

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

**COEFFICIENTS OF DEVIATION  
A MEASURE OF PROPERTY ASSESSMENT UNIFORMITY  
2016 DATA**

**PROPERTY ADMINISTRATION  
OCTOBER 2016**

COUNTY MUNICIPALITY AND YEAR GENERAL COEFFICIENT STRATIFIED BY CLASS SEGMENTED BY CLASS NUMBER OF SALES BY CLASS TOTAL

BERGEN COUNTY

ALLENDALE BORO

Year	General Coefficient	Class 1	Class 2	Class 4	Class 1	Class 2	Class 4	Number of Sales	By Class	Total
2016	7.02	7.02	7.61	7.02	7.02	7.61	7.02	76	76	76
2015	7.61	7.61	7.61	7.61	7.61	7.61	7.61	25	25	25
2014	10.72	10.81	10.82	10.82	10.82	10.82	10.82	70	70	71
2013	9.44	9.44	9.44	9.44	9.44	9.44	9.44	76	76	76

ALPINE BORO

Year	General Coefficient	Class 1	Class 2	Class 4	Class 1	Class 2	Class 4	Number of Sales	By Class	Total
2016	13.90	13.90	13.90	13.90	13.90	13.90	13.90	19	19	19
2015	8.23	8.23	8.23	8.23	8.23	8.23	8.23	9	9	9
2014	16.80	16.80	16.80	16.80	16.80	16.80	16.80	14	14	14
2013	20.07	20.07	20.07	20.07	20.07	20.07	20.07	18	18	18

BERGENFIELD BORO

Year	General Coefficient	Class 1	Class 2	Class 4	Class 1	Class 2	Class 4	Number of Sales	By Class	Total
2016	11.77	11.76	11.76	11.76	11.74	14.36	11.74	206	206	208
2015	13.58	13.62	13.62	13.62	13.61	11.64	13.61	148	148	150
2014	14.09	13.91	13.40	13.40	13.91	13.69	13.91	156	156	166
2013	14.37	14.02	11.16	11.16	14.03	30.30	14.03	143	143	146

BOGOTA BORO

Year	General Coefficient	Class 1	Class 2	Class 4	Class 1	Class 2	Class 4	Number of Sales	By Class	Total
2016	12.07	11.52	11.72	11.72	11.67	18.68	11.67	34	34	36
2015	13.29	13.09	9.95	5.01	13.09	22.18	13.09	44	44	45
2014	11.67	9.95	5.01	5.01	10.42	33.58	10.42	35	35	37
2013	8.15	7.20	7.31	7.31	7.31	25.15	7.31	20	20	21

CARLSTADT BORO

Year	General Coefficient	Class 1	Class 2	Class 4	Class 1	Class 2	Class 4	Number of Sales	By Class	Total
2016	13.08	12.55	15.65	15.65	12.46	16.94	12.46	41	41	50
2015	18.40	14.49	25.64	25.64	15.35	26.27	15.35	35	35	50
2014	17.21	13.27	24.29	24.29	14.00	24.35	14.00	20	20	29
2013	12.32	10.63	10.97	10.97	10.97	27.30	10.97	11	11	12

CLIFFSIDE PARK BORO

Year	General Coefficient	Class 1	Class 2	Class 4	Class 1	Class 2	Class 4	Number of Sales	By Class	Total
2016	10.98	10.78	21.61	21.61	10.78	20.29	10.78	189	189	193
2015	12.26	12.10	21.82	21.82	12.10	22.72	12.10	203	203	206
2014	11.45	11.08	22.35	22.35	11.08	25.16	11.08	185	185	190
2013	12.27	11.29	29.98	29.98	11.27	30.58	11.27	200	200	211

CLOSTER BORO

Year	General Coefficient	Class 1	Class 2	Class 4	Class 1	Class 2	Class 4	Number of Sales	By Class	Total
2016	10.90	10.79	12.02	12.02	10.79	12.85	10.79	91	91	96
2015	11.22	10.46	33.36	33.36	10.45	41.65	10.45	89	89	92
2014	14.13	14.09	16.40	16.40	14.10	14.67	14.10	80	80	84
2013	12.77	12.75	1.70	1.70	12.79	21.94	12.79	69	69	71

CRESSKILL BORO

Year	General Coefficient	Class 1	Class 2	Class 4	Class 1	Class 2	Class 4	Number of Sales	By Class	Total
2016	14.21	13.31	2.07	2.07	8.55	13.31	55.53	86	86	89
2015	16.52	14.96	14.75	14.75	16.70	5.25	7.67	90	90	94
2014	12.52	12.56	19.59	19.59	12.55	4.13	4.13	122	122	123
2013	12.43	12.22	12.28	12.28	4.13	4.13	4.13	85	85	89

COUNTY MUNICIPALITY AND YEAR GENERAL COEFFICIENT STRATIFIED BY CLASS SEGMENTED BY CLASS NUMBER OF SALES BY CLASS

BERGEN COUNTY

DEMAREST BORO

Year	2016	2015	2014	2013
General Coefficient	13.04	11.66	11.74	14.17
Class 1	13.04	11.66	11.74	14.17
Class 2	13.04	11.66	11.74	14.17
Class 4	13.04	11.66	11.74	14.17
Number of Sales	59	55	49	47
Total	59	55	49	47

DUMONT BORO

Year	2016	2015	2014	2013
General Coefficient	11.83	11.25	11.41	13.43
Class 1	11.77	11.25	10.94	13.41
Class 2	11.77	11.25	10.94	13.41
Class 4	11.77	11.25	10.94	13.41
Number of Sales	133	135	110	122
Total	136	135	111	123

ELMWOOD PARK BORO

Year	2016	2015	2014	2013
General Coefficient	9.74	11.51	13.15	12.04
Class 1	9.73	10.85	12.38	11.81
Class 2	9.73	10.85	12.38	11.81
Class 4	9.73	10.85	12.38	11.81
Number of Sales	98	97	109	95
Total	101	100	115	98

F RUTHERFORD BORO

Year	2016	2015	2014	2013
General Coefficient	12.48	11.77	12.59	12.14
Class 1	11.02	12.16	11.90	10.74
Class 2	11.02	12.16	11.90	10.74
Class 4	11.02	12.16	11.90	10.74
Number of Sales	53	25	42	43
Total	59	33	46	50

EDGEWATER BORO

Year	2016	2015	2014	2013
General Coefficient	10.63	12.98	12.47	11.68
Class 1	10.56	12.77	12.44	11.60
Class 2	10.56	12.77	12.44	11.60
Class 4	10.56	12.77	12.44	11.60
Number of Sales	186	172	163	138
Total	188	177	165	139

EMERSON BORO

Year	2016	2015	2014	2013
General Coefficient	9.63	9.70	10.01	8.12
Class 1	9.35	8.59	9.09	8.12
Class 2	9.35	8.59	9.09	8.12
Class 4	9.35	8.59	9.09	8.12
Number of Sales	75	49	54	55
Total	78	53	57	55

ENGLEWOOD CITY

Year	2016	2015	2014	2013
General Coefficient	11.28	10.84	11.65	13.17
Class 1	11.22	10.29	11.55	13.20
Class 2	11.22	10.29	11.55	13.20
Class 4	11.22	10.29	11.55	13.20
Number of Sales	176	163	184	136
Total	185	174	190	142

ENGLEWOOD CLIFFS BORO

Year	2016	2015	2014	2013
General Coefficient	8.75	9.76	10.51	10.33
Class 1	8.81	9.60	10.52	10.13
Class 2	8.81	9.60	10.52	10.13
Class 4	8.81	9.60	10.52	10.13
Number of Sales	57	63	79	64
Total	58	64	82	69

