

# 2026 TAX CALCULATION ACKNOWLEDGEMENT REPORT

TAXING DISTRICT 53 RIVER VALE

COUNTY 02 BERGEN

| BLOCK | LOT  | QUALIFIC. | PROPERTY LOCATION  | CLASS | NET VAL | TAX AMOUNTS |           |           |                     |
|-------|------|-----------|--------------------|-------|---------|-------------|-----------|-----------|---------------------|
|       |      |           |                    |       |         | TOT YEAR    | 1ST HALF  | 2ND HALF  | PRELIM.             |
| 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 | 41193.57    | 104178.17 | 62984.60- | 20596.79 *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<br>(GENERAL) | TOTAL TAXES<br>(SPECIAL) | DEDUCTION<br>AMOUNT | NET AMOUNT<br>OF TAXES | 2026 TAXES<br>(1ST HALF) | 2026 TAXES<br>(2ND HALF) | 2027 TAXES<br>(1ST HALF) |     |
| * RATABLES *                                | 3,654 | 2,321,949,115 | 67,963,452.09            | .00                      | 43,500.00           | 67,919,952.09          | 32,136,936.75            | 35,783,015.34            | 33,959,984.93            |     |
| * RAILROADS *                               | 0     | 0             | .00                      | .00                      | .00                 | .00                    | .00                      | .00                      | .00                      | .00 |
| * UTILITIES *                               | 1     | 0             | .00                      | .00                      | .00                 | .00                    | .00                      | .00                      | .00                      | .00 |
| * EXEMPTS *                                 | 139   | 136,694,350   | .00                      | .00                      | .00                 | .00                    | 38,589.04                | 38,589.04-               |                          | .00 |

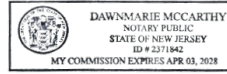
| TAX RATES FOR THE YEAR OF 2026 |    |                              |                  |
|--------------------------------|----|------------------------------|------------------|
| TAXING DISTRICT                | 53 | RIVER VALE                   | COUNTY 02 BERGEN |
|                                |    | DESCRIPTION OF TAX           | SPECIAL TAX CODE |
|                                |    |                              | RATE PER \$100   |
|                                |    |                              | FLAT TAX AMOUNT  |
|                                |    | COUNTY TAX                   | .300             |
|                                |    | COUNTY OPEN SPACE            | .014             |
|                                |    | SCHOOL TAX                   | 1.196            |
|                                |    | REGIONAL SCHOOL TAX          | .706             |
|                                |    | LIBRARY TAX                  | .044             |
|                                |    | LOCAL MUNICIPAL TAX          | .657             |
|                                |    | MUNICIPAL OPEN SPACE         | .010             |
|                                |    |                              | -----            |
|                                |    | TOTAL PROPERTY TAX           | 2.927            |
|                                |    | SPECIAL TAX DESCRIPTION..... |                  |
|                                |    | * STATE AID RATE             | A01 .000         |

\* STATE AID NOT PART OF GENERAL TAX RATE

| CTY/<br>DIST | TAX<br>YEAR | RATE<br>SEQ | RATE DESCRIPTION     | TAX<br>RATE | FLAT<br>AMOUNT | --SPECIAL TAX DATA--<br>CODE RATE FLAT | INHIBIT<br>FLAGS |
|--------------|-------------|-------------|----------------------|-------------|----------------|----------------------------------------|------------------|
| 0253         | 2026        | 01          | COUNTY TAX           | 00300       | 000000         |                                        |                  |
| 0253         | 2026        | 02          | COUNTY OPEN SPACE    | 00014       | 000000         |                                        |                  |
| 0253         | 2026        | 03          | SCHOOL TAX           | 01196       | 000000         |                                        |                  |
| 0253         | 2026        | 04          | REGIONAL SCHOOL TAX  | 00706       | 000000         |                                        |                  |
| 0253         | 2026        | 05          | LIBRARY TAX          | 00044       | 000000         |                                        |                  |
| 0253         | 2026        | 06          | LOCAL MUNICIPAL TAX  | 00657       | 000000         |                                        |                  |
| 0253         | 2026        | 07          | MUNICIPAL OPEN SPACE | 00010       | 000000         |                                        |                  |
| 0253         | 2026        | 08          | STATE AID RATE       |             |                | A01 00000 000000                       |                  |
|              |             |             |                      | -----       | -----          | -----                                  |                  |
| 0253         | 2026        | 00          | TOTAL PROPERTY TAX   | 2.927       | .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<br>EXCL 2ND CLASS RR                                         | 2321,949,115  |
| (4) TAX VALUE MACH, IMPLMNT & EQUIPT OF<br>TELEPHONE, PETROLEUM REFINERIES<br>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<br>PER \$100 TAXABLE VALUE                                     | 2.927         |
| (8) RATIO - AVERAGE RATIO OF ASSESSED<br>TO TRUE VALUE OF REAL PROPERTY                     | 72.96%        |
| (9A) UEZ EXPIRED (-)                                                                        |               |
| (9B) TRUE VALUE CL II RR PROPERTY (+)                                                       |               |
| (10) EQUALIZATION                                                                           | 63,320,604    |
| (11) NET VALUE ON WHICH COUNTY<br>TAXES ARE APPORTIONED                                     | 3,185,269,719 |
| (12) APPORTIONMENT OF TAXES                                                                 |               |
| TOTAL CNTY TAX APPRT                                                                        | 6,953,928.59  |
| ADJUSTMENTS                                                                                 |               |
| CNTY EQUAL TBL APPL (+ OR -)                                                                |               |
| APPEALS & CORR. (+ OR -)                                                                    | 391.16        |
| NET CNTY TAX APPOR                                                                          | 6,953,537.43  |
| 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            | 2,050,000.00 |
| MISC REVENUE ANTICIPATED                | 6,133,640.00 |
| RECEIPT FROM DELINQUENT TAX & LIEN      | 425,000.00   |
| TOTAL MISCELLANEOUS REVENUE             | 8,608,640.00 |

| (15) APPORTIONMENT OF TAXES |               |       |
|-----------------------------|---------------|-------|
| ITEM                        | AMOUNT        | RATE  |
| NET CNTY TX LESS ST AID     | 6,953,537.43  | .300  |
| COUNTY LIBRARY TAX          |               |       |
| COUNTY HEALTH TAX           |               |       |
| COUNTY OPEN SPACE           | 318,526.97    | .014  |
| DISTRICT SCHOOL TAX         | 27,760,786.00 | 1.196 |
| CONSOLIDATED SCHOOL TAX     |               |       |
| REGIONAL SCHOOL TAX         | 16,396,745.00 | .706  |
| MUNICIPAL OPEN SPACE        | 232,195.00    | .010  |
| MUNICIPAL LIBRARY TAX       | 1,032,864.00  | .044  |
| LOCAL MUNCPL PURPOSE TAX    | 15,257,171.00 | .657  |
| TOTAL TAX LEVY              | 67,951,825.40 |       |
| AUTHORIZED RATE             |               | 2.927 |

|                                           |              |
|-------------------------------------------|--------------|
| (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 3,185,269,719 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 53 RIVER VALE   |                  |                  | 2026                            | TAX LIST          | DISTRICT SUMMARY | COUNTY 02                       | BERGEN           | 07/30/26          |
|---------------------------------|------------------|------------------|---------------------------------|-------------------|------------------|---------------------------------|------------------|-------------------|
|                                 | 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 ----- |                  |                  | ----- E X E M P T I O N S ----- |                   |                  | ----- E X E M P 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