

**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

ALLEDALE 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	10.81	3.98	10.82	9.44	7.02	25	70	25
2014	10.72	10.81	9.44	9.44	10.82	9.44	7.02	76	76	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	8.23	13.90	13.90	8.23	13.90	19	19	19
2015	8.23	8.23	16.80	16.80	16.80	16.80	16.80	9	14	9
2014	16.80	16.80	20.07	20.07	20.07	20.07	20.07	14	18	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	7.34	11.74	14.36	11.74	14.36	206	206	208
2015	13.58	13.62	10.92	13.61	11.64	13.61	11.64	148	148	150
2014	14.09	13.91	13.40	13.91	13.69	13.91	13.69	156	156	166
2013	14.37	14.02	11.16	14.03	30.30	14.03	30.30	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	11.67	18.68	11.67	18.68	34	34	36
2015	13.29	13.09	9.95	13.09	22.18	13.09	22.18	44	44	45
2014	11.67	9.95	5.01	10.42	33.58	10.42	33.58	35	35	37
2013	8.15	7.20	7.31	7.31	25.15	7.31	25.15	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	12.32	12.46	16.94	12.32	41	41	50
2015	18.40	14.49	25.64	15.22	15.35	26.27	15.22	35	35	50
2014	17.21	13.27	24.29	14.00	24.35	14.00	24.35	20	20	29
2013	12.32	10.63	10.97	10.97	27.30	10.97	27.30	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	10.78	20.29	10.78	20.29	189	189	193
2015	12.26	12.10	21.82	12.10	22.72	12.10	22.72	203	203	206
2014	11.45	11.08	22.35	11.08	25.16	11.08	25.16	185	185	190
2013	12.27	11.29	29.98	11.27	30.58	11.27	30.58	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	10.79	12.85	10.79	12.85	91	91	96
2015	11.22	10.46	33.36	19.12	41.65	10.46	41.65	89	89	92
2014	14.13	14.09	16.40	14.10	14.67	14.10	14.67	80	80	84
2013	12.77	12.75	1.70	12.79	21.94	12.79	21.94	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	8.55	13.31	55.53	13.31	86	86	89
2015	16.52	14.96	14.75	14.75	16.70	5.25	16.70	90	90	94
2014	12.52	12.56	19.59	12.55	7.67	12.55	7.67	122	122	123
2013	12.43	12.22	4.13	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 TOTAL

** COEFFICIENTS OF DEVIATION **

BERGEN COUNTY

DEMAREST BORO

2016	13.04	13.04	13.04	13.04	13.04	13.04	59	3	58
2015	11.66	11.66	11.66	11.66	11.66	11.66	55	1	54
2014	11.74	11.74	11.74	11.74	11.74	11.74	49	4	48
2013	14.17	14.17	14.17	14.17	14.17	14.17	47	1	47

DUMONT BORO

2016	11.83	11.77	18.21	11.75	15.12	133	133	3	136
2015	11.25	11.25		11.25		135	135	1	135
2014	11.41	10.94		10.95	62.58	110	110	1	111
2013	13.43	13.41		13.40	17.35	122	122	1	123

ELMWOOD PARK BORO

2016	9.74	9.73	8.77	9.74	9.68	98	98	3	101
2015	11.51	10.85	32.39	10.87	32.34	97	97	3	100
2014	13.15	12.38	18.09	12.40	19.15	109	109	4	115
2013	12.04	11.81		11.81	13.27	95	95	1	98

F RUTHERFORD BORO

2016	12.48	11.02	24.27	11.08	24.81	53	53	6	59
2015	11.77	12.16	10.70	12.15	10.62	25	25	8	33
2014	12.59	11.90	21.16	11.90	20.96	42	42	4	46
2013	12.14	10.74	15.67	10.74	22.86	43	43	6	50

EDGEWATER BORO

2016	10.63	10.56	9.43	10.58	15.64	186	186	2	188
2015	12.98	12.77	21.74	12.78	21.45	172	172	4	177
2014	12.47	12.44		12.44	6.79	163	163	1	165
2013	11.68	11.60		11.62	19.64	138	138	1	139

EMERSON BORO

2016	9.63	9.35	35	15.11	9.44	14.28	75	2	78
2015	9.70	8.59	14.37	8.85	20.16	49	49	4	53
2014	10.01	9.09	6.73	19.60	9.21	26.62	54	2	57
2013	8.12	8.12		8.12		55	55	1	55

ENGLEWOOD CITY

2016	11.28	11.22	12.48	11.21	12.39	176	176	9	185
2015	10.84	10.29	18.86	10.28	19.09	163	163	11	174
2014	11.65	11.55	5.85	32.42	6.02	184	184	4	190
2013	13.17	13.20	9.76	13.20	12.59	136	136	6	142

ENGLEWOOD CLIFFS BORO

2016	8.75	8.81	5.33	8.80	19.94	57	57	1	58
2015	9.76	9.60	10.00	9.60	19.94	63	63	1	64
2014	10.51	10.52	10.00	10.52		79	79	3	82
2013	10.33	10.72	13.15	10.19	8.48	64	64	1	69

