

FINAL EQUALIZATION TABLE, COUNTY OF BERGEN

FOR THE YEAR 2014

We hereby certify this 30th day of April, 2014, that the table below reflects those items required to be set forth under R.S. 54:3-17, as amended

Section 54:3-18 of the Revised Statutes, as amended, requires the County Board of Taxation to complete its equalization of the property valuations in the several taxing districts before March 10th. Pursuant to Section 54:3-19 of the Revised Statutes, as amended, one certified copy of such Equalization Table, as confirmed, shall be transmitted to each of the following: one to the Director, Division of Taxation, one to the Tax Court, and one to each taxing district in the County.

Gerald A. Catalase Jr., President  
 Steven V. Schuster, Commissioner  
 Christopher W. Eiert, Commissioner  
 James Nail, Commissioner  
 Paul T. Fader, Commissioner  
 Karen O'Shea, Commissioner  
 Robert F. Layton, Tax Administrator

	1 REAL PROPERTY EXCLUSIVE OF CLASS II RAILROAD PROPERTY					2 MACHINERY, IMPLEMENTS, EQUIPMENT AND ALL OTHER TAXABLE PERSONAL PROPERTY USED IN BUSINESS OF TELEPHONE, TELEGRAPH & MESSENGER SYSTEM COMPANIES				
	(a) Aggregate Assessed Value	(b) Real Property Ratio of Aggregate Assessed to True Value	(c) Aggregate True Value (Col.1a/Col.1b)	(d) Amount by Which Col.1a Should be Increased or Decreased to Correspond to Col.1c		(a) Aggregate Assessed Value	(b) Taxable % Level (The Lower of the County % Level of the Pre-Tax Year's School Aid District Ratio) (N.J.S.A.54-1-35.2)	(c) Aggregate True Value (Col.2a/Col.2b)	(d) Aggregate Equalized Valuation (Col.2c * Col.2b)	(e) Amount by Which Col.2a Should be Increased or Decreased to Correspond to Col.2d
01:ALLENDALE	1,539,185,300	93.09%	1,653,437,856	114,252,556		93,090	93.09%	100,000	93,090	0
02:ALPINE	1,960,360,500	83.92%	2,335,987,250	375,626,750		0	83.92%	0	0	0
03:BERGENFIELD	2,633,831,000	103.10%	2,554,637,245	79,193,755		900,000	100.00%	900,000	900,000	0
04:BOGOTA	643,434,700	89.78%	716,679,327	73,244,627		0	89.78%	0	0	0
05:CARLSTADT	2,019,022,200	105.67%	1,910,686,287	108,335,913		3,613,428	100.00%	3,613,428	3,613,428	0
06:CLIFFSIDE PARK	2,742,635,000	94.70%	2,896,129,884	153,494,884		5,457,917	94.70%	5,763,376	5,457,917	0
07:CLOSTER	2,066,183,800	101.98%	2,026,067,660	40,116,140		100,000	100.00%	100,000	100,000	0
08:CRESSKILL	1,782,171,800	89.27%	1,996,383,780	214,211,980		423,986	89.27%	474,948	423,986	0
09:DEMAREST	1,266,759,200	88.91%	1,424,765,718	158,006,518		88,910	88.91%	100,000	88,910	0
10:DUMONT	1,689,578,940	91.03%	1,856,068,263	166,489,323		114	91.03%	125	114	0
11:ELMWOOD PARK	2,051,617,400	100.50%	2,041,410,348	10,207,052		100	100.00%	100	100	0
12:EAST RUTHERFORD	1,851,091,200	102.36%	1,808,412,661	42,678,539		3,752,509	100.00%	3,752,509	3,752,509	0
13:EDGEWATER	2,657,513,000	90.51%	2,936,154,016	278,641,016		1,409,977	90.51%	1,557,814	1,409,977	0
14:EMERSON	1,197,284,100	96.09%	1,246,002,810	48,718,710		791,718	96.09%	823,934	791,718	0
15:ENGLEWOOD	4,321,852,200	92.11%	4,692,055,369	370,203,169		6,615,913	92.11%	7,182,622	6,615,913	0
16:ENGLEWOOD CLIFFS	3,363,626,700	108.20%	3,108,712,292	254,914,408		1,270,044	100.00%	1,270,044	1,270,044	0
17:FAIR LAWN	4,139,018,400	94.10%	4,398,531,775	259,513,375		941	94.10%	1,000	941	0
18:FAIRVIEW	1,044,043,000	95.56%	1,092,552,323	48,509,323		1,297,940	95.56%	1,358,246	1,297,940	0
19:FORT LEE	6,089,771,420	94.82%	6,422,454,567	332,683,147		7,070,493	94.82%	7,456,753	7,070,493	0
20:FRANKLIN LAKES	4,111,178,500	96.45%	4,262,497,149	151,318,649		0	96.45%	0	0	0
21:GARFIELD	2,085,864,100	98.41%	2,119,565,186	33,701,086		0	98.41%	0	0	0
22:GLEN ROCK	2,306,329,600	94.79%	2,433,093,786	126,764,186		1,762,273	94.79%	1,859,134	1,762,273	0
23:HACKENSACK	4,940,557,960	93.86%	5,263,752,355	323,194,395		0	93.86%	0	0	0
24:HARRINGTON PARK	896,166,700	95.34%	939,969,268	43,802,568		0	95.34%	0	0	0
25:HASBROUCK HEIGHTS	1,550,912,900	92.65%	1,673,948,084	123,035,184		1,018,420	92.65%	1,099,212	1,018,420	0
26:HAWORTH	793,153,300	85.67%	925,823,859	132,670,559		571,705	85.67%	667,334	571,705	0

R = Revalued    r = Reassessed    L = In Lieu of Taxes    E = Exemption & Abatements    C = Compliance Plan

County Percentage Level: 100%

Section 54:3-18 of the Revised Statutes, as amended, requires the County Board of Taxation to complete its equalization of the property valuations in the several taxing districts before

March 10th. Pursuant to Section 54:3-19 of the Revised Statutes, as amended, one certified copy of such Equalization Table, as confirmed, shall be transmitted to each of the following: one to the

Director, Division of Taxation, one to the Tax Court, and one to each taxing district in the CountyKevin O'Connor, Commissioner Gerald A. Calabrese Jr., President Steven V. Schuster, Commissioner Christopher W. Ellert, Commissioner James Nail, Commissioner Paul T. Fader, Commissioner Karen O'Shea, Commissioner Robert F. Layton, Tax Administrator

	1 REAL PROPERTY EXCLUSIVE OF CLASS II RAILROAD PROPERTY					2 MACHINERY, IMPLEMENTS, EQUIPMENT AND ALL OTHER TAXABLE PERSONAL PROPERTY USED IN BUSINESS OF TELEPHONE, TELEGRAPH & MESSENGER SYSTEM COMPANIES				
	(a) Aggregate Assessed Value	(b) Real Property Ratio of Aggregate Assessed to Aggregate True Value	(c) Aggregate True Value (Col. 1a / Col. 1b)	(d) Amount by Which Col. 1a Should be Increased or Decreased to Correspond to Col. 1c		(a) Aggregate Assessed Value	(b) Taxable % Level (The Lower of the County % Level of the Pre-Tax Year's School Aid District Ratio) (N.J.S.A.54:1-35.2)	(c) Aggregate True Value (Col. 2a / Col. 2b)	(d) Aggregate Equalized Valuation (Col. 2c * Col. 2b)	(e) Amount by Which Col. 2a Should be Increased or Decreased to Correspond to Col. 2d
27:HILLSDALE	1,669,136,000	92.63%	1,801,938,897	132,802,897	5,466,941	92.63%	5,901,912	5,466,941	0	
28:HOHOKUS	1,147,914,600	93.29%	1,230,479,794	82,565,194	100	93.29%	107	100	0	
29:LEONIA	1,221,858,300	97.65%	1,251,262,980	29,404,680	840,140	100.00%	840,140	840,140	0	
30:LITTLE FERRY	1,179,548,600	98.53%	1,197,146,656	17,598,056	98,530	98.53%	100,000	98,530	0	
31:LODI	1,933,498,200	98.39%	1,965,136,904	31,638,704	98,390	98.39%	100,000	98,390	0	
32:LYNDHURST	2,659,846,800	97.14%	2,738,158,122	78,311,322	3,793,814	97.14%	3,905,512	3,793,814	0	
33:MAHAH	5,629,472,955	96.17%	5,853,668,457	224,195,502	4,740,139	96.17%	4,928,917	4,740,139	0	
34:MAVMOOD	1,142,727,300	92.58%	1,234,313,351	91,586,051	92,580	92.58%	100,000	92,580	0	
35:MIDLAND PARK	1,061,436,400	93.88%	1,130,631,018	69,194,618	0	93.88%	0	0	0	
36:MONTVALE	2,007,132,100	88.72%	2,262,322,024	255,189,924	2,166,301	88.72%	2,441,728	2,166,301	0	
37:MOONACHIE	772,990,555	90.29%	856,119,786	83,129,231	1,152,519	90.29%	1,276,464	1,152,519	0	
38:NEW MILFORD	1,569,213,000	90.58%	1,732,405,608	163,192,608	1,370,781	90.58%	1,513,337	1,370,781	0	
39:NORTH ARLINGTON	1,481,585,175	101.47%	1,460,121,391	21,463,784	2,052,781	100.00%	2,052,781	2,052,781	0	
40:NORTHVALE	851,385,600	93.22%	913,307,874	61,922,274	908,803	93.22%	974,901	908,803	0	
41:NORWOOD	1,179,246,700	96.47%	1,222,397,326	43,150,626	0	96.47%	0	0	0	
42:OAKLAND	2,173,979,600	93.57%	2,323,372,448	149,392,848	94	93.57%	100	94	0	
43:OLD TAPPAN	1,719,590,700	100.82%	1,705,604,741	13,985,959	1,156,788	100.00%	1,156,788	1,156,788	0	
44:ORADELL	1,447,005,500	88.96%	1,626,579,924	179,574,424	1,337,625	88.96%	1,503,625	1,337,625	0	
45:PALISADES PARK	2,312,545,398	93.98%	2,460,678,227	148,132,829	669,782	93.98%	712,686	669,782	0	
46:PARAMUS	7,987,782,747	91.27%	8,751,816,311	764,033,564	4,987,188	91.27%	5,464,214	4,987,188	0	
47:PARK RIDGE BOR	1,601,547,600	92.76%	1,726,549,806	125,002,206	1,733,938	92.76%	1,869,273	1,733,938	0	
48:RAMSEY	2,847,938,300	83.77%	3,399,711,472	551,773,172	83,770	83.77%	100,000	83,770	0	
49:RIDGEFIELD	1,573,934,900	86.11%	1,827,818,953	253,884,053	972,615	86.11%	1,129,503	972,615	0	
50:RIDGEFIELD PARK	1,212,969,920	87.37%	1,388,313,975	175,344,055	0	87.37%	0	0	0	
51:RIDGEWOOD VILLAGE	5,733,152,900	95.38%	6,010,854,372	277,701,472	0	95.38%	0	0	0	
52:RIVEREDGE	1,429,799,799	85.48%	1,672,671,735	242,871,936	4,544,828	85.48%	5,316,832	4,544,828	0	

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53: RIVER VALE	2,060,639,900	106.46%	1,935,600,132	125,039,768-	1,330,849	100.00%	1,330,849	0	
54: ROCHELLE PARK	963,322,200	97.13%	991,786,472	28,464,272	0	97.13%	0	0	
55: ROCKLEIGH	212,916,342	98.64%	215,851,928	2,935,586	0	98.64%	0	0	
56: RUTHERFORD	2,735,069,200	107.41%	2,546,382,274	188,686,926-	10,743,509	100.00%	10,743,509	0	
57: SADDLE BROOK	1,943,400,430	86.72%	2,241,006,031	297,605,601	0	86.72%	0	0	
58: SADDLE RIVER BOR	2,261,580,800	92.30%	2,450,250,054	188,669,254	0	92.30%	0	0	
59: SO. HACKENSACK	569,267,300	94.13%	604,767,131	35,499,831	10,000	100.00%	10,000	0	
60: TEANECK TWP	5,816,567,200	113.81%	5,110,769,880	705,797,320-	4,643,673	100.00%	4,643,673	0	
61: TENAFLY	3,862,677,100	92.07%	4,195,369,936	332,692,836	920,920	92.07%	1,000,239	920,920	
62: TETERBORO	404,839,000	102.34%	395,582,372	9,256,628-	872,400	100.00%	872,400	0	
63: UPPER SADDLE RIVER	2,207,603,300	79.17%	2,788,434,129	580,830,829	100,000	79.17%	126,310	100,000	
64: WALDWICK	1,557,968,500	103.92%	1,499,199,865	58,768,635-	100,000	100.00%	100,000	0	
65: WALLINGTON	946,735,800	98.49%	961,250,685	14,514,885	1,549,102	100.00%	1,549,102	0	
66: WASHINGTON TWP	1,621,263,200	97.87%	1,656,547,665	35,284,465	1,004,352	100.00%	1,004,352	0	
67: WESTWOOD	1,741,729,100	94.57%	1,841,735,328	100,006,228	0	100.00%	0	0	
68: WOODCLIFF LAKE	1,783,287,200	92.84%	1,920,817,751	137,530,551	1,488,377	92.84%	1,603,164	1,488,377	
69: WOOD RIDGE	796,797,100	67.56%	1,179,391,800	382,594,700	602,730	67.56%	892,140	602,730	
70: WYCKOFF	4,818,735,643	112.17%	4,295,921,943	522,813,700-	0	100.00%	0	0	
*TOTALS*	153,594,781,884		161,309,826,646	7,715,044,762	97,873,837		103,345,137	97,873,837	

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C = Compliance Plan

	3 EQUALIZATION OF REPLACEMENT REVENUES (PL 1966, C.135 AS AMENDED)					4 DEDUCT TRUE VALUE OF REAL PROPERTY EXCLUSIVE OF CLASS II RAILROAD PROPERTY WHERE TAXES ARE IN DEFAULT & LIENS UNENFORCEABLE (PL 1974 C.166)			5 C. 441 IN LIEU	6 NET AMOUNT OF (Col.1d + Col.2e + Col.3e - Col.4c + Col.5)  Transfer to Col.10 County Abstract of Ratables
	(a) Business Personal Property Replacement Revenue Received during Preceding Year	(b) Preceding Year General Tax Rate	(c) Capitalization of Replacement Revenues (Col.3a / Col.3b)	(d) Real Property Ratio of Aggregate Assessed Value to Aggregate True Value (PL 1971,C.32)	(e) Assumed Value of Amount In Col.3c Col.3c / Col.3d)	(a) Aggregate Assessed Value	(b) Real Property Ratio of Aggregate Assessed to Aggregate True	(c) Aggregate True Value (Col.4a / Col.4b)	In Lieu True Value	
01:ALLENDALE	46,442.00	2.357	1,970,386	92.21%	2,136,846	0	93.09%	0	0	116,389,402
02:ALPINE	14,812.00	.724	2,045,856	85.32%	2,397,862	0	83.92%	0	0	378,024,612
03:BERGENFIELD	227,290.00	3.031	7,498,845	99.66%	7,524,428	0	103.10%	0	0	71,669,327-
04:BOGOTA	261,020.00	3.531	7,392,240	91.61%	8,069,250	0	89.78%	0	0	81,313,877
05:CARLSTADT	349,044.00	1.982	17,610,696	100.61%	17,503,922	0	105.67%	0	796,522	90,035,469-
06:CLIFFSIDE PARK	150,927.00	2.181	6,920,083	92.29%	7,498,194	0	94.70%	0	0	160,993,078
07:CLOSTER	94,024.00	2.102	4,473,073	101.26%	4,417,414	0	101.98%	0	0	35,698,726-
08:CRESSKILL	67,867.00	2.413	2,812,557	87.05%	3,230,967	0	89.27%	0	0	217,442,947
09:DEWAREST	14,453.00	2.348	615,545	90.32%	681,516	0	88.91%	0	0	158,688,034
10:DUMONT	68,051.00	3.248	2,095,166	88.05%	2,379,518	0	91.03%	0	0	168,868,841
11:ELMWOOD PARK	422,264.00	2.636	16,019,120	95.57%	16,761,662	0	100.50%	0	0	6,554,610
12:FAST RUTHERFORD	406,957.00	1.845	22,057,290	101.39%	21,754,897	0	102.36%	0	63,834,882	42,911,240
13:EDGEWATER	767,547.00	1.626	47,204,613	87.00%	54,258,176	0	90.51%	0	29,664,681	362,563,873
14:EMERSON	71,941.00	2.443	2,944,781	94.52%	3,115,511	0	96.09%	0	0	51,834,221
15:ENGLEWOOD	648,291.00	2.477	26,172,426	89.21%	29,337,996	0	92.11%	0	14,297,770	413,838,935
16:ENGLEWOOD CLIFFS	296,197.00	.849	34,887,750	105.86%	32,956,499	0	108.20%	0	0	221,957,909-
17:FAIR LAWN	758,667.00	2.989	25,381,967	91.70%	27,679,353	0	94.10%	0	0	287,192,728
18:FAIRVIEW	212,947.00	2.781	7,657,210	92.16%	8,308,605	0	95.56%	0	1,795,675	58,613,603
19:FORT LEE	147,976.00	2.123	6,970,137	94.76%	7,355,569	0	94.82%	0	3,249,085	343,287,801
20:FRANKLIN LAKES	74,212.00	1.557	4,766,346	94.25%	5,057,131	0	96.45%	0	0	156,375,780
21:GARFIELD	479,103.00	2.522	18,996,947	98.83%	19,221,843	0	98.41%	0	55,694	52,978,623
22:GLEN ROCK	103,794.00	2.680	3,872,910	93.28%	4,151,919	0	94.79%	0	3,808,675	134,724,780
23:HACKENSACK	1,404,865.00	3.217	43,670,034	89.10%	49,012,384	0	93.86%	0	0	372,206,779
24:HARRINGTON PARK	11,710.00	2.495	469,339	97.77%	480,044	0	95.34%	0	0	44,282,612
25:HASBROUCK HEIGHTS	103,308.00	2.836	3,642,736	90.57%	4,022,012	0	92.65%	0	0	127,057,196
26:HAWORTH	19,974.00	2.699	740,052	80.55%	918,749	0	85.67%	0	0	133,589,308

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	(a) Business Personal Property Replacement Revenue Received during Preceding Year	(b) Preceding Year General Tax Rate	(c) Capitalization of Replacement Revenues (Col.3a / Col.3b)	(d) Real Property Ratio of Aggregate Assessed Value to Aggregate True Value (PL 1971,C.32)	(e) Assumed Value of Amount in Col.3c (Col.3c / Col.3d)	(a) Aggregate Assessed Value	(b) Real Property Ratio of Aggregate Assessed to Aggregate True	(c) Aggregate True Value (Col.4a / Col.4b)	In Lieu True Value	
27:HILLSDALE	83,861.00	2.569	3,264,344	95.38%	3,422,462	0	92.63%	0	0	136,225,359
28:HOHOKUS	33,545.00	1.914	1,752,612	92.28%	1,899,233	0	93.29%	0	0	84,464,427
29:LEONIA	50,899.00	2.488	2,045,780	104.06%	1,965,962	0	97.65%	0	0	31,370,642
30:LITTLE FERRY	109,756.00	2.561	4,285,670	90.87%	4,716,265	0	98.53%	0	0	22,314,321
31:LODI	363,125.00	3.180	11,419,025	93.22%	12,249,544	0	98.39%	0	0	43,888,248
32:LYNDHURST	471,525.00	2.631	17,921,893	94.59%	18,946,921	0	97.14%	7,470,464	0	104,728,707
33:MAHMAH	416,433.00	1.664	25,026,022	91.67%	27,300,122	0	96.17%	0	0	251,495,624
34:MAYWOOD	158,801.00	2.744	5,787,208	89.47%	6,468,322	0	92.58%	0	0	98,054,373
35:MIDLAND PARK	138,366.00	2.719	5,088,856	89.68%	5,674,460	0	93.88%	6,774,245	0	81,643,323
36:MONTVALE	149,682.00	2.097	7,137,911	92.69%	7,700,843	0	88.72%	281,512	0	263,172,279
37:MOONACHIE	146,717.00	1.943	7,551,055	113.11%	6,675,851	0	90.29%	0	0	89,805,082
38:NEW MILFORD	73,146.00	3.086	2,370,253	93.02%	2,548,111	0	90.58%	0	0	165,740,719
39:NORTH ARLINGTON	151,182.00	2.806	5,387,812	100.71%	5,349,828	0	101.47%	0	0	16,113,956-
40:NORTHVALE	205,393.00	2.515	8,166,720	92.60%	8,819,352	0	93.22%	0	0	70,741,626
41:NORWOOD	61,563.00	2.249	2,737,350	92.87%	2,947,507	0	96.47%	0	0	46,098,133
42:OAKLAND	139,196.00	2.566	5,424,630	90.78%	5,975,578	0	93.57%	0	0	155,368,426
43:OLD TAPPAN	38,691.00	1.814	2,132,911	97.25%	2,193,225	0	100.82%	0	0	11,792,734-
44:ORADELL	64,817.00	2.723	2,380,353	92.39%	2,576,418	0	88.96%	0	0	182,150,842
45:PALISADES PARK	145,260.00	1.784	8,142,377	86.33%	9,431,689	0	93.98%	0	0	157,564,518
46:PARAMUS	1,237,719.00	1.726	71,710,255	92.14%	77,827,496	0	91.27%	0	0	841,861,060
47:PARK RIDGE BOR	84,359.00	2.375	3,551,958	92.05%	3,858,727	0	92.76%	0	0	128,860,933
48:RAMSEY	232,051.00	2.603	8,914,752	84.10%	10,600,181	0	83.77%	0	0	562,373,353
49:RIDGEFIELD	218,106.00	2.073	10,521,274	86.66%	12,140,865	0	86.11%	0	0	266,024,918
50:RIDGEFIELD PARK	211,883.00	3.385	6,259,468	89.61%	6,985,234	0	87.37%	0	0	182,329,289
51:RITGEWOOD VILLAGE	256,346.00	2.356	10,880,560	96.10%	11,322,123	0	95.38%	0	0	289,023,595
52:RIVEREDGE	82,811.00	3.132	2,644,029	87.02%	3,038,415	0	85.48%	0	0	245,910,351

R = Revalued    r = Reassessed    L = In Lieu of Taxes    E = Exemption & Abatements    C = Compliance Plan

BERGEN COUNTY 2014

EXEMPTIONS

04	Bogota	Dwelling Exemption	\$ 446,900
21	Garfield	Dwelling Exemption	\$ 403,200
		Comm./Ind. Exemption	\$ 100,000
33	Mahwah	Fire Suppression	\$ 2,069,145
50	Ridgefield Park	Dwelling Exemption	\$ 2,164,300
62	Teterboro	Fire Suppression	\$ 1,307,500
68	Woodcliff Lake	Fire Suppression	\$ 740,500
69	Wood Ridge	Dwelling Exemption	\$ 119,800

SPECIAL IMPROVEMENT DISTRICTS

17	Fair Lawn	\$ 287,184,900
23	Hackensack	\$ 154,405,600
60	Teaneck	\$ 122,592,700