAGS	
0253	2026	01	COUNTY TAX	00286	000000				
0253	2026	02	COUNTY OPEN SPACE	00013	000000				
0253	2026	03	SCHOOL TAX	01191	000000				
0253	2026	04	REGIONAL SCHOOL TAX	00682	000000				
0253	2026	05	LIBRARY TAX	00042	000000				
0253	2026	06	LOCAL MUNICIPAL TAX	00639	000000				
0253	2026	07	MUNICIPAL OPEN SPACE	00010	000000				
0253	2026	08	STATE AID RATE			A01	00000	000000	
				----	-----		-----	-----	
0253	2026	00	TOTAL PROPERTY TAX	2.863	.00		.000	.00	

*** TAX RATE ACCEPTED

Dawnmarie McCarthy



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

FOR 2026

(1) VALUE OF LAND	1202,574,115
(2) VALUE OF IMPROVEMENTS	1119,375,000
(3) TOTAL VALUE LAND & IMPRVMT EXCL 2ND CLASS RR	2321,949,115
(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	141
NBR VETERANS WIDOWS	26
TOTAL	167
NBR SENIOR CITIZENS	5
NBR DISABLED PERSONS	2
NBR SURVIVING SPOUSE	
TOTAL	174
(6) NET VALUATION TAXABLE	2321,949,115
(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	33,532,300
OTHER SCHOOL PROP	
PUBLIC PROP	65,770,300
CHURCH & CHARITABLE PROP	2,973,700
CEMETERY & GRAVEYARD	600,000
OTHER EXEMPT PROP	33,818,050
TOTAL VALUE	136,694,350

(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	69
2.	RESIDENTIAL	3,547
3A.	FARM (REGULAR)	
3B.	FARM (QUALIFIED)	
4A.	COMMERCIAL	32
4B.	INDUSTRIAL	67,316,100
4C.	APARTMENT	6
	TOTAL CLASS 4A,4B,4C	20,789,200
	TOTAL ALL CLASSES	88,105,300
		2321,949,115

STATE OF NEW JERSEY BERGEN COUNTY

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

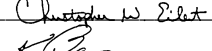
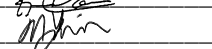
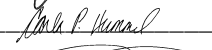
SWORN AND SUBSCRIBED BEFORE ME
THIS _____ DAY OF _____ OF 2026

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 RIVER VALE COUNTY OF
BERGEN NEW JERSEY, AND THAT \$ 2,321,949,115 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 53 RIVER VALE			2026	TAX LIST	DISTRICT SUMMARY	COUNTY 02	BERGEN	05/27/26
CLASSIFICATION		NO. OF PARCELS	LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	BOOK VALUE OF TANG PERS PROP	EXEMPTION AMOUNT	NET TAXABLE VALUE
1	VACANT LAND	69	23,499,565	0	23,499,565		0	23,499,565
2	RESIDENTIAL	3,547	1,133,376,750	1,076,967,500	2,210,344,250		0	2,210,344,250
3A	FARM (REGULAR)	0	0	0	0		0	0
3B	FARM (QUALIFIED)	0	0	0	0		0	0
4A	COMMERCIAL	32	38,196,600	29,119,500	67,316,100		0	67,316,100
4B	INDUSTRIAL	0	0	0	0		0	0
4C	APARTMENT	6	7,501,200	13,288,000	20,789,200		0	20,789,200
CLASS 4 TOTAL		38	45,697,800	42,407,500	88,105,300		0	88,105,300
RATABLE TOTAL		3,654	1,202,574,115	1,119,375,000	2,321,949,115		0	2,321,949,115
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				0		0
6B	PETROL REFINRIES	0				0		0
6C	MISCELLANEOUS	0				0		0
PUBLIC UTIL. TOTAL		1				0		0
15A	PUBLIC SCHOOL	5	22,491,600	11,040,700	33,532,300		0	33,532,300
15B	OTHER SCHOOL	0	0	0	0		0	0
15C	PUBLIC PROPERTY	89	57,720,100	8,050,200	65,770,300		0	65,770,300
15D	CHARITABLE	4	1,455,400	1,518,300	2,973,700		0	2,973,700
15E	CEMETERY	1	600,000	0	600,000		0	600,000
15F	MISCELLANEOUS	40	13,201,750	20,616,300	33,818,050		0	33,818,050
EXEMPT TOTAL		139	95,468,850	41,225,500	136,694,350		0	136,694,350
----- D E D U C T I O N S -----								
CLASSIFICATION	NO. OF DEDUCTS	DEDUCTION AMOUNT	CLASSIFICATION	NO. OF PARCELS	EXEMPTION AMOUNT	CLASSIFICATION	NO. OF PARCELS	EXEMPTION AMOUNT
SENIOR CITIZEN	5	1,250	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	141	35,250	WATER/SEWAGE FAC	0	0	NEW DWEL/CONV EXMT	0	0
WIDOW OF VETERAN	26	6,500	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 RIVER VALE 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