

**TABLE OF AGGREGATES  
OF TAXABLE AND EXEMPT PROPERTY IN THE TAXING DISTRICT OF HACKENSACK**

**FOR 2026**

(1) VALUE OF LAND	2232,138,600	
(2) VALUE OF IMPROVEMENTS	4197,154,800	
(3) TOTAL VALUE LAND & IMPRVMT EXCL 2ND CLASS RR	6429,293,400	
(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)	1,348,600	
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)	711,000	
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	2,059,600	
(5A) DEDUCTIONS ALLOWED (C.73,L.1976)		
NBR VETERANS	161	
NBR VETERANS WIDOWS	38	
TOTAL	199	
NBR SENIOR CITIZENS	48	
NBR DISABLED PERSONS	9	
NBR SURVIVING SPOUSE	1	
TOTAL	257	
(6) NET VALUATION TAXABLE	6427,233,800	
(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	233,859,600
OTHER SCHOOL PROP	
PUBLIC PROP	389,524,500
CHURCH & CHARITABLE PROP	77,465,500
CEMETERY & GRAVEYARD	60,483,700
OTHER EXEMPT PROP	1668,157,800
TOTAL VALUE	2429,491,100

(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	179
2.	RESIDENTIAL	7,997
3A.	FARM (REGULAR)	
3B.	FARM (QUALIFIED)	
4A.	COMMERCIAL	1,015
4B.	INDUSTRIAL	219
4C.	APARTMENT	204
	TOTAL CLASS 4A,4B,4C	2000,835,200
		473,704,900
		1333,268,400
	TOTAL ALL CLASSES	3807,808,500
		6427,233,800

STATE OF NEW JERSEY BERGEN COUNTY

I (WE) ARTHUR B. CARLSON, JR. CTA ASSESSOR(S) OF THE TAXING DISTRICT OF HACKENSACK 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

ARTHUR B. CARLSON, JR. CTA

Electronically Signed

04/06/26

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 HACKENSACK, COUNTY OF BERGEN, NEW JERSEY, AND THAT \$ 6,427,233,800 IS THE NET VALUATION TAXABLE AND \$ IS THE NET VALUATION ON WHICH COUNTY TAXES AND REGIONAL OR CONSOLIDATED SCHOOL TAXES ARE APPORTIONED.

ATTEST:

<u>David Calabrese Jr.</u>	PRESIDENT
<u>Christopher W. Ebert</u>	V. PRESIDENT
<u>[Signature]</u>	COMMISSIONER
<u>[Signature]</u>	COMMISSIONER
<u>[Signature]</u>	COMMISSIONER
<u>[Signature]</u>	COMMISSIONER
<u>[Signature]</u>	COMMISSIONER

Paul F. Lupton  
TAX ADMINISTRATOR  
COUNTY BOARD OF TAXATION

TAXING DISTRICT 23 HACKENSACK		2026 TAX LIST DISTRICT SUMMARY				COUNTY 02 BERGEN		03/05/26
CLASSIFICATION	NO. OF PARCELS	LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	BOOK VALUE OF TANG PERS PROP	EXEMPTION AMOUNT	NET TAXABLE VALUE	
1 VACANT LAND	179	44,109,700	0	44,109,700		0	44,109,700	
2 RESIDENTIAL	7,997	1,132,512,900	1,442,802,700	2,575,315,600		0	2,575,315,600	
3A FARM (REGULAR)	0	0	0	0		0	0	
3B FARM (QUALIFIED)	0	0	0	0		0	0	
4A COMMERCIAL	1,015	590,795,900	1,410,039,300	2,000,835,200		0	2,000,835,200	
4B INDUSTRIAL	219	157,197,800	317,218,100	474,415,900		711,000	473,704,900	
4C APARTMENT	204	307,522,300	1,027,094,700	1,334,617,000		1,348,600	1,333,268,400	
CLASS 4 TOTAL	1,438	1,055,516,000	2,754,352,100	3,809,868,100		2,059,600	3,807,808,500	
RATABLE TOTAL	9,614	2,232,138,600	4,197,154,800	6,429,293,400		2,059,600	6,427,233,800	
5A CLASS 1 RAILROAD	25	0	0	0		0	0	
5B CLASS 2 RAILROAD	13	0	0	0		0	0	
RAILROAD TOTAL	38	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	28	67,947,000	165,912,600	233,859,600		0	233,859,600	
15B OTHER SCHOOL	0	0	0	0		0	0	
15C PUBLIC PROPERTY	94	112,764,900	276,759,600	389,524,500		0	389,524,500	
15D CHARITABLE	64	26,135,100	51,330,400	77,465,500		0	77,465,500	
15E CEMETERY	3	51,327,000	9,156,700	60,483,700		0	60,483,700	
15F MISCELLANEOUS	287	241,542,600	1,426,615,200	1,668,157,800		0	1,668,157,800	
EXEMPT TOTAL	476	499,716,600	1,929,774,500	2,429,491,100		0	2,429,491,100	
----- 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	48	12,000	FIRE SUPPRESS	1	1,348,600	DWELL ABATE	0	0
DISABLED PERSON	9	2,250	POLLUTION CNTRL	0	0	DWELL EXEMP	0	0
SURVIVING SPOUSE	1	250	FALLOUT SHELTER	0	0	NEW DWEL/CONV ABAT	1	711,000
VETERAN	161	40,250	WATER/SEWAGE FAC	0	0	NEW DWEL/CONV EXMT	0	0
WIDOW OF VETERAN	38	9,500	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

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TAXING DISTRICT 23 HACKENSACK		2026 SPECIAL TAXING DISTRICT SUMMARY				COUNTY 02 BERGEN	
SPECIAL TAXING DISTRICT		NO. OF ITEMS	LAND VALUE	IMPROVEMENTS	EXEMPTIONS	NET TAXABLE	
S01	RATABLES	122	51,257,200	116,252,500	0	167,509,700	
	RAILROAD	0	0	0		0	
	PUB UTIL	0	0			0	
	EXEMPTS	19	67,637,500	171,185,600		238,823,100	