

**CHAPTER 123 LAWS OF 1973
 APPLICABLE TO TAX APPEALS FOR TAX YEAR 2024
 AS AMENDED BY TAX COURT OF NEW JERSEY**

BERGEN COUNTY			AVERAGE RATIO	LOWER LIMIT	UPPER LIMIT
0242	OAKLAND BORO	<i>R</i>	91.17 / 100.00	77.49	104.85
0243	OLD TAPPAN BORO		82.74	70.33	95.15
0244	ORADELL BORO	<i>R</i>	87.34 / 100.00	74.24	100.44
0245	PALISADES PARK BORO	<i>R</i>	89.01 / 100.00	75.66	102.36
0246	PARAMUS BORO	<i>R</i>	93.29 / 100.00	79.30	107.28
0247	PARK RIDGE BORO		70.32	59.77	80.87
0248	RAMSEY BORO		80.11	68.09	92.13
0249	RIDGEFIELD BORO	<i>R</i>	95.48 / 100.00	81.16	109.80
0250	RIDGEFIELD PARK VILLAGE	<i>R</i>	86.79 / 100.00	73.77	99.81
0251	RIDGEWOOD VILLAGE		70.66	60.06	81.26
0252	RIVEREDGE BORO		64.62	54.93	74.31
0253	RIVERVALE TWP		85.84	72.96	98.72
0254	ROCHELLE PARK TWP		78.52	66.74	90.30
0255	ROCKLEIGH BORO		98.79	83.97	113.61
0256	RUTHERFORD BORO		74.12	63.00	85.24
0257	SADDLE BROOK TWP	<i>R</i>	91.70 / 100.00	77.94	105.46
0258	SADDLE RIVER BORO		101.49	86.27	116.71
0259	SO HACKENSACK TWP	<i>R</i>	88.32 / 100.00	75.07	101.57
0260	TEANECK TWP	<i>R</i>	66.73 / 100.00	56.72	76.74
0261	TENAFLY BORO		75.95	64.56	87.34
0262	TETERBORO BORO	<i>R</i>	74.72 / 100.00	63.51	85.93
0263	UPPER SADDLE RIV BORO		70.36	59.81	80.91
0264	WALDWICK BORO	<i>R</i>	77.89 / 100.00	66.21	89.57
0265	WALLINGTON BORO		64.26	54.62	73.90
0266	WASHINGTON TWP		73.33	62.33	84.33
0267	WESTWOOD BORO	<i>R</i>	95.57 / 100.00	81.23	109.91
0268	WOODCLIFF LAKE BORO	<i>R</i>	87.83 / 100.00	74.66	101.00
0269	WOOD RIDGE BORO		74.19	63.06	85.32
0270	WYCKOFF TWP		90.19	76.66	103.72

R = Revaluations / REASSESSMENTS

*RATIOS IN EXCESS OF 100% ARE TO BE CONSIDERED AT 100%

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0201	ALLENDALE BORO <i>R</i>	92.09 /100.00	78.28	105.90
0202	ALPINE BORO**	96.44	81.97	110.91
0203	BERGENFIELD BORO	66.61	56.62	76.60
0204	BOGOTA BORO <i>R</i>	59.78 /100.00	50.81	68.75
0205	CARLSTADT BORO <i>R</i>	91.91 /100.00	78.12	105.70
0206	CLIFFSIDE PARK BORO	72.11	61.29	82.93
0207	CLOSTER BORO <i>R</i>	90.25 /100.00	76.71	103.79
0208	CRESSKILL BORO <i>R</i>	78.98 /100.00	67.13	90.83
0209	DEMAREST BORO	69.40	58.99	79.81
0210	DUMONT BORO	62.78	53.36	72.20
0211	ELMWOOD PARK BORO	74.51	63.33	85.69
0212	E RUTHERFORD BORO <i>R</i>	93.41	79.40	107.42
0213	EDGEWATER BORO <i>R</i>	92.58	78.69	106.47
0214	EMERSON BORO	75.37	64.06	86.68
0215	ENGLEWOOD CITY	71.63	60.89	82.37
0216	ENGLEWOOD CLIFFS BORO	88.75	75.44	102.06
0217	FAIRLAWN BORO	63.96	54.37	73.55
0218	FAIRVIEW BORO <i>R</i>	81.88	69.60	94.16
0219	FORT LEE BORO	73.16	62.19	84.13
0220	FRANKLIN LAKES BORO	81.88	69.60	94.16
0221	GARFIELD CITY	61.15	51.98	70.32
0222	GLEN ROCK BORO	77.34	65.74	88.94
0223	HACKENSACK CITY	90.06	76.55	103.57
0224	HARRINGTON PARK BORO	73.92	62.83	85.01
0225	HASBROUCK HGHTS BORO <i>R</i>	94.90	80.66	109.14
0226	HAWORTH BORO	74.13	63.01	85.25
0227	HILLSDALE BORO	75.95	64.56	87.34
0228	HOHOKUS BORO	74.44	63.27	85.61
0229	LEONIA BORO	63.36	53.86	72.86
0230	LITTLE FERRY BORO <i>R</i>	84.77	72.05	97.49
0231	LODI BORO	60.51	51.43	69.59
0232	LYNDHURST TWP <i>R</i>	98.72	83.91	113.53
0233	MAHWAH TWP**	75.07	63.81	86.33
0234	MAYWOOD BORO <i>R</i>	95.45	81.13	109.77
0235	MIDLAND PARK BORO	71.39	60.68	82.10
0236	MONTVALE BORO	81.21	69.03	93.39
0237	MOONACHIE BORO <i>R</i>	84.77	72.05	97.49
0238	NEW MILFORD BORO	61.60	52.36	70.84
0239	NORTH ARLINGTON BORO <i>R</i>	86.07	73.16	98.98
0240	NORTHVALE BORO	77.70	66.04	89.36
0241	NORWOOD BORO	81.78	69.51	94.05

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2024

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**STATE OF NEW JERSEY
DEPARTMENT OF THE TREASURY
DIVISION OF TAXATION**

**CERTIFICATION OF AVERAGE RATIOS
AND
COMMON LEVEL RANGES FOR USE IN THE TAX YEAR 2024**

Original Certification October 1, 2023

Amended by the New Jersey Tax Court
(Chapter 86, Laws of 1954) January 30, 2024

Marita R. Sciarrotta, Acting Director
Division of Taxation
Department of the Treasury
State of New Jersey

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