

**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

2016	7.02	7.02	7.02	7.02	7.02	7.02	7.02	7.02	7.02	76	25	76
2015	7.61	7.61	7.61	7.61	7.61	7.61	7.61	7.61	7.61	76	25	76
2014	10.72	10.81	3.98	10.82	9.44	10.82	9.44	10.82	9.44	1	70	71
2013	9.44	9.44		9.44		9.44		9.44		76		76

ALPINE BORO

2016	13.90	13.90	13.90	13.90	13.90	13.90	13.90	13.90	13.90	19	9	19
2015	8.23	8.23	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	16.80	16.80	14	14	14
2013	20.07	20.07	20.07	20.07	20.07	20.07	20.07	20.07	20.07	18	18	18

BERGENFIELD BORO

2016	11.77	11.76	7.34	11.74	14.36	11.74	14.36	11.74	14.36	206	2	208
2015	13.58	13.62	10.92	13.61	11.64	13.61	11.64	13.61	11.64	148	2	150
2014	14.09	13.91	13.40	13.91	13.69	13.91	13.69	13.91	13.69	4	156	160
2013	14.37	14.02	11.16	14.03	30.30	14.03	30.30	14.03	30.30	143	3	146

BOGOTA BORO

2016	12.07	11.52	11.72	11.67	18.68	11.67	18.68	11.67	18.68	34	2	36
2015	13.29	13.09	11.72	13.09	22.18	13.09	22.18	13.09	22.18	44	1	45
2014	11.67	9.95	5.01	10.42	33.58	10.42	33.58	10.42	33.58	35	2	37
2013	8.15	7.20		7.31	25.15	7.31	25.15	7.31	25.15	20	1	21

CARLSTADT BORO

2016	13.08	12.55	15.65	12.32	12.46	16.94	12.46	16.94	12.46	41	7	50
2015	18.40	14.49	25.64	15.22	15.35	26.27	15.35	26.27	15.35	35	14	50
2014	17.21	13.27	24.29	14.00	24.35	14.00	24.35	14.00	24.35	20	9	29
2013	12.32	10.63		10.97	27.30	10.97	27.30	10.97	27.30	11	1	12

CLIFFSIDE PARK BORO

2016	10.98	10.78	21.61	10.78	20.29	10.78	20.29	10.78	20.29	189	4	193
2015	12.26	12.10	21.82	12.10	22.72	12.10	22.72	12.10	22.72	203	3	206
2014	11.45	11.08	22.35	11.08	25.16	11.08	25.16	11.08	25.16	185	5	190
2013	12.27	11.29	29.98	11.27	30.58	11.27	30.58	11.27	30.58	200	11	211

CLOSTER BORO

2016	10.90	10.79	12.02	10.79	12.85	10.79	12.85	10.79	12.85	91	5	96
2015	11.22	10.46	33.36	19.12	10.45	41.65	10.45	41.65	10.45	89	2	92
2014	14.13	14.09	16.40	14.10	14.67	14.10	14.67	14.10	14.67	80	4	84
2013	12.77	12.75		1.70	12.79	21.94	12.79	21.94	12.79	69	1	71

CRESSKILL BORO

2016	14.21	13.31	2.07	8.55	13.31	55.53	13.31	55.53	13.31	86	2	89
2015	16.52	16.70	14.96	14.75	16.70	5.25	16.70	5.25	16.70	90	1	94
2014	12.52	12.56		12.55	7.67	7.67	7.67	7.67	7.67	122	1	123
2013	12.43	12.22	21.02	19.59	12.28	4.13	12.28	4.13	12.28	85	1	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

