

Borough of Mountain Lakes

PROPERTY CLASS	No. OF ITEMS 2025	2025 ASSESSED VALUES	% OF TOTAL	No. OF ITEMS 2026	2026 ASSESSED VALUE	% OF TOTAL	INCR.	SHIFT
1. VACANT	31	\$5,051,500	0.3%	30	\$3,981,200	0.2%	0.788	-0.001
2.RESIDENTIAL	1,445	\$1,514,531,100	91.8%	1,445	\$1,650,120,900	92.2%	1.090	0.004
3A. FARM	0	\$0	0.0%	0	\$0	0.0%	#DIV/0!	0.000
3B. FARM LAND	3	\$1,700	0.0%	3	\$1,700	0.0%	1.000	0.000
4A.COMMERCIAL	85	\$124,777,600	7.6%	85	\$129,724,500	7.3%	1.040	-0.003
4B INDUSTRIAL	3	\$4,897,300	0.3%	3	\$5,282,900	0.3%	1.079	0.000
4C APARTMENT	0	\$0	0.0%	0	\$0	0.0%	#DIV/0!	0.000
TOTAL COMMERCIAL	88	129,674,900	7.9%	88	\$135,007,400	7.5%	1.041	-0.003
6A.LCL TEL EXCH	1	\$803,200	0.0%	1	\$0	0.0%	0.000	0.000
GRAND TOTAL	1,568	1,650,062,400	100.00%	1,567	1,789,111,200	100.00%	1.084	0.000

CURRENT DATA

Current Tax Rate \$2.299

PREDICTED 2026 TAX RATE WITHOUT 2026 BUDGET INC

Current Tax Rate 2025 \$2.299

Adjustment to Ratable Base 1.084

Current Tax Rate $\frac{\$2.299}{1.084}$ = \$2.120 Predicted Tax Rate ***WITHOUT*** a Budget Increase

* The ***actual*** Tax Rate in 2026 will be based on the actual 2026 Total Tax Levy and final 2026 assessments

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