

PRELIMINARY EQUALIZATION TABLE, COUNTY OF BERGEN FOR THE YEAR 2015

County Percentage Level: 100%



Robert F. Layton, Tax Administrator
March 20, 2015

A hearing will be held by the County Board of Taxation on April 8, 2015 at 10:00 AM in the Bergen County Board of Taxation Office, Hackensack, NJ at which time the assessor and representatives of the governing bodies may appear and be heard in regard to the ratios and valuation for their own or any other taxing district, pursuant to R.S. 54:3-18, as amended. The valuations, as finally determined after such hearing will be the basis for the appointment of State, County, and School Taxes, pursuant to R.S. 54:3-19 & R.S. 54:4-49.

		1				2			
		REAL PROPERTY EXCLUSIVE OF CLASS II RAILROAD PROPERTY				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
r	01:ALLENDALE	1,663,799,200	100.00%	1,663,799,200	0	100.00%	100,000	100,000	0
	02:ALPINE	1,957,304,700	80.19%	2,440,833,895	483,529,195	80.19%	0	0	0
	03:BERGENFIELD	2,632,606,200	98.34%	2,677,045,149	44,438,949	98.34%	100,000	98,340	0
E	04:BOGOTA	643,315,800	91.52%	702,923,733	59,607,933	91.52%	0	0	0
L	05:CARLSTADT	2,003,444,700	98.32%	2,037,677,685	34,232,985	98.32%	3,817,993	3,753,851	0
	06:CLIFFSIDE PARK	2,739,873,700	94.83%	2,889,247,812	149,374,112	94.83%	5,717,293	5,421,709	0
	07:CLOSTER	2,066,801,800	98.65%	2,095,085,454	28,283,654	98.65%	101,368	100,000	0
	08:CRESSKILL	1,777,323,100	85.77%	2,072,196,689	294,873,589	85.77%	475,591	407,914	0
	09:DEMAREST	1,276,107,700	85.02%	1,500,950,012	224,842,312	85.02%	100,000	85,020	0
	10:DUMONT	1,690,056,140	92.84%	1,820,396,532	130,340,392	92.84%	100	93	0
	11:ELMWOOD PARK	2,051,093,800	98.53%	2,081,694,712	30,600,912	98.53%	100	99	0
	12:EAST RUTHERFORD	1,845,861,100	85.86%	2,149,849,872	303,988,772	85.86%	4,294,952	3,687,646	0
L	13:EDGEWATER	2,742,539,000	89.46%	3,065,659,513	323,120,513	89.46%	1,785,789	1,597,567	0
	14:EMERSON	1,199,034,800	97.48%	1,230,031,596	30,996,796	97.48%	840,066	818,896	0
L	15:ENGLEWOOD	4,331,296,800	92.58%	4,678,436,811	347,140,011	92.58%	7,315,122	6,772,340	0
	16:ENGLEWOOD CLIFFS	3,366,717,800	105.47%	3,192,109,415	174,608,385	100.00%	1,270,044	1,270,044	0
	17:FAIR LAWN	4,166,963,900	92.60%	4,499,961,015	332,997,115	92.60%	1,000	926	0
L	18:FAIRVIEW	1,041,907,155	93.96%	1,108,883,732	66,976,577	93.96%	1,289,765	1,211,863	0
L	19:FORT LEE	6,148,779,620	91.69%	6,706,052,590	557,272,970	91.69%	7,774,720	7,128,641	0
LE	20:FRANKLIN LAKES	4,122,251,600	94.68%	4,353,877,905	231,626,305	94.68%	0	0	0
L	21:GARFIELD	2,078,162,400	98.56%	2,108,525,162	30,362,762	98.56%	0	0	0
	22:GLEN ROCK	2,316,878,200	93.81%	2,469,756,103	152,877,903	93.81%	1,021	958	0
	23:HACKENSACK	4,874,047,550	89.22%	5,462,953,990	588,906,440	89.22%	0	0	0
	24:HARRINGTON PARK	895,233,500	93.55%	956,957,242	61,723,742	93.55%	0	0	0
	25:HASBROUCK HEIGHTS	1,550,894,600	88.15%	1,759,381,282	208,486,682	88.15%	1,153,884	1,017,149	0
	26:HAWORTH	790,416,900	83.59%	945,587,869	155,170,969	83.59%	684,745	572,378	0

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

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	(a) Aggregate Assessed Value	(b) Real Property Ratio of Aggregate Assessed 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	1,669,971,400	94.39%	1,769,224,918	99,253,518	5,459,352	94.39%	5,783,825	5,459,352	0
28:HOKUS	1,149,325,100	91.52%	1,255,818,510	106,493,410	100	91.52%	109	100	0
29:LEONIA	1,222,025,100	94.73%	1,290,008,551	67,983,451	839,562	94.73%	886,268	839,562	0
30:LITTLE FERRY	964,209,300	100.00%	964,209,300	0	98,530	100.00%	98,530	98,530	0
31:LODI	1,934,042,200	93.88%	2,060,121,645	126,079,445	93,880	93.88%	100,000	93,880	0
32:LYNDHURST	2,663,897,500	101.55%	2,623,237,322	40,660,178	3,964,445	100.00%	3,964,445	3,964,445	0
33:MAHWAH	5,680,542,455	94.67%	6,000,361,736	319,819,281	4,740,139	94.67%	5,007,013	4,740,139	0
34:MAYWOOD	1,159,363,800	90.49%	1,281,206,542	121,842,742	90,490	90.49%	100,000	90,490	0
35:MIDLAND PARK	1,062,429,400	92.17%	1,152,684,605	90,255,205	0	92.17%	0	0	0
36:MONTVALE	2,053,648,500	91.22%	2,251,313,857	197,665,357	2,513,505	91.22%	2,755,432	2,513,505	0
37:MOONACHIE	737,504,985	91.64%	804,785,012	67,280,027	1,115,126	91.64%	1,216,855	1,115,126	0
38:NEW MILFORD	1,569,406,300	88.34%	1,776,552,298	207,145,998	1,026,835	88.34%	1,162,367	1,026,835	0
39:NORTH ARLINGTON	1,474,919,975	100.17%	1,472,416,866	2,503,109	2,104,903	100.00%	2,104,903	2,104,903	0
40:NORTHVALE	853,574,800	94.47%	903,540,595	49,965,795	908,803	94.47%	962,002	908,803	0
41:NORWOOD	1,180,538,000	95.36%	1,237,980,285	57,442,285	0	95.36%	0	0	0
42:OAKLAND	2,172,524,400	92.98%	2,336,550,226	164,025,826	0	92.98%	0	0	0
43:OLD TAPPAN	1,724,437,500	99.64%	1,730,667,904	6,230,404	1,190,284	99.64%	1,194,585	1,190,284	0
44:ORADELL	1,446,878,900	88.16%	1,641,196,574	194,317,674	1,356,001	88.16%	1,538,114	1,356,001	0
45:PALISADES PARK	2,312,117,898	94.08%	2,457,608,310	145,490,412	724,845	94.08%	770,456	724,845	0
46:PARAMUS	7,990,454,547	92.12%	8,673,962,817	683,508,270	5,235,279	92.12%	5,683,108	5,235,279	0
47:PARK RIDGE BOR.	1,604,135,200	90.74%	1,767,836,897	163,701,697	1,457,369	90.74%	1,606,093	1,457,369	0
48:RAMSEY	2,853,561,900	85.99%	3,318,481,102	464,919,202	83,770	85.99%	97,418	83,770	0
49:RIDGEFIELD	1,543,116,500	88.89%	1,735,984,363	192,867,863	972,615	88.89%	1,094,178	972,615	0
50:RIDGEFIELD PARK	1,197,522,320	94.51%	1,267,085,303	69,562,983	0	94.51%	0	0	0
51:RIDGEWOOD VILLAGE	5,750,039,200	92.54%	6,213,571,645	463,532,445	0	92.54%	0	0	0
52:RIVEREDGE	1,438,033,299	87.41%	1,645,158,791	207,125,492	4,509,632	87.41%	5,159,172	4,509,632	0

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53: RIVER VALE	2,066,377,600	105.83%	1,952,544,269	113,833,331-	1,351,396	100.00%	1,351,396	1,351,396	0
L 54: ROCHELLE PARK	950,349,700	100.96%	941,313,094	9,036,606-	0	100.00%	0	0	0
L 55: ROCKLEIGH	215,117,642	104.53%	205,795,123	9,322,519-	166,837	100.00%	166,837	166,837	0
L 56: RUTHERFORD	2,715,531,700	105.44%	2,575,428,395	140,103,305-	10,838,761	100.00%	10,838,761	10,838,761	0
L 57: SADDLE BROOK	1,917,774,630	87.19%	2,199,535,073	281,760,443	0	87.19%	0	0	0
L 58: SADDLE RIVER BOR	2,282,498,600	90.37%	2,525,726,015	243,227,415	0	90.37%	0	0	0
r 59: SO. HACKENSACK	576,758,000	100.00%	576,758,000	0	10,000	100.00%	10,000	10,000	0
RL 60: TEANECK TWP	5,016,422,000	100.00%	5,016,422,000	0	4,691,390	100.00%	4,691,390	4,691,390	0
61: TENAFLY	3,881,498,700	91.41%	4,246,251,723	364,753,023	920,647	91.41%	1,007,162	920,647	0
rE 62: TETERBORO	428,648,200	100.00%	428,648,200	0	728,930	100.00%	728,930	728,930	0
63: UPPER SADDLE RIVER	2,214,153,300	80.45%	2,752,210,441	538,057,141	100,000	80.45%	124,301	100,000	0
64: WALDWICK	1,561,724,600	101.64%	1,536,525,580	25,199,020-	100,000	100.00%	100,000	100,000	0
65: WALLINGTON	941,408,400	98.51%	955,647,548	14,239,148	1,730,632	98.51%	1,756,808	1,730,632	0
66: WASHINGTON TWP	1,617,638,100	94.95%	1,703,673,618	86,035,518	1,030,412	94.95%	1,085,215	1,030,412	0
67: WESTWOOD	1,742,394,300	92.55%	1,882,651,864	140,257,564	0	92.55%	0	0	0
rE 68: WOODCLIFF LAKE	1,894,391,100	100.00%	1,894,391,100	0	1,777,846	100.00%	1,777,846	1,777,846	0
LE 69: WOOD RIDGE	803,935,700	68.79%	1,168,681,058	364,745,358	602,730	68.79%	876,188	602,730	0
R 70: WYCKOFF	4,620,907,800	100.00%	4,620,907,800	0	0	100.00%	0	0	0
TOTALS	152,828,462,316		163,484,551,845	10,656,089,529	96,580,480		102,623,260	96,580,480	0

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PRELIMINARY EQUALIZATION TABLE, COUNTY OF BERGEN FOR THE YEAR 2015

(CONTINUED)

	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 Equalized 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	
r 01: ALLENDALE	46,442.00	2.383	1,948,888	93.09%	2,093,552	0	0	0	2,093,552	
02: ALPINE	14,812.00	.741	1,998,920	83.92%	2,381,935	0	0	0	485,911,130	
03: BERGENFIELD	227,290.00	3.065	7,415,661	103.10%	7,192,688	0	0	0	51,631,637	
04: BOGOTA	261,020.00	3.630	7,190,634	89.78%	8,009,171	0	0	0	67,617,104	
05: CARLSTADT	349,044.00	1.991	17,531,090	105.67%	16,590,414	0	0	753,055	51,576,454	
06: CLIFFSIDE PARK	150,927.00	2.212	6,823,101	94.70%	7,204,964	0	0	0	156,579,076	
07: CLOSTER	94,024.00	2.129	4,416,346	101.98%	4,330,600	0	0	0	32,614,254	
08: CRESSKILL	67,867.00	2.482	2,734,367	89.27%	3,063,030	0	0	0	297,936,619	
09: DEMAREST	14,453.00	2.360	612,415	88.91%	688,803	0	0	0	225,531,115	
10: DUMONT	68,051.00	3.298	2,063,402	91.03%	2,266,727	0	0	0	132,607,119	
11: ELMWOOD PARK	422,264.00	2.699	15,645,202	100.50%	15,567,365	0	0	0	46,168,277	
12: EAST RUTHERFORD	406,957.00	1.904	21,373,792	102.36%	20,881,000	0	0	0	324,869,772	
13: EDGEWATER	767,547.00	1.701	45,123,280	90.51%	49,854,469	0	0	24,356,031	397,331,013	
14: EMERSON	71,941.00	2.496	2,882,252	96.09%	2,999,534	0	0	0	33,996,330	
15: ENGLEWOOD	648,291.00	2.514	25,787,232	92.11%	27,996,126	0	0	16,065,300	391,201,437	
16: ENGLEWOOD CLIFFS	296,197.00	.870	34,045,632	108.20%	31,465,464	0	0	0	143,142,921-	
17: FAIR LAWN	758,667.00	3.026	25,071,613	94.10%	26,643,584	0	0	0	359,640,699	
18: FAIRVIEW	212,947.00	2.854	7,461,352	95.56%	7,808,028	0	0	2,625,700	77,410,305	
19: FORT LEE	147,976.00	2.161	6,847,571	94.82%	7,221,653	0	0	3,109,100	567,603,723	
20: FRANKLIN LAKES	74,212.00	1.572	4,720,865	96.45%	4,894,624	0	0	0	236,520,929	
21: GARFIELD	479,103.00	2.571	18,634,889	98.41%	18,935,971	0	0	57,195	49,355,928	
22: GLEN ROCK	103,794.00	2.710	3,830,037	94.79%	4,040,550	0	0	3,709,901	160,628,354	
23: HACKENSACK	1,404,865.00	3.322	42,289,735	93.86%	45,056,185	0	0	0	633,962,625	
24: HARRINGTON PARK	11,710.00	2.593	451,600	95.34%	473,673	0	0	0	62,197,415	
25: HASBROUCK HEIGHTS	103,308.00	2.904	3,557,438	92.65%	3,839,652	0	0	0	212,326,334	
26: HAWORTH	19,974.00	2.752	725,799	85.67%	847,203	0	0	0	156,018,172	

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r	27:HILLSDALE	2.609	3,214,297	92.63%	3,470,039	0	94.39%	0	0	102,723,557
	28:HOHOKUS	1.954	1,716,735	93.29%	1,840,213	0	91.52%	0	0	108,333,623
	29:LEONIA	2.746	1,853,569	97.65%	1,898,176	0	94.73%	0	0	69,881,627
	30:LITTLE FERRY	2.635	4,165,313	98.53%	4,227,457	0	100.00%	0	0	4,227,457
L	31:LODI	3.193	11,372,534	98.39%	11,558,628	0	93.88%	0	0	137,638,073
L	32:LYNDHURST	2.711	17,393,028	97.14%	17,905,114	0	101.55%	0	1,553,216	21,201,848-
E	33:MAHWAH	1.694	24,582,822	96.17%	25,561,840	0	94.67%	0	0	345,381,121
L	34:MAYWOOD	2.782	5,708,160	92.58%	6,165,651	0	90.49%	0	0	128,008,393
L	35:MIDLAND PARK	2.691	5,141,806	93.88%	5,476,998	0	92.17%	0	6,783,162	102,515,365
L	36:MONTVALE	2.181	6,862,999	88.72%	7,735,571	0	91.22%	0	270,536	205,671,464
	37:MOONACHIE	2.001	7,332,184	90.29%	8,120,704	0	91.64%	0	0	75,400,731
	38:NEW MILFORD	3.158	2,316,213	90.58%	2,557,091	0	88.34%	0	0	209,703,089
	39:NORTH ARLINGTON	2.887	5,236,647	101.47%	5,160,783	0	100.17%	0	0	2,657,674
	40:NORTHVALE	2.573	7,982,627	93.22%	8,563,213	0	94.47%	0	0	58,529,008
	41:NORWOOD	2.255	2,730,067	96.47%	2,829,965	0	95.36%	0	0	60,272,250
	42:OAKLAND	2.611	5,331,137	93.57%	5,697,485	0	92.98%	0	0	169,723,311
	43:OLD TAPPAN	1.871	2,067,932	100.82%	2,051,113	0	99.64%	0	0	8,281,517
	44:ORADELL	2.784	2,328,197	88.96%	2,617,128	0	88.16%	0	0	196,934,802
	45:PALISADES PARK	1.777	8,174,451	93.98%	8,698,075	0	94.08%	0	0	154,188,487
	46:PARAMUS	1.719	72,002,269	91.27%	78,889,305	0	92.12%	0	0	762,397,575
	47:PARK RIDGE BOR	2.431	3,470,136	92.76%	3,740,983	0	90.74%	0	0	167,442,680
	48:RAMSEY	2.655	8,740,151	83.77%	10,433,510	0	85.99%	0	0	475,352,712
	49:RIDGEFIELD	2.099	10,390,948	86.11%	12,067,063	0	88.89%	0	0	204,934,926
	50:RIDGEFIELD PARK	3.458	6,127,328	87.37%	7,013,080	0	94.51%	0	0	76,576,063
E	51:RIDGEWOOD VILLAGE	2.385	10,748,260	95.38%	11,268,882	0	92.54%	0	0	474,801,327
	52:RIVEREDGE	3.223	2,569,376	85.48%	3,005,821	0	87.41%	0	0	210,131,313

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

PRELIMINARY EQUALIZATION TABLE, COUNTY OF BERGEN

FOR THE YEAR 2015

(CONTINUED)

	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)
	(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 Equalized 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	Transfer to Col. 10 County Abstract of Ratables
L	53: RIVER VALE	2.272	2,731,822	106.46%	2,566,055	0	105.83%	0	0	111,267,276-
L	54: ROCHELLE PARK	2.210	4,282,398	97.13%	4,408,934	0	100.96%	0	206,186	4,421,486-
L	55: ROCKLEIGH	1.001	3,916,384	98.64%	3,970,381	0	104.53%	0	0	5,352,138-
L	56: RUTHERFORD	2.454	6,408,313	107.41%	5,966,216	0	105.44%	0	5,509,347	128,627,742-
L	57: SADDLE BROOK	2.620	13,850,649	86.72%	15,971,689	0	87.19%	0	0	297,732,132
L	58: SADDLE RIVER BOR	.977	507,165	92.30%	549,475	0	90.37%	0	0	243,776,890
r	59: SO. HACKENSACK	2.708	10,981,462	94.13%	11,666,272	0	100.00%	0	0	11,666,272
RL	60: TEANECK TWP	2.571	14,520,926	113.81%	12,758,919	0	100.00%	0	3,793,000	16,551,919
RE	61: TENAFLY	2.373	6,169,153	92.07%	6,700,503	0	91.41%	0	0	371,453,526
RE	62: TETERBORO	1.291	12,490,627	102.34%	12,205,029	0	100.00%	0	0	12,205,029
RE	63: UPPER SADDLE RIVER	2.198	4,230,027	79.17%	5,342,967	0	80.45%	0	0	543,400,108
RE	64: WALDWICK	2.510	3,505,976	103.92%	3,373,726	0	101.64%	0	0	21,825,294-
RE	65: WALLINGTON	2.596	4,638,097	98.49%	4,709,206	0	98.51%	0	0	18,948,354
RE	66: WASHINGTON TWP	2.212	1,109,177	97.87%	1,133,317	0	94.95%	0	0	87,168,835
RE	67: WESTWOOD	2.492	7,130,498	94.57%	7,539,915	0	92.55%	0	0	147,797,479
LE	68: WOODCLIFF LAKE	2.209	2,163,920	92.84%	2,330,806	0	100.00%	0	0	2,330,806
LE	69: WOOD RIDGE	3.691	10,931,861	67.56%	16,180,967	0	68.79%	0	20,933,730	401,860,055
R	70: WYCKOFF	1.587	5,741,903	112.17%	5,118,929	0	100.00%	0	0	5,118,929
	TOTALS	15,294,316	666,052,657		703,394,159	0		0	89,725,459	11,449,209,147

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BERGEN COUNTY 2015

EXEMPTIONS

04	Bogota	Dwelling Exemption	\$ 428,200
21	Garfield	Dwelling Exemption	\$ 403,200
33	Mahwah	Comm./Ind. Exemption	\$ 100,000
33	Mahwah	Fire Suppression	\$ 2,069,145
50	Ridgefield Park	Dwelling Exemption	\$ 2,149,000
62	Teterboro	Fire Suppression	\$ 1,307,500
68	Woodcliff Lake	Fire Suppression	\$ 3,403,500
69	Wood Ridge	Dwelling Exemption	\$ 9,995,900

SPECIAL IMPROVEMENT DISTRICTS

17	Fair Lawn	\$ 283,707,700
23	Hackensack	\$ 147,336,700
60	Teaneck	\$ 122,592,700