

TABLE OF AGGREGATES
OF TAXABLE AND EXEMPT PROPERTY IN THE TAXING DISTRICT OF FRANKLIN LAKES

FOR 2026

(1) VALUE OF LAND	1846,834,400
(2) VALUE OF IMPROVEMENTS	2760,155,600
(3) TOTAL VALUE LAND & IMPRVMT EXCL 2ND CLASS RR	4606,990,000
(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	115
NBR VETERANS WIDOWS	9
TOTAL	124
NBR SENIOR CITIZENS	9
NBR DISABLED PERSONS	1
NBR SURVIVING SPOUSE	1
TOTAL	135
(6) NET VALUATION TAXABLE	4606,990,000
(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	75,768,200
OTHER SCHOOL PROP	10,067,900
PUBLIC PROP	71,487,500
CHURCH & CHARITABLE PROP	30,235,800
CEMETERY & GRAVEYARD	9,618,400
OTHER EXEMPT PROP	17,087,500
TOTAL VALUE	214,265,300

(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	137
2.	RESIDENTIAL	3,727
3A.	FARM (REGULAR)	2
3B.	FARM (QUALIFIED)	8
4A.	COMMERCIAL	55
4B.	INDUSTRIAL	15
4C.	APARTMENT	4
	TOTAL CLASS 4A,4B,4C	388,113,900
		30,374,200
		73,458,100
	TOTAL ALL CLASSES	491,946,200
		4606,990,000

STATE OF NEW JERSEY BERGEN

COUNTY

I (WE) EDMUND BROWN ASSESSOR(S) OF THE
TAXING DISTRICT OF FRANKLIN LAKES 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

EDMUND BROWN

Electronically Signed

02/02/26

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 FRANKLIN LAKES COUNTY OF
BERGEN, NEW JERSEY, AND THAT \$ 4,606,990,000 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. H.

COMMISSIONER

Paul P. Hummel

COMMISSIONER

Paul F. Layton

Paul F. Layton

COMMISSIONER

Paul F. Layton

COMMISSIONER

TAX ADMINISTRATOR
COUNTY BOARD OF TAXATION

TAXING DISTRICT 20 FRANKLIN LAKES			2026 TAX LIST DISTRICT SUMMARY			COUNTY 02 BERGEN		02/02/26
CLASSIFICATION	NO. OF PARCELS	LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	BOOK VALUE OF TANG PERS PROP	EXEMPTION AMOUNT	NET TAXABLE VALUE	
1 VACANT LAND	137	36,132,400	0	36,132,400		0	36,132,400	
2 RESIDENTIAL	3,727	1,603,596,500	2,473,229,500	4,076,826,000		0	4,076,826,000	
3A FARM (REGULAR)	2	768,000	1,301,100	2,069,100		0	2,069,100	
3B FARM (QUALIFIED)	8	16,300	0	16,300		0	16,300	
4A COMMERCIAL	55	173,930,100	214,183,800	388,113,900		0	388,113,900	
4B INDUSTRIAL	15	12,261,100	18,113,100	30,374,200		0	30,374,200	
4C APARTMENT	4	20,130,000	53,328,100	73,458,100		0	73,458,100	
CLASS 4 TOTAL	74	206,321,200	285,625,000	491,946,200		0	491,946,200	
RATABLE TOTAL	3,948	1,846,834,400	2,760,155,600	4,606,990,000		0	4,606,990,000	
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	11	24,775,900	50,992,300	75,768,200		0	75,768,200	
15B OTHER SCHOOL	3	2,873,200	7,194,700	10,067,900		0	10,067,900	
15C PUBLIC PROPERTY	34	62,468,500	9,019,000	71,487,500		0	71,487,500	
15D CHARITABLE	21	17,001,000	13,234,800	30,235,800		0	30,235,800	
15E CEMETERY	2	9,225,400	393,000	9,618,400		0	9,618,400	
15F MISCELLANEOUS	24	8,239,000	8,848,500	17,087,500		0	17,087,500	
EXEMPT TOTAL	95	124,583,000	89,682,300	214,265,300		0	214,265,300	
----- 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	9	2,250	FIRE SUPPRESS	0	0	DWELL ABATE	0	0
DISABLED PERSON	1	250	POLLUTION CNTRL	0	0	DWELL EXEMP	0	0
SURVIVING SPOUSE	1	250	FALLOUT SHELTER	0	0	NEW DWEL/CONV ABAT	0	0
VETERAN	115	28,750	WATER/SEWAGE FAC	0	0	NEW DWEL/CONV EXMT	0	0
WIDOW OF VETERAN	9	2,250	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

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Electronically Signed 02/02/26
EDMUND BROWN ASSESSOR

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Electronically Signed 02/02/26
EDMUND BROWN ASSESSOR

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