

TABLE OF AGGREGATES
OF TAXABLE AND EXEMPT PROPERTY IN THE TAXING DISTRICT OF RIVER VALE

FOR 2026

| | |
|--|--------------|
| (1) VALUE OF LAND | 1202,574,115 |
| (2) VALUE OF IMPROVEMENTS | 1119,375,000 |
| (3) TOTAL VALUE LAND & IMPRVMT EXCL 2ND CLASS RR | 2321,949,115 |
| (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 | 141 |
| NBR VETERANS WIDOWS | 26 |
| TOTAL | 167 |
| NBR SENIOR CITIZENS | 5 |
| NBR DISABLED PERSONS | 2 |
| NBR SURVIVING SPOUSE | |
| TOTAL | 174 |
| (6) NET VALUATION TAXABLE | 2321,949,115 |
| (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 | |

STATE OF NEW JERSEY BERGEN COUNTY

I (WE) _____ ASSESSOR(S) OF THE
TAXING DISTRICT OF RIVER VALE 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)

| | |
|-----------------------------------|-------------|
| (13) VALUATION OF EXEMPT PROPERTY | |
| PUBLIC SCHOOL PROP | 33,532,300 |
| OTHER SCHOOL PROP | |
| PUBLIC PROP | 65,770,300 |
| CHURCH & CHARITABLE PROP | 2,973,700 |
| CEMETERY & GRAVEYARD | 600,000 |
| OTHER EXEMPT PROP | 33,818,050 |
| TOTAL VALUE | 136,694,350 |

| | |
|---|--|
| (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 | 69 |
| 2. | RESIDENTIAL | 3,547 |
| 3A. | FARM (REGULAR) | |
| 3B. | FARM (QUALIFIED) | |
| 4A. | COMMERCIAL | 32 |
| 4B. | INDUSTRIAL | 67,316,100 |
| 4C. | APARTMENT | 6 |
| | TOTAL CLASS 4A,4B,4C | 20,789,200 |
| | TOTAL ALL CLASSES | 88,105,300 |
| | | 2321,949,115 |

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 RIVER VALE COUNTY OF
BERGEN, NEW JERSEY, AND THAT \$ 2,321,949,115 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 53 RIVER VALE | | | 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 | 69 | 23,499,565 | 0 | 23,499,565 | | 0 | 23,499,565 | |
| 2 RESIDENTIAL | 3,547 | 1,133,376,750 | 1,076,967,500 | 2,210,344,250 | | 0 | 2,210,344,250 | |
| 3A FARM (REGULAR) | 0 | 0 | 0 | 0 | | 0 | 0 | |
| 3B FARM (QUALIFIED) | 0 | 0 | 0 | 0 | | 0 | 0 | |
| 4A COMMERCIAL | 32 | 38,196,600 | 29,119,500 | 67,316,100 | | 0 | 67,316,100 | |
| 4B INDUSTRIAL | 0 | 0 | 0 | 0 | | 0 | 0 | |
| 4C APARTMENT | 6 | 7,501,200 | 13,288,000 | 20,789,200 | | 0 | 20,789,200 | |
| CLASS 4 TOTAL | 38 | 45,697,800 | 42,407,500 | 88,105,300 | | 0 | 88,105,300 | |
| RATABLE TOTAL | 3,654 | 1,202,574,115 | 1,119,375,000 | 2,321,949,115 | | 0 | 2,321,949,115 | |
| 5A CLASS 1 RAILROAD | 0 | 0 | 0 | 0 | | 0 | 0 | |
| 5B CLASS 2 RAILROAD | 0 | 0 | 0 | 0 | | 0 | 0 | |
| RAILROAD TOTAL | 0 | 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 | 5 | 22,491,600 | 11,040,700 | 33,532,300 | | 0 | 33,532,300 | |
| 15B OTHER SCHOOL | 0 | 0 | 0 | 0 | | 0 | 0 | |
| 15C PUBLIC PROPERTY | 89 | 57,720,100 | 8,050,200 | 65,770,300 | | 0 | 65,770,300 | |
| 15D CHARITABLE | 4 | 1,455,400 | 1,518,300 | 2,973,700 | | 0 | 2,973,700 | |
| 15E CEMETERY | 1 | 600,000 | 0 | 600,000 | | 0 | 600,000 | |
| 15F MISCELLANEOUS | 40 | 13,201,750 | 20,616,300 | 33,818,050 | | 0 | 33,818,050 | |
| EXEMPT TOTAL | 139 | 95,468,850 | 41,225,500 | 136,694,350 | | 0 | 136,694,350 | |
| ----- 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 | 5 | 1,250 | 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 | 141 | 35,250 | WATER/SEWAGE FAC | 0 | 0 | NEW DWEL/CONV EXMT | 0 | 0 |
| WIDOW OF VETERAN | 26 | 6,500 | 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 RIVER VALE 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