

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

FOR 2026

(1) VALUE OF LAND	1664,961,100
(2) VALUE OF IMPROVEMENTS	2056,111,300
(3) TOTAL VALUE LAND & IMPRVMT EXCL 2ND CLASS RR	3721,072,400
(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	148
NBR VETERANS WIDOWS	39
TOTAL	187
NBR SENIOR CITIZENS	17
NBR DISABLED PERSONS	
NBR SURVIVING SPOUSE	
TOTAL	204
(6) NET VALUATION TAXABLE	3721,072,400
(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	95,397,800
OTHER SCHOOL PROP	5,898,900
PUBLIC PROP	133,710,900
CHURCH & CHARITABLE PROP	45,758,600
CEMETERY & GRAVEYARD	2,329,200
OTHER EXEMPT PROP	29,885,900
TOTAL VALUE	312,981,300

(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 MUNCPL PURPOSE TAX		
TOTAL TAX LEVY		

AUTHORIZED RATE

(16) REAL PROPERTY CLASSIFICATION SUMMARY

	ITEMS	TAX VALUE
1.	VACANT LAND	275 48,825,100
2.	RESIDENTIAL	4,422 2996,582,400
3A.	FARM (REGULAR)	4 4,451,700
3B.	FARM (QUALIFIED)	9 40,600
4A.	COMMERCIAL	134 222,371,800
4B.	INDUSTRIAL	76 444,874,900
4C.	APARTMENT	3 3,925,900
	TOTAL CLASS 4A,4B,4C	671,172,600
	TOTAL ALL CLASSES	3721,072,400

STATE OF NEW JERSEY BERGEN COUNTY

I (WE) \_\_\_\_\_ ASSESSOR(S) OF THE  
TAXING DISTRICT OF OAKLAND 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 OAKLAND COUNTY OF  
BERGEN, NEW JERSEY, AND THAT \$ 3,721,072,400 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 42 OAKLAND			2026	TAX	LIST	DISTRICT	SUMMARY	COUNTY 02	BERGEN	02/17/26
CLASSIFICATION		NO. OF PARCELS	LAND VALUE	IMPROVEMENT VALUE		TOTAL VALUE		BOOK VALUE OF TANG PERS PROP	EXEMPTION AMOUNT	NET TAXABLE VALUE
1	VACANT LAND	275	48,825,100	0		48,825,100			0	48,825,100
2	RESIDENTIAL	4,422	1,418,291,600	1,578,290,800		2,996,582,400			0	2,996,582,400
3A	FARM (REGULAR)	4	1,313,700	3,138,000		4,451,700			0	4,451,700
3B	FARM (QUALIFIED)	9	40,600	0		40,600			0	40,600
4A	COMMERCIAL	134	93,202,500	129,169,300		222,371,800			0	222,371,800
4B	INDUSTRIAL	76	101,525,400	343,349,500		444,874,900			0	444,874,900
4C	APARTMENT	3	1,762,200	2,163,700		3,925,900			0	3,925,900
CLASS 4 TOTAL		213	196,490,100	474,682,500		671,172,600			0	671,172,600
RATABLE TOTAL		4,923	1,664,961,100	2,056,111,300		3,721,072,400			0	3,721,072,400
5A	CLASS 1 RAILROAD	4	0	0		0			0	0
5B	CLASS 2 RAILROAD	0	0	0		0			0	0
RAILROAD TOTAL		4	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	8	25,431,900	69,965,900		95,397,800			0	95,397,800
15B	OTHER SCHOOL	1	895,100	5,003,800		5,898,900			0	5,898,900
15C	PUBLIC PROPERTY	202	119,036,900	14,674,000		133,710,900			0	133,710,900
15D	CHARITABLE	15	11,117,500	34,641,100		45,758,600			0	45,758,600
15E	CEMETERY	6	2,320,800	8,400		2,329,200			0	2,329,200
15F	MISCELLANEOUS	33	13,892,600	15,993,300		29,885,900			0	29,885,900
EXEMPT TOTAL		265	172,694,800	140,286,500		312,981,300			0	312,981,300
----- 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 -----			----- 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
SENIOR CITIZEN		17	4,250	FIRE SUPPRESS		0	0	DWELL ABATE		0
DISABLED PERSON		0	0	POLLUTION CNTRL		0	0	DWELL EXEMP		0
SURVIVING SPOUSE		0	0	FALLOUT SHELTER		0	0	NEW DWEL/CONV ABAT		0
VETERAN		148	37,000	WATER/SEWAGE FAC		0	0	NEW DWEL/CONV EXMT		0
WIDOW OF VETERAN		39	9,750	HOME IMPROVEMENT		0	0	MUL DWELL EXEMP		0
				CLASS 4 ABATEMENT		0	0	MUL DWELL ABATE		0
				MULTI-FAMILY DWELL		0	0	COM/IND EXEMP		0
				UEZ ABATEMENT		0	0	RENEWABLE ENERGY		0

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ASSESSOR

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