

2025 TAX CALCULATION ACKNOWLEDGEMENT REPORT

TAXING DISTRICT 07 CLOSTER

COUNTY 02 BERGEN

BLOCK	LOT	QUALIFIC.	PROPERTY LOCATION	CLASS	NET VAL	TAX AMOUNTS			PRELIM.	
						TOT YEAR	1ST HALF	2ND HALF		
2401	24		38 O'SHAUGHNESSY LA	15F	1010400	.00	10171.61	10171.61-	.00	*OVERBILL*

2025 TAX CALCULATION ACKNOWLEDGEMENT REPORT

TAXING DISTRICT 07 CLOSTER

COUNTY 02 BERGEN

	COUNT	NET VALUE	TOTAL TAXES (GENERAL)	TOTAL TAXES (SPECIAL)	DEDUCTION AMOUNT	NET AMOUNT OF TAXES	2025 TAXES (1ST HALF)	2025 TAXES (2ND HALF)	2026 TAXES (1ST HALF)
* RATABLES *	2,937	2,965,671,700	61,063,181.67	.00	24,000.00	61,039,181.67	29,336,998.72	31,702,182.95	30,519,598.29
* RAILROADS *	5	200,000	.00	.00	.00	.00	.00	.00	.00
* UTILITIES *	1	100,000	2,059.00	.00	.00	2,059.00	1,058.00	1,001.00	1,029.50
* EXEMPTS *	152	212,344,400	.00	.00	.00	.00	10,171.61	10,171.61-	.00

TAX RATES FOR THE YEAR OF 2025

TAXING DISTRICT 07 CLOSTER COUNTY 02 BERGEN

DESCRIPTION OF TAX	SPECIAL TAX CODE	RATE PER \$100	FLAT TAX AMOUNT
COUNTY TAX		.217	
COUNTY OPEN SPACE		.010	
DISTRICT SCHOOL TAX		.795	
REGIONAL SCHOOL TAX		.490	
LIBRARY TAX		.035	
LOCAL MUNICIPAL TAX		.502	
MUNICIPAL OPEN SPACE		.010	

TOTAL PROPERTY TAX 2025		2.059	

SPECIAL TAX DESCRIPTION.....

* STATE AID RATE	A01	.000
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* STATE AID NOT PART OF GENERAL TAX RATE

TAX RATE EDIT AUDIT TRAIL									
CTY/ DIST	TAX YEAR	RATE SEQ	RATE DESCRIPTION	TAX RATE	FLAT AMOUNT	--SPECIAL TAX CODE	DATA-- RATE	FLAT	INHIBIT FLAGS
0207	2025	01	COUNTY TAX	00217	000000				
0207	2025	02	COUNTY OPEN SPACE	00010	000000				
0207	2025	03	DISTRICT SCHOOL TAX	00795	000000				
0207	2025	04	REGIONAL SCHOOL TAX	00490	000000				
0207	2025	05	LIBRARY TAX	00035	000000				
0207	2025	06	LOCAL MUNICIPAL TAX	00502	000000				
0207	2025	07	MUNICIPAL OPEN SPACE	00010	000000				
0207	2025	08	STATE AID RATE			A01	00000	000000	
				-----	-----		-----	-----	
0207	2025	00	TOTAL PROPERTY TAX 2025	2.059	.00		.000	.00	

*** TAX RATE ACCEPTED

TABLE OF AGGREGATES
OF TAXABLE AND EXEMPT PROPERTY IN THE TAXING DISTRICT OF CLOSTER

FOR 2025

(1) VALUE OF LAND	1528,745,000
(2) VALUE OF IMPROVEMENTS	1436,926,700
(3) TOTAL VALUE LAND & IMPRVMT EXCL 2ND CLASS RR	2965,671,700
(4) TAX VALUE MACH,IMPLMNT & EQUIPT OF TELEPHONE, PETROLEUM REFINERIES MISCELLANEOUS	100,000
(5) EXEMPTIONS	
POLLUTION CONTROL (RS 54:4-3.56)	
FIRE SUPPRESSION (RS 54:4-3.13)	
FALLOUT SHELTER (RS 54:4-3.48)	
WATER/SEWAGE FAC. (RS 54:4-3.59)	
UEZ ABATEMENT (RS 54:4-3.139)	
HOME IMPROVEMENT (RS 54:4-3.72)	
MULTI FAMILY (RS 54:4-3.121)	
CL 4 ABATEMENT (RS 54:4-3.95)	
RENEWABLE ENERGY (RS 54:4-3.113)	
DWELL ABATEMENT (RS 40A:21-5)	
DWELL EXEMPTION (RS 40A:21-5)	
NEW DWL/CONV ABATE (RS 40A:21-5)	
NEW DWL/CONV EXEM (RS 40A:21-5)	
MUL DWELL EXEM (RS 40A:21-6)	
MUL DWELL ABATE (RS 40A:21-6)	
COM/IND EXEMPTION (RS 40A:21-7)	
TOTAL	
(5A) DEDUCTIONS ALLOWED (C.73,L.1976)	
NBR VETERANS	74
NBR VETERANS WIDOWS	15
TOTAL	89
NBR SENIOR CITIZENS	7
NBR DISABLED PERSONS	
NBR SURVIVING SPOUSE	
TOTAL	96
(6) NET VALUATION TAXABLE	2965,771,700
(7) TAX RATE - GENL TAX RATE PER \$100 TAXABLE VALUE	
(8) RATIO - AVERAGE RATIO OF ASSESSED TO TRUE VALUE OF REAL PROPERTY	%
(9A) UEZ EXPIRED (-)	
(9B) TRUE VALUE CL II RR PROPERTY (+)	
(10) EQUALIZATION	
(11) NET VALUE ON WHICH COUNTY TAXES ARE APPORTIONED	
(12) APPORTIONMENT OF TAXES	
TOTAL CNTY TAX APPRT ADJUSTMENTS	
CNTY EQUAL TBL APPL (+ OR -)	
APPEALS & CORR. (+ OR -)	
NET CNTY TAX APPOR	
LESS EXCESS STATE AID	

(13) VALUATION OF EXEMPT PROPERTY	
PUBLIC SCHOOL PROP	25,799,600
OTHER SCHOOL PROP	4,656,600
PUBLIC PROP	113,761,700
CHURCH & CHARITABLE PROP	41,709,800
CEMETERY & GRAVEYARD	131,500
OTHER EXEMPT PROP	26,285,200
TOTAL VALUE	212,344,400

(14) MISC REVENUE FOR SUPPORT OF BUDGET	
SURPLUS REVENUE APPROPRIATED	
MISC REVENUE ANTICIPATED	
RECEIPT FROM DELINQUENT TAX & LIEN	
TOTAL MISCELLANEOUS REVENUE	

(15) APPORTIONMENT OF TAXES

ITEM	AMOUNT	RATE
NET CNTY TX LESS ST AID		
COUNTY LIBRARY TAX		
COUNTY HEALTH TAX		
COUNTY OPEN SPACE		
DISTRICT SCHOOL TAX		
CONSOLIDATED SCHOOL TAX		
REGIONAL SCHOOL TAX		
MUNICIPAL OPEN SPACE		
MUNICIPAL LIBRARY TAX		
LOCAL MUNCPL PURPOSE TAX		
TOTAL TAX LEVY		

AUTHORIZED RATE

(16) REAL PROPERTY CLASSIFICATION SUMMARY

	ITEMS	TAX VALUE
1.	VACANT LAND	58
2.	RESIDENTIAL	2,697
3A.	FARM (REGULAR)	4
3B.	FARM (QUALIFIED)	4
4A.	COMMERCIAL	166
4B.	INDUSTRIAL	8
4C.	APARTMENT	
	TOTAL CLASS 4A,4B,4C	388,478,800
	TOTAL ALL CLASSES	2965,671,700

STATE OF NEW JERSEY BERGEN COUNTY

I (WE) _____ ASSESSOR(S) OF THE
TAXING DISTRICT OF CLOSTER DO SWEAR (OR AFFIRM)
THAT THE FOREGOING TAX LIST AND TAX DUPLICATE CONTAIN THE
VALUATIONS OF ALL THE PROPERTY LIABLE TO TAXATION IN THE TAXING
DISTRICT IN WHICH I (WE) AM (ARE) TAX ASSESSOR(S), AND THAT
SUCH PROPERTY HAS BEEN VALUED WITHOUT FAVOR OR PARTIALITY AT
ITS TAXABLE VALUE AND I (WE) HAVE ALLOWED ONLY SUCH EXEMPTIONS
AND DEDUCTIONS AS ARE PRESCRIBED BY LAW

I (WE) DO FURTHER SWEAR (OR AFFIRM) THAT, FOR THE TAX YEAR 2025,
I (WE) HAVE COMPLETED AND PUT INTO OPERATION A DISTRICT-WIDE
ADJUSTMENTS OF REAL PROPERTY TAXABLE VALUATIONS AND SUCH TAXABLE
VALUATIONS CONFORM TO THE PERCENTAGE LEVEL ESTABLISHED FOR SUCH
YEAR FOR EXPRESSING THE TAXABLE VALUE OF REAL PROPERTY IN THE
COUNTY.

SWORN AND SUBSCRIBED BEFORE ME
THIS _____ DAY OF _____ OF 2025

ASSESSOR(S)

CERTIFICATION BY COUNTY BOARD

THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE AND
COMPLETE RECORD OF THE TAXES ASSESSED FOR THE YEAR 2025 IN THE
TAXING DISTRICT OF CLOSTER COUNTY OF
BERGEN, NEW JERSEY, AND THAT \$ 2,965,771,700 IS THE
NET VALUATION TAXABLE AND \$ _____ IS THE NET VALUATION
ON WHICH COUNTY TAXES AND REGIONAL OR CONSOLIDATED SCHOOL TAXES
ARE APPORTIONED.

ATTEST:

PRESIDENT

V. PRESIDENT

COMMISSIONER

COMMISSIONER

COMMISSIONER

COMMISSIONER

COMMISSIONER

TAX ADMINISTRATOR
COUNTY BOARD OF TAXATION

TAXING DISTRICT 07 CLOSTER			2025	TAX	LIST	DISTRICT	SUMMARY	COUNTY 02	BERGEN	05/30/25	
	CLASSIFICATION	NO. OF PARCELS	LAND VALUE		IMPROVEMENT VALUE		TOTAL VALUE	BOOK VALUE OF TANG PERS PROP	EXEMPTION AMOUNT	NET TAXABLE VALUE	
1	VACANT LAND	58	22,656,700		0		22,656,700		0	22,656,700	
2	RESIDENTIAL	2,697	1,385,786,700		1,162,035,900		2,547,822,600		0	2,547,822,600	
3A	FARM (REGULAR)	4	2,103,700		4,583,100		6,686,800		0	6,686,800	
3B	FARM (QUALIFIED)	4	26,800		0		26,800		0	26,800	
4A	COMMERCIAL	166	108,945,000		219,049,900		327,994,900		0	327,994,900	
4B	INDUSTRIAL	8	9,226,100		51,257,800		60,483,900		0	60,483,900	
4C	APARTMENT	0	0		0		0		0	0	
CLASS 4 TOTAL		174	118,171,100		270,307,700		388,478,800		0	388,478,800	
RATABLE TOTAL		2,937	1,528,745,000		1,436,926,700		2,965,671,700		0	2,965,671,700	
5A	CLASS 1 RAILROAD	5	200,000		0		200,000		0	200,000	
5B	CLASS 2 RAILROAD	0	0		0		0		0	0	
RAILROAD TOTAL		5	200,000		0		200,000		0	200,000	
6A	TELEPHONE	1						100,000		100,000	
6B	PETROL REFINRIES	0						0		0	
6C	MISCELLANEOUS	0						0		0	
PUBLIC UTIL. TOTAL		1						100,000		100,000	
15A	PUBLIC SCHOOL	2	8,228,000		17,571,600		25,799,600		0	25,799,600	
15B	OTHER SCHOOL	1	4,391,800		264,800		4,656,600		0	4,656,600	
15C	PUBLIC PROPERTY	112	103,389,200		10,372,500		113,761,700		0	113,761,700	
15D	CHARITABLE	13	11,821,200		29,888,600		41,709,800		0	41,709,800	
15E	CEMETERY	1	131,500		0		131,500		0	131,500	
15F	MISCELLANEOUS	23	12,318,800		13,966,400		26,285,200		0	26,285,200	
EXEMPT TOTAL		152	140,280,500		72,063,900		212,344,400		0	212,344,400	
----- D E D U C T I O N S -----			----- E X E M P T I O N S -----			-----		----- E X E M P T I O N S -----		-----	
CLASSIFICATION		NO. OF DEDUCTS	DEDUCTION AMOUNT	CLASSIFICATION		NO. OF PARCELS	EXEMPTION AMOUNT	CLASSIFICATION		NO. OF PARCELS	EXEMPTION AMOUNT
SENIOR CITIZEN		7	1,750	FIRE SUPPRESS		0	0	DWELL ABATE		0	0
DISABLED PERSON		0	0	POLLUTION CNTRL		0	0	DWELL EXEMP		0	0
SURVIVING SPOUSE		0	0	FALLOUT SHELTER		0	0	NEW DWEL/CONV ABAT		0	0
VETERAN		74	18,500	WATER/SEWAGE FAC		0	0	NEW DWEL/CONV EXMT		0	0
WIDOW OF VETERAN		15	3,750	HOME IMPROVEMENT		0	0	MUL DWELL EXEMP		0	0
				CLASS 4 ABATEMENT		0	0	MUL DWELL ABATE		0	0
				MULTI-FAMILY DWELL		0	0	COM/IND EXEMP		0	0
				UEZ ABATEMENT		0	0	RENEWABLE ENERGY		0	0

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ASSESSOR

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REAL PROPERTY TAXABLE VALUATIONS AND SUCH TAXABLE VALUATIONS CONFORM TO THE PERCENTAGE LEVEL ESTABLISHED FOR SUCH YEAR FOR
EXPRESSING THE TAXABLE VALUE OF REAL PROPERTY IN THE COUNTY.

SWORN AND SUBSCRIBED BEFORE ME THIS DAY OF OF 2025. -----
ASSESSOR