

ELMWOOD PARK

PROPERTY CLASS	No. OF ITEMS 2025	2025 ASSESSED VALUES	% OF TOTAL	No. OF ITEMS 2026	2026 ASSESSED VALUE	% OF TOTAL	INCR.	SHIFT
1. VACANT	100	\$10,725,000	0.5%	43	\$12,107,000	0.3%	1.129	-0.002
2. RESIDENTIAL	4,881	\$1,637,348,600	74.4%	4,882	\$3,089,849,000	69.9%	1.887	-0.045
3A. FARM	0	\$0	0.0%	0	\$0	0.0%	#DIV/0!	0.000
3B. FARM LAND	0	\$0	0.0%	0	\$0	0.0%	#DIV/0!	0.000
4A. COMMERCIAL	215	\$248,736,200	11.3%	217	\$456,929,200	10.3%	1.837	-0.010
4B INDUSTRIAL	61	\$181,697,500	8.3%	61	\$518,493,500	11.7%	2.854	0.035
4C APARTMENT	26	\$123,070,300	5.6%	23	\$342,346,800	7.7%	2.782	0.022
TOTAL COMMERCIAL	302	553,504,000	25.1%	301	1,317,769,500	29.8%	2.381	0.047
6A. LCL TEL EXCH	2	\$100	0.0%	2	\$100	0.0%	1.000	0.000
GRAND TOTAL	5,285	2,201,577,700	100.00%	5,228	4,419,725,600	100.00%	2.008	0.000

CURRENT DATA

Current Tax Rate \$3.202

PREDICTED 2026 TAX RATE WITHOUT 2026 BUDGET INC

Current Tax Rate 2025	\$3.202
Adjustment to Ratable Base	2.008

Current Tax Rate \$3.202 = \$1.595 Predicted Tax Rate **WITHOUT** a Budget Increase
 Adjustment to Ratable Base 2.008

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

* 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.