

TABLE OF AGGREGATES
OF TAXABLE AND EXEMPT PROPERTY IN THE TAXING DISTRICT OF EMERSON

FOR 2026

(1) VALUE OF LAND	592,019,100	
(2) VALUE OF IMPROVEMENTS	629,754,400	
(3) TOTAL VALUE LAND & IMPRVMT EXCL 2ND CLASS RR		1221,773,500
(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)	284,000	
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	284,000	
(5A) DEDUCTIONS ALLOWED (C.73,L.1976)		
NBR VETERANS	107	
NBR VETERANS WIDOWS	16	
TOTAL	123	
NBR SENIOR CITIZENS	8	
NBR DISABLED PERSONS		
NBR SURVIVING SPOUSE		
TOTAL	131	
(6) NET VALUATION TAXABLE	1221,489,500	
(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	41,628,700
OTHER SCHOOL PROP	
PUBLIC PROP	22,670,300
CHURCH & CHARITABLE PROP	13,306,900
CEMETERY & GRAVEYARD	37,228,100
OTHER EXEMPT PROP	11,765,300
TOTAL VALUE	126,599,300

(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 MUNCLPL PURPOSE TAX		
TOTAL TAX LEVY		

AUTHORIZED RATE

(16) REAL PROPERTY CLASSIFICATION SUMMARY

	ITEMS	TAX VALUE
1.	VACANT LAND	59
2.	RESIDENTIAL	2,319
3A.	FARM (REGULAR)	1
3B.	FARM (QUALIFIED)	1
4A.	COMMERCIAL	120
4B.	INDUSTRIAL	10
4C.	APARTMENT	
	TOTAL CLASS 4A,4B,4C	161,290,500
	TOTAL ALL CLASSES	1221,489,500

STATE OF NEW JERSEY BERGEN

COUNTY

I (WE) _____ ASSESSOR(S) OF THE
TAXING DISTRICT OF EMERSON 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 EMERSON COUNTY OF
BERGEN, NEW JERSEY, AND THAT \$ 1,221,489,500 IS THE
NET VALUATION TAXABLE AND \$ _____ IS THE NET VALUATION
ON WHICH COUNTY TAXES AND REGIONAL OR CONSOLIDATED SCHOOL TAXES
ARE APPORTIONED.

ATTEST:

Harold Colburn Jr. PRESIDENT
Christopher W. Eilet V. PRESIDENT
to C. Ba COMMISSIONER
W. J. H. COMMISSIONER
Paul P. Hummel COMMISSIONER
Paul F. Layton COMMISSIONER
_____ COMMISSIONER

TAX ADMINISTRATOR
COUNTY BOARD OF TAXATION

TAXING DISTRICT 14 EMERSON		2026 TAX LIST DISTRICT SUMMARY				COUNTY 02	BERGEN	01/20/26
CLASSIFICATION	NO. OF PARCELS	LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	BOOK VALUE OF TANG PERS PROP	EXEMPTION AMOUNT	NET TAXABLE VALUE	
1 VACANT LAND	59	17,342,300	0	17,342,300		0	17,342,300	
2 RESIDENTIAL	2,319	503,198,300	539,365,200	1,042,563,500		0	1,042,563,500	
3A FARM (REGULAR)	1	155,000	133,100	288,100		0	288,100	
3B FARM (QUALIFIED)	1	5,100	0	5,100		0	5,100	
4A COMMERCIAL	120	69,211,000	87,557,000	156,768,000		284,000	156,484,000	
4B INDUSTRIAL	10	2,107,400	2,699,100	4,806,500		0	4,806,500	
4C APARTMENT	0	0	0	0		0	0	
CLASS 4 TOTAL	130	71,318,400	90,256,100	161,574,500		284,000	161,290,500	
RATABLE TOTAL	2,510	592,019,100	629,754,400	1,221,773,500		284,000	1,221,489,500	
5A CLASS 1 RAILROAD	4	1,363,600	0	1,363,600		0	1,363,600	
5B CLASS 2 RAILROAD	0	0	0	0		0	0	
RAILROAD TOTAL	4	1,363,600	0	1,363,600		0	1,363,600	
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	25,810,100	15,818,600	41,628,700		0	41,628,700	
15B OTHER SCHOOL	0	0	0	0		0	0	
15C PUBLIC PROPERTY	33	18,476,400	4,193,900	22,670,300		0	22,670,300	
15D CHARITABLE	8	4,094,800	9,212,100	13,306,900		0	13,306,900	
15E CEMETERY	1	37,228,100	0	37,228,100		0	37,228,100	
15F MISCELLANEOUS	31	6,798,100	4,967,200	11,765,300		0	11,765,300	
EXEMPT TOTAL	76	92,407,500	34,191,800	126,599,300		0	126,599,300	
----- 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	8	2,000	FIRE SUPPRESS	1	284,000	DWELL ABATE	0	0
DISABLED PERSON	0	0	POLLUTION CNTRL	0	0	DWELL EXEMP	0	0
SURVIVING SPOUSE	0	0	FALLOUT SHELTER	0	0	NEW DWEL/CONV ABAT	0	0
VETERAN	107	26,750	WATER/SEWAGE FAC	0	0	NEW DWEL/CONV EXMT	0	0
WIDOW OF VETERAN	16	4,000	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 EMERSON 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

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EXPRESSING THE TAXABLE VALUE OF REAL PROPERTY IN THE COUNTY.

SWORN AND SUBSCRIBED BEFORE ME THIS DAY OF OF 2026. -----
ASSESSOR