

NORTHVALE

PROPERTY CLASS	No. OF ITEMS 2025	2025 ASSESSED VALUE	% OF TOTAL	No. OF ITEMS 2026	2026 ASSESSED VALUE	% OF TOTAL	INCR.	SHIFT
1. VACANT	49	\$4,670,100	0.5%	44	\$10,299,900	0.6%	2.205	0.001
2.RESIDENTIAL	1,551	\$626,659,000	70.1%	1,550	\$1,093,359,800	65.4%	1.745	-0.047
3A. FARM (Reg)	0	\$0	0.0%	0	\$0	0.0%	0.000	0.000
3B. FARM (Qual)	0	\$0	0.0%	0	\$0	0.0%	0.000	0.000
4A.COMMERCIAL	89	\$80,294,300	9.0%	94	\$139,108,300	8.3%	1.732	-0.007
4B INDUSTRIAL	56	\$179,705,700	20.1%	57	\$426,375,100	25.5%	2.373	0.054
4C APARTMENT	1	\$1,488,500	0.2%	1	\$2,144,100	0.1%	1.440	0.000
TOTAL COMMERCIAL	146	261,488,500	29.3%	152	567,627,500	34.0%	2.171	0.047
6A.LCL TEL EXCH	1	\$908,803	0.1%	1	\$0	0.0%	0.000	-0.001
GRAND TOTAL	1,747	893,726,403	100.0%	1,747	1,671,287,200	100.0%	1.870	0.000

CURRENT DATA

Current Tax Rate \$3.328

ESTIMATED 2026 TAX RATE

Current Tax Rate 2025 \$3.328
Adjustment to Ratable Base 1.870

Current Tax Rate \$3.328
Adjustment to Ratable Base 1.870 = \$1.780 ESTIMATED Tax Rate **WITHOUT** a Budget Increase

* Figures are subject to change as 2026 assessments are preliminary and still under review

* The **actual** Tax Rate in 2026 will be based on the actual 2026 Total Tax Levy and final 2026 assessments. The 2026 actual tax rate will be different from the estimated 2026 rate based on the 2026 County Equalization process. In addition, the 2026 actual taxes cannot be computed until the County, School and Municipal budgets are approved and the official 2026 tax rate is established.