

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	

(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 MUNCPL 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

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 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

JOANNE ALLGOR

Electronically Signed

01/20/26

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 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:

Harold Colburn Jr. PRESIDENT
Christopher W. Eilet V. PRESIDENT
to C. Ba COMMISSIONER
W. J. H. COMMISSIONER
Paul P. Hummel COMMISSIONER
Ant F. Layton COMMISSIONER
C. J. J. 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

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EXEMPTIONS AND DEDUCTIONS AS ARE PRESCRIBED BY LAW.

Electronically Signed 01/20/26
JOANNE ALLGOR ASSESSOR

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ASSESSOR