

2026 TAX CALCULATION ACKNOWLEDGEMENT REPORT

TAXING DISTRICT 56 RUTHERFORD

COUNTY 02 BERGEN

BLOCK	LOT	QUALIFIC.	PROPERTY LOCATION	CLASS	NET VAL	TAX AMOUNTS			
						TOT YEAR	1ST HALF	2ND HALF	PRELIM.
31	21		58 VREELAND AVE	15F	380000	.00	6080.00	6080.00-	.00 *OVERBILL*
43	35		37 SIDNEY AVENUE	15F	374400	.00	5865.40	5865.40-	.00 *OVERBILL*
117	10.02		82 RIDGE ROAD	15F	586100	.00	4688.00	4688.00-	.00 *OVERBILL*
157.02	24		45 ARTHUR DR	15F	507100	.00	7988.60	7988.60-	.00 *OVERBILL*
164.01	15.02		25 EVANS AVENUE	15F	401000	.00	5676.60	5676.60-	.00 *OVERBILL*
189.01	11		65 INSLEY AVENUE	15F	495700	.00	7806.20	7806.20-	.00 *OVERBILL*
191	23		134 VANDERBURGH AVE	2	236400	7574.84	7921.40	346.56-	3787.42 *OVERBILL*
224	6.01		VARIOUS	6A	664	21.98	148637.41	148615.43-	10.99 *OVERBILL*

2026 TAX CALCULATION ACKNOWLEDGEMENT REPORT										
TAXING DISTRICT 56 RUTHERFORD				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 *	5,376	2,739,503,200	90,677,555.92	.00	54,125.00	90,623,430.92	43,841,261.50	46,782,169.42	45,311,726.40	
* RAILROADS *	2	1,803,800	.00	.00	.00	.00	.00	.00	.00	
* UTILITIES *	1	664	21.98	.00	.00	21.98	148,637.41	148,615.43	10.99	
* EXEMPTS *	159	246,742,600	.00	.00	.00	.00	38,104.80	38,104.80-	.00	

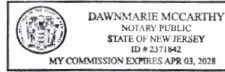
TAX RATES FOR THE YEAR OF 2026			
TAXING DISTRICT	56	RUTHERFORD	COUNTY 02 BERGEN
		DESCRIPTION OF TAX	SPECIAL TAX CODE
			RATE PER \$100
			FLAT TAX AMOUNT
		COUNTY TAX	.335
		COUNTY OPEN SPACE	.000
		DISTRICT SCHOOL TAX	1.959
		LIBRARY TAX	.000
		LOCAL MUNICIPAL TAX	1.016
		MUNICIPAL OPEN SPACE	.000

		TOTAL PROPERTY TAX	3.310
		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
0256	2026	01	COUNTY TAX	00335	000000				
0256	2026	02	COUNTY OPEN SPACE	00000	000000				
0256	2026	03	DISTRICT SCHOOL TAX	01959	000000				
0256	2026	04	LIBRARY TAX	00000	000000				
0256	2026	05	LOCAL MUNICIPAL TAX	01016	000000				
0256	2026	06	MUNICIPAL OPEN SPACE	00000	000000				
0256	2026	07	STATE AID RATE			A01	00000	000000	
0256	2026	00	TOTAL PROPERTY TAX	3.310	.00		.000	.00	

Lawnmower Man



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

FOR 2026

(1) VALUE OF LAND	1443,298,300
(2) VALUE OF IMPROVEMENTS	1296,204,900
(3) TOTAL VALUE LAND & IMPRVMT EXCL 2ND CLASS RR	2739,503,200
(4) TAX VALUE MACH,IMPLMNT & EQUIPT OF TELEPHONE, PETROLEUM REFINERIES MISCELLANEOUS	664
(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	165
NBR VETERANS WIDOWS	37
TOTAL	202
NBR SENIOR CITIZENS	11
NBR DISABLED PERSONS	4
NBR SURVIVING SPOUSE	
TOTAL	217
(6) NET VALUATION TAXABLE	2739,503,864
(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	39,239,300
OTHER SCHOOL PROP	14,878,600
PUBLIC PROP	59,907,400
CHURCH & CHARITABLE PROP	27,876,000
CEMETERY & GRAVEYARD	
OTHER EXEMPT PROP	104,841,300
TOTAL VALUE	246,742,600

(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 MUNCL PURPOSE TAX		
TOTAL TAX LEVY		
AUTHORIZED RATE		

(16) REAL PROPERTY CLASSIFICATION SUMMARY

	ITEMS	TAX VALUE
1.	VACANT LAND	64
2.	RESIDENTIAL	5,003
3A.	FARM (REGULAR)	
3B.	FARM (QUALIFIED)	
4A.	COMMERCIAL	249
4B.	INDUSTRIAL	25
4C.	APARTMENT	35
	TOTAL CLASS 4A,4B,4C	306,187,100
		90,943,400
		112,261,700
	TOTAL ALL CLASSES	509,392,200
		2739,503,200

STATE OF NEW JERSEY BERGEN COUNTY

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

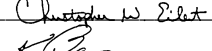
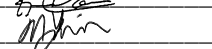
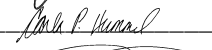
SWORN AND SUBSCRIBED BEFORE ME
THIS _____ DAY OF _____ OF 2026

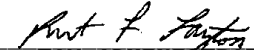
ASSESSOR(S)

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 RUTHERFORD COUNTY OF
BERGEN NEW JERSEY, AND THAT \$ 2,739,503,864 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 56 RUTHERFORD			2026	TAX	LIST	DISTRICT	SUMMARY	COUNTY 02	BERGEN	05/29/26
CLASSIFICATION		NO. OF PARCELS	LAND VALUE	IMPROVEMENT VALUE		TOTAL VALUE		BOOK VALUE OF TANG PERS PROP	EXEMPTION AMOUNT	NET TAXABLE VALUE
1	VACANT LAND	64	26,080,900	0		26,080,900			0	26,080,900
2	RESIDENTIAL	5,003	1,250,780,700	953,249,400		2,204,030,100			0	2,204,030,100
3A	FARM (REGULAR)	0	0	0		0			0	0
3B	FARM (QUALIFIED)	0	0	0		0			0	0
4A	COMMERCIAL	249	95,032,900	211,154,200		306,187,100			0	306,187,100
4B	INDUSTRIAL	25	33,575,400	57,368,000		90,943,400			0	90,943,400
4C	APARTMENT	35	37,828,400	74,433,300		112,261,700			0	112,261,700
CLASS 4 TOTAL		309	166,436,700	342,955,500		509,392,200			0	509,392,200
RATABLE TOTAL		5,376	1,443,298,300	1,296,204,900		2,739,503,200			0	2,739,503,200
5A	CLASS 1 RAILROAD	2	1,803,800	0		1,803,800			0	1,803,800
5B	CLASS 2 RAILROAD	0	0	0		0			0	0
RAILROAD TOTAL		2	1,803,800	0		1,803,800			0	1,803,800
6A	TELEPHONE	1						1,000		664
6B	PETROL REFINRIES	0						0		0
6C	MISCELLANEOUS	0						0		0
PUBLIC UTIL. TOTAL		1						1,000		664
15A	PUBLIC SCHOOL	8	7,502,700	31,736,600		39,239,300			0	39,239,300
15B	OTHER SCHOOL	7	3,138,500	11,740,100		14,878,600			0	14,878,600
15C	PUBLIC PROPERTY	49	44,336,600	15,570,800		59,907,400			0	59,907,400
15D	CHARITABLE	28	11,134,300	16,741,700		27,876,000			0	27,876,000
15E	CEMETERY	0	0	0		0			0	0
15F	MISCELLANEOUS	67	12,755,000	92,086,300		104,841,300			0	104,841,300
EXEMPT TOTAL		159	78,867,100	167,875,500		246,742,600			0	246,742,600
----- 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 -----			----- 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	11	2,750	FIRE SUPPRESS	0	0	DWELL ABATE	0	0		
DISABLED PERSON	4	1,000	POLLUTION CNTRL	0	0	DWELL EXEMP	0	0		
SURVIVING SPOUSE	0	0	FALLOUT SHELTER	0	0	NEW DWEL/CONV ABAT	0	0		
VETERAN	165	41,125	WATER/SEWAGE FAC	0	0	NEW DWEL/CONV EXMT	0	0		
WIDOW OF VETERAN	37	9,250	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 RUTHERFORD 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

TAXING DISTRICT 56 RUTHERFORD		2026 SPECIAL TAXING DISTRICT SUMMARY				COUNTY 02 BERGEN	
	SPECIAL TAXING DISTRICT	NO. OF ITEMS	LAND VALUE	IMPROVEMENTS	EXEMPTIONS	NET TAXABLE	
H71	RATABLES	1	240,300	218,500	0	458,800	
	RAILROAD	0	0	0		0	
	PUB UTIL	0	0	0		0	
	EXEMPTS	0	0	0		0	
H72	RATABLES	3	731,900	591,600	0	1,323,500	
	RAILROAD	0	0	0		0	
	PUB UTIL	0	0	0		0	
	EXEMPTS	0	0	0		0	
H74	RATABLES	2	581,700	437,700	0	1,019,400	
	RAILROAD	0	0	0		0	
	PUB UTIL	0	0	0		0	
	EXEMPTS	0	0	0		0	
H81	RATABLES	2	490,200	387,700	0	877,900	
	RAILROAD	0	0	0		0	
	PUB UTIL	0	0	0		0	
	EXEMPTS	0	0	0		0	
H82	RATABLES	1	2,660,000	8,400,000	0	11,060,000	
	RAILROAD	0	0	0		0	
	PUB UTIL	0	0	0		0	
	EXEMPTS	0	0	0		0	
H83	RATABLES	1	270,800	160,000	0	430,800	
	RAILROAD	0	0	0		0	
	PUB UTIL	0	0	0		0	
	EXEMPTS	0	0	0		0	