

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

FOR 2025

(1) VALUE OF LAND	1185,916,141
(2) VALUE OF IMPROVEMENTS	1074,819,600
(3) TOTAL VALUE LAND & IMPRVMT EXCL 2ND CLASS RR	2260,735,741
(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	151
NBR VETERANS WIDOWS	27
TOTAL	178
NBR SENIOR CITIZENS	6
NBR DISABLED PERSONS	2
NBR SURVIVING SPOUSE	
TOTAL	186
(6) NET VALUATION TAXABLE	2260,735,741
(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	33,532,300
OTHER SCHOOL PROP	
PUBLIC PROP	65,770,300
CHURCH & CHARITABLE PROP	2,973,700
CEMETERY & GRAVEYARD	600,000
OTHER EXEMPT PROP	27,698,800
TOTAL VALUE	130,575,100

(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

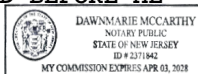
	ITEMS	TAX VALUE
1.	VACANT LAND	62
2.	RESIDENTIAL	3,498
3A.	FARM (REGULAR)	
3B.	FARM (QUALIFIED)	
4A.	COMMERCIAL	32
4B.	INDUSTRIAL	67,316,100
4C.	APARTMENT	6
	TOTAL CLASS 4A,4B,4C	19,221,800
	TOTAL ALL CLASSES	86,537,900
		2260,735,741

STATE OF NEW JERSEY BERGEN COUNTY

I (WE) JOANNE ALLGOR 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 2025,  
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  
02/03/25



JOANNE ALLGOR

Electronically Signed

02/03/25

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 2025 IN THE  
TAXING DISTRICT OF RIVER VALE COUNTY OF  
BERGEN, NEW JERSEY, AND THAT \$ 2,260,735,741 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. H. H. COMMISSIONER  
Paul P. Hummel COMMISSIONER  
Ant F. Layton COMMISSIONER  
Ed COMMISSIONER

TAX ADMINISTRATOR  
COUNTY BOARD OF TAXATION

TAXING DISTRICT 53 RIVER VALE		2025 TAX LIST DISTRICT SUMMARY				COUNTY 02	BERGEN	01/31/25
	CLASSIFICATION	NO. OF PARCELS	LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	BOOK VALUE OF TANG PERS PROP	EXEMPTION AMOUNT	NET TAXABLE VALUE
1	VACANT LAND	62	26,490,241	0	26,490,241		0	26,490,241
2	RESIDENTIAL	3,498	1,113,728,100	1,033,979,500	2,147,707,600		0	2,147,707,600
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	11,720,600	19,221,800		0	19,221,800
CLASS 4 TOTAL		38	45,697,800	40,840,100	86,537,900		0	86,537,900
RATABLE TOTAL		3,598	1,185,916,141	1,074,819,600	2,260,735,741		0	2,260,735,741
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	34	11,541,000	16,157,800	27,698,800		0	27,698,800
EXEMPT TOTAL		133	93,808,100	36,767,000	130,575,100		0	130,575,100
----- D E D U C 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	6	1,500	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	151	37,750	WATER/SEWAGE FAC	0	0	NEW DWEL/CONV EXMT	0	0
WIDOW OF VETERAN	27	6,750	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 **JOANNE ALLGOR** 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.

Electronically Signed 02/03/25  
JOANNE ALLGOR ASSESSOR

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SWORN AND SUBSCRIBED BEFORE ME 02/03/25

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ASSESSOR

*Dawn Marie McCarthy*



