

TABLE OF AGGREGATES  
OF TAXABLE AND EXEMPT PROPERTY IN THE TAXING DISTRICT OF WOODCLIFF LAKE

FOR 2026

(1) VALUE OF LAND	1016,264,900	
(2) VALUE OF IMPROVEMENTS	1488,841,600	
(3) TOTAL VALUE LAND & IMPRVMT EXCL 2ND CLASS RR		2505,106,500
(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)	4,145,400	
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	4,145,400	
(5A) DEDUCTIONS ALLOWED (C.73,L.1976)		
NBR VETERANS	59	
NBR VETERANS WIDOWS	5	
TOTAL	64	
NBR SENIOR CITIZENS	1	
NBR DISABLED PERSONS	1	
NBR SURVIVING SPOUSE		
TOTAL	66	
(6) NET VALUATION TAXABLE	2500,961,100	
(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	13,323,000
OTHER SCHOOL PROP	6,977,200
PUBLIC PROP	35,972,900
CHURCH & CHARITABLE PROP	13,149,500
CEMETERY & GRAVEYARD	
OTHER EXEMPT PROP	10,322,100
TOTAL VALUE	79,744,700

(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	57
2.	RESIDENTIAL	1,936
3A.	FARM (REGULAR)	2
3B.	FARM (QUALIFIED)	2
4A.	COMMERCIAL	54
4B.	INDUSTRIAL	
4C.	APARTMENT	
	TOTAL CLASS 4A,4B,4C	506,606,400
	TOTAL ALL CLASSES	2500,961,100

STATE OF NEW JERSEY BERGEN COUNTY

I (WE) ANTHONY MAZZOLA ASSESSOR(S) OF THE  
TAXING DISTRICT OF WOODCLIFF LAKE 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

ANTHONY MAZZOLA

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 WOODCLIFF LAKE COUNTY OF  
BERGEN, NEW JERSEY, AND THAT \$ 2,500,961,100 IS THE  
NET VALUATION TAXABLE AND \$ IS THE NET VALUATION  
ON WHICH COUNTY TAXES AND REGIONAL OR CONSOLIDATED SCHOOL TAXES  
ARE APPORTIONED.

ATTEST:

James Calabrese Jr. PRESIDENT  
Christopher W. Ebert V. PRESIDENT  
[Signature] COMMISSIONER  
[Signature] COMMISSIONER  
[Signature] COMMISSIONER  
[Signature] COMMISSIONER  
[Signature] COMMISSIONER

[Signature]  
TAX ADMINISTRATOR  
COUNTY BOARD OF TAXATION

TAXING DISTRICT 68 WOODCLIFF LAKE			2026 TAX LIST DISTRICT SUMMARY			COUNTY 02 BERGEN		03/19/26
CLASSIFICATION	NO. OF PARCELS	LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	BOOK VALUE OF TANG PERS PROP	EXEMPTION AMOUNT	NET TAXABLE VALUE	
1 VACANT LAND	57	36,900,400	0	36,900,400		0	36,900,400	
2 RESIDENTIAL	1,936	852,433,900	1,103,732,900	1,956,166,800		0	1,956,166,800	
3A FARM (REGULAR)	2	639,800	640,800	1,280,600		0	1,280,600	
3B FARM (QUALIFIED)	2	6,900	0	6,900		0	6,900	
4A COMMERCIAL	54	126,283,900	384,467,900	510,751,800		4,145,400	506,606,400	
4B INDUSTRIAL	0	0	0	0		0	0	
4C APARTMENT	0	0	0	0		0	0	
CLASS 4 TOTAL	54	126,283,900	384,467,900	510,751,800		4,145,400	506,606,400	
RATABLE TOTAL	2,051	1,016,264,900	1,488,841,600	2,505,106,500		4,145,400	2,500,961,100	
5A CLASS 1 RAILROAD	1	90,800	0	90,800		0	90,800	
5B CLASS 2 RAILROAD	0	0	0	0		0	0	
RAILROAD TOTAL	1	90,800	0	90,800		0	90,800	
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	1	5,640,000	7,683,000	13,323,000		0	13,323,000	
15B OTHER SCHOOL	1	3,817,600	3,159,600	6,977,200		0	6,977,200	
15C PUBLIC PROPERTY	34	25,293,500	10,679,400	35,972,900		0	35,972,900	
15D CHARITABLE	7	5,387,600	7,761,900	13,149,500		0	13,149,500	
15E CEMETERY	0	0	0	0		0	0	
15F MISCELLANEOUS	15	6,562,900	3,759,200	10,322,100		0	10,322,100	
EXEMPT TOTAL	58	46,701,600	33,043,100	79,744,700		0	79,744,700	
----- 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	1	250	FIRE SUPPRESS	5	4,145,400	DWELL ABATE	0	0
DISABLED PERSON	1	250	POLLUTION CNTRL	0	0	DWELL EXEMP	0	0
SURVIVING SPOUSE	0	0	FALLOUT SHELTER	0	0	NEW DWEL/CONV ABAT	0	0
VETERAN	59	14,750	WATER/SEWAGE FAC	0	0	NEW DWEL/CONV EXMT	0	0
WIDOW OF VETERAN	5	1,250	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 04/06/26  
ANTHONY MAZZOLA ASSESSOR

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