

2026 TAX CALCULATION ACKNOWLEDGEMENT REPORT										
TAXING DISTRICT 59 SO. HACKENSACK				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 *	788	1,213,187,800	21,898,041.64	.00	6,500.00	21,891,541.64	10,625,853.93	11,265,687.71	10,945,772.88	
* RAILROADS *	1	254,200	.00	.00	.00	.00	.00	.00	.00	
* UTILITIES *	1	0	.00	.00	.00	.00	.00	.00	.00	
* EXEMPTS *	41	65,035,200	.00	.00	.00	.00	.00	.00	.00	

TAX RATES FOR THE YEAR OF 2026			
TAXING DISTRICT	59	SO. HACKENSACK	COUNTY 02 BERGEN
		DESCRIPTION OF TAX	SPECIAL TAX CODE
			RATE PER \$100
			FLAT TAX AMOUNT
		COUNTY TAX	.217
		COUNTY OPEN SPACE	.010
		DISTRICT SCHOOL TAX	.775
		LIBRARY TAX	.000
		LOCAL MUNICIPAL TAX	.803
		MUNICIPAL OPEN SPACE	.000

		TOTAL PROPERTY TAX	1.805
		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	
0259	2026	01	COUNTY TAX	00217	000000				
0259	2026	02	COUNTY OPEN SPACE	00010	000000				
0259	2026	03	DISTRICT SCHOOL TAX	00775	000000				
0259	2026	04	LIBRARY TAX	00000	000000				
0259	2026	05	LOCAL MUNICIPAL TAX	00803	000000				
0259	2026	06	MUNICIPAL OPEN SPACE	00000	000000				
0259	2026	07	STATE AID RATE			A01	00000	000000	
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0259	2026	00	TOTAL PROPERTY TAX	1.805	.00		.000	.00	

*** TAX RATE ACCEPTED

**TABLE OF AGGREGATES
OF TAXABLE AND EXEMPT PROPERTY IN THE TAXING DISTRICT OF SO. HACKENSACK**

FOR 2026

(1) VALUE OF LAND	278,714,200
(2) VALUE OF IMPROVEMENTS	934,473,600
(3) TOTAL VALUE LAND & IMPRVMT EXCL 2ND CLASS RR	1213,187,800
(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	17
NBR VETERANS WIDOWS	5
TOTAL	22
NBR SENIOR CITIZENS	2
NBR DISABLED PERSONS	2
NBR SURVIVING SPOUSE	
TOTAL	26
(6) NET VALUATION TAXABLE	1213,187,800
(7) TAX RATE - GENL TAX RATE PER \$100 TAXABLE VALUE	1.805
(8) RATIO - AVERAGE RATIO OF ASSESSED TO TRUE VALUE OF REAL PROPERTY	101.96%
(9A) UEZ EXPIRED (-)	
(9B) TRUE VALUE CL II RR PROPERTY (+)	
(10) EQUALIZATION	- 7,767,309
(11) NET VALUE ON WHICH COUNTY TAXES ARE APPORTIONED	1,205,420,491
(12) APPORTIONMENT OF TAXES	
TOTAL CNTY TAX APPRT	2,631,616.40
ADJUSTMENTS	
CNTY EQUAL TBL APPL (+ OR -)	
APPEALS & CORR. (+ OR -)	1,807.41
NET CNTY TAX APPOR	2,629,808.99
LESS EXCESS STATE AID	

(13) VALUATION OF EXEMPT PROPERTY	
PUBLIC SCHOOL PROP	12,825,800
OTHER SCHOOL PROP	
PUBLIC PROP	15,661,200
CHURCH & CHARITABLE PROP	6,627,900
CEMETERY & GRAVEYARD	13,754,200
OTHER EXEMPT PROP	16,166,100
TOTAL VALUE	65,035,200
(14) MISC REVENUE FOR SUPPORT OF BUDGET	
SURPLUS REVENUE APPROPRIATED	1,275,000.00
MISC REVENUE ANTICIPATED	2,169,126.00
RECEIPT FROM DELINQUENT TAX & LIEN	
TOTAL MISCELLANEOUS REVENUE	3,444,126.00

(15) APPORTIONMENT OF TAXES		
ITEM	AMOUNT	RATE
NET CNTY TX LESS ST AID	2,629,808.99	.217
COUNTY LIBRARY TAX		
COUNTY HEALTH TAX		
COUNTY OPEN SPACE	120,542.05	.010
DISTRICT SCHOOL TAX	9,393,783.00	.775
CONSOLIDATED SCHOOL TAX		
REGIONAL SCHOOL TAX		
MUNICIPAL OPEN SPACE		
MUNICIPAL LIBRARY TAX		
LOCAL MUNCL PURPOSE TAX	9,753,344.00	.803
TOTAL TAX LEVY	21,897,478.04	
AUTHORIZED RATE		1.805

(16) REAL PROPERTY CLASSIFICATION SUMMARY			
	ITEMS		TAX VALUE
1. VACANT LAND	37		13,358,600
2. RESIDENTIAL	526		343,302,900
3A. FARM (REGULAR)			
3B. FARM (QUALIFIED)			
4A. COMMERCIAL	56	82,567,000	
4B. INDUSTRIAL	168	772,404,000	
4C. APARTMENT	1	1,555,300	
TOTAL CLASS 4A, 4B, 4C			856,526,300
TOTAL ALL CLASSES			1213.187.800

STATE OF NEW JERSEY BERGEN

COUNTY

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

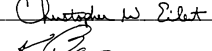
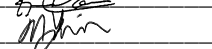
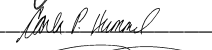
SWORN AND SUBSCRIBED BEFORE ME
THIS _____ DAY OF _____ OF 2026

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 SO. HACKENSACK COUNTY OF
BERGEN NEW JERSEY, AND THAT \$ 1,213,187,800 IS THE
NET VALUATION TAXABLE AND 1,205,420,491 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 59 SO. HACKENSACK			2026	TAX	LIST	DISTRICT	SUMMARY	COUNTY 02	BERGEN	08/10/26
CLASSIFICATION	NO. OF PARCELS	LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	BOOK VALUE OF TANG PERS PROP	EXEMPTION AMOUNT	NET TAXABLE VALUE			
1 VACANT LAND	37	13,358,600	0	13,358,600		0	13,358,600			
2 RESIDENTIAL	526	127,670,100	215,632,800	343,302,900		0	343,302,900			
3A FARM (REGULAR)	0	0	0	0		0	0			
3B FARM (QUALIFIED)	0	0	0	0		0	0			
4A COMMERCIAL	56	30,160,800	52,406,200	82,567,000		0	82,567,000			
4B INDUSTRIAL	168	107,234,400	665,169,600	772,404,000		0	772,404,000			
4C APARTMENT	1	290,300	1,265,000	1,555,300		0	1,555,300			
CLASS 4 TOTAL	225	137,685,500	718,840,800	856,526,300		0	856,526,300			
RATABLE TOTAL	788	278,714,200	934,473,600	1,213,187,800		0	1,213,187,800			
5A CLASS 1 RAILROAD	1	47,200	207,000	254,200		0	254,200			
5B CLASS 2 RAILROAD	0	0	0	0		0	0			
RAILROAD TOTAL	1	47,200	207,000	254,200		0	254,200			
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	3	2,899,600	9,926,200	12,825,800		0	12,825,800			
15B OTHER SCHOOL	0	0	0	0		0	0			
15C PUBLIC PROPERTY	26	10,741,100	4,920,100	15,661,200		0	15,661,200			
15D CHARITABLE	2	2,364,400	4,263,500	6,627,900		0	6,627,900			
15E CEMETERY	2	13,479,100	275,100	13,754,200		0	13,754,200			
15F MISCELLANEOUS	8	2,109,500	14,056,600	16,166,100		0	16,166,100			
EXEMPT TOTAL	41	31,593,700	33,441,500	65,035,200		0	65,035,200			
----- 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	2	500	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	17	4,250	WATER/SEWAGE FAC	0	0	NEW DWEL/CONV EXMT	0	0		
WIDOW OF VETERAN	5	1,250	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 SO. HACKENSACK 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