

2026 TAX CALCULATION ACKNOWLEDGEMENT REPORT

TAXING DISTRICT 60

TEANECK TWP

COUNTY 02 BERGEN

BLOCK	LOT	QUALIFIC.	PROPERTY LOCATION	CLASS	NET VAL	TAX AMOUNTS			
						TOT YEAR	1ST HALF	2ND HALF	PRELIM.
201	1		700 POMANDER WALK	15C	3020900	.00	13074.72	13074.72-	.00 *OVERBILL*
502	8		685 SUFFERN RD	15F	555200	.00	6237.59	6237.59-	.00 *OVERBILL*
509	5		628 CUMBERLAND AVE	15F	532200	.00	6099.01	6099.01-	.00 *OVERBILL*
3008	11		179 JOHNSON AVE	15F	651300	.00	7338.90	7338.90-	.00 *OVERBILL*
3504	4		10 E WALNUT ST	15F	600800	.00	6885.17	6885.17-	.00 *OVERBILL*
5606	52		117 SHEPARD AVE	15F	362000	.00	4023.52	4023.52-	.00 *OVERBILL*
5707	7.02		1430 BALSAM ST	15F	485600	.00	5564.98	5564.98-	.00 *OVERBILL*
5925	11		1095 COOPER AVE	15F	731000	.00	8252.26	8252.26-	.00 *OVERBILL*

2026 TAX CALCULATION ACKNOWLEDGEMENT REPORT									
TAXING DISTRICT 60 TEANECK TWP				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 *	11,708	8,457,917,100	202,313,377.91	162,419.67	85,500.00	202,390,297.58	96,995,461.08	105,394,836.50	101,195,172.06
* RAILROADS *	1	0	.00	.00	.00	.00	.00	.00	.00
* UTILITIES *	0	0	.00	.00	.00	.00	.00	.00	.00
* EXEMPTS *	429	989,651,400	.00	.00	.00	.00	57,476.15	57,476.15-	.00

TAX RATES FOR THE YEAR OF 2026			
TAXING DISTRICT	60 TEANECK TWP	COUNTY 02 BERGEN	
	DESCRIPTION OF TAX	SPECIAL TAX CODE	RATE PER \$100 FLAT TAX AMOUNT
	COUNTY TAX		.241
	COUNTY OPEN SPACE		.011
	DISTRICT SCHOOL TAX		1.285
	LIBRARY TAX		.037
	LOCAL MUNICIPAL TAX		.808
	MUNICIPAL OPEN SPACE		.010

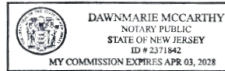
	TOTAL PROPERTY TAX		2.392
	SPECIAL TAX DESCRIPTION.....		
	SPECIAL IMP RATE	S01	.105
	* STATE AID RATE	A01	.000

* 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
0260	2026	01	COUNTY TAX	00241	000000			
0260	2026	02	COUNTY OPEN SPACE	00011	000000			
0260	2026	03	DISTRICT SCHOOL TAX	01285	000000			
0260	2026	04	LIBRARY TAX	00037	000000			
0260	2026	05	LOCAL MUNICIPAL TAX	00808	000000			
0260	2026	06	MUNICIPAL OPEN SPACE	00010	000000			
0260	2026	07	SPECIAL IMP RATE			S01	00105	000000
0260	2026	08	STATE AID RATE			A01	00000	000000
				-----	-----		-----	-----
0260	2026	00	TOTAL PROPERTY TAX	2.392	.00		.105	.00

*** TAX RATE ACCEPTED

Dawnmarie McCarthy



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

FOR 2026

(1) VALUE OF LAND	3827,278,400
(2) VALUE OF IMPROVEMENTS	4630,638,700
(3) TOTAL VALUE LAND & IMPRVMT EXCL 2ND CLASS RR	8457,917,100
(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	207
NBR VETERANS WIDOWS	73
TOTAL	280
NBR SENIOR CITIZENS	52
NBR DISABLED PERSONS	9
NBR SURVIVING SPOUSE	1
TOTAL	342
(6) NET VALUATION TAXABLE	8457,917,100
(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	132,772,000
OTHER SCHOOL PROP	130,587,600
PUBLIC PROP	331,300,400
CHURCH & CHARITABLE PROP	164,832,600
CEMETERY & GRAVEYARD	397,700
OTHER EXEMPT PROP	229,761,100
TOTAL VALUE	989,651,400

(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	50,140,900
2.	RESIDENTIAL	6986,467,900
3A.	FARM (REGULAR)	
3B.	FARM (QUALIFIED)	
4A.	COMMERCIAL	790,836,000
4B.	INDUSTRIAL	57,229,000
4C.	APARTMENT	573,243,300
	TOTAL CLASS 4A,4B,4C	1421,308,300
	TOTAL ALL CLASSES	8457,917,100

STATE OF NEW JERSEY BERGEN COUNTY

I (WE) _____ ASSESSOR(S) OF THE
TAXING DISTRICT OF TEANECK TWP 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 TEANECK TWP COUNTY OF
BERGEN NEW JERSEY, AND THAT \$ 8,457,917,100 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

COMMISSIONER

TAX ADMINISTRATOR
COUNTY BOARD OF TAXATION

TAXING DISTRICT 60 TEANECK TWP		2026 TAX LIST		DISTRICT SUMMARY		COUNTY 02 BERGEN		06/03/26
CLASSIFICATION	NO. OF PARCELS	LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	BOOK VALUE OF TANG PERS PROP	EXEMPTION AMOUNT	NET TAXABLE VALUE	
1 VACANT LAND	133	50,140,900	0	50,140,900		0	50,140,900	
2 RESIDENTIAL	11,120	3,364,849,000	3,621,618,900	6,986,467,900		0	6,986,467,900	
3A FARM (REGULAR)	0	0	0	0		0	0	
3B FARM (QUALIFIED)	0	0	0	0		0	0	
4A COMMERCIAL	377	256,504,500	534,331,500	790,836,000		0	790,836,000	
4B INDUSTRIAL	12	13,419,100	43,809,900	57,229,000		0	57,229,000	
4C APARTMENT	66	142,364,900	430,878,400	573,243,300		0	573,243,300	
CLASS 4 TOTAL	455	412,288,500	1,009,019,800	1,421,308,300		0	1,421,308,300	
RATABLE TOTAL	11,708	3,827,278,400	4,630,638,700	8,457,917,100		0	8,457,917,100	
5A CLASS 1 RAILROAD	1	0	0	0		0	0	
5B CLASS 2 RAILROAD	0	0	0	0		0	0	
RAILROAD TOTAL	1	0	0	0		0	0	
6A TELEPHONE	0				0		0	
6B PETROL REFINRIES	0				0		0	
6C MISCELLANEOUS	0				0		0	
PUBLIC UTIL. TOTAL	0				0		0	
15A PUBLIC SCHOOL	11	34,757,400	98,014,600	132,772,000		0	132,772,000	
15B OTHER SCHOOL	15	34,068,100	96,519,500	130,587,600		0	130,587,600	
15C PUBLIC PROPERTY	183	250,613,000	80,687,400	331,300,400		0	331,300,400	
15D CHARITABLE	85	49,191,600	115,641,000	164,832,600		0	164,832,600	
15E CEMETERY	1	397,700	0	397,700		0	397,700	
15F MISCELLANEOUS	134	38,391,300	191,369,800	229,761,100		0	229,761,100	
EXEMPT TOTAL	429	407,419,100	582,232,300	989,651,400		0	989,651,400	
----- 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	----- E X E M P T I O N S -----
CLASSIFICATION			CLASSIFICATION			CLASSIFICATION		CLASSIFICATION
SENIOR CITIZEN	52	13,000	FIRE SUPPRESS	0	0	DWELL ABATE	0	0
DISABLED PERSON	9	2,250	POLLUTION CNTRL	0	0	DWELL EXEMP	0	0
SURVIVING SPOUSE	1	250	FALLOUT SHELTER	0	0	NEW DWEL/CONV ABAT	0	0
VETERAN	207	51,750	WATER/SEWAGE FAC	0	0	NEW DWEL/CONV EXMT	0	0
WIDOW OF VETERAN	73	18,250	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 TEANECK TWP 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 60 TEANECK TWP		2026	SPECIAL	TAXING	DISTRICT	SUMMARY	COUNTY 02 BERGEN	
SPECIAL TAXING DISTRICT		NO. OF		LAND VALUE	IMPROVEMENTS	EXEMPTIONS	NET TAXABLE	
S01 RATABLES		82		54,294,200	100,391,000	0	154,685,200	
RAILROAD		0		0	0		0	
PUB UTIL		0		0	0		0	
EXEMPTS		0		0	0		0	