

# ENGLEWOOD REASSESSMENT - 2026





# Why does Englewood have to complete a reassessment for the 2026 tax year?

## How frequently do downs have to complete reassessments or revaluations?

- In New Jersey, the state measures several statistical and non-statistical factors to determine if a municipality's property assessments are equitable, which could trigger a revaluation. A revaluation is ordered when assessments are found to be substantially below or above the required true market value
- In New Jersey, there is no set statewide schedule for when municipalities are ordered to complete revaluations or reassessments. Instead, a revaluation or reassessment is ordered by the County Board of Taxation (CBT) or the State Director of Taxation when a municipality's property values no longer reflect true market conditions.



# Annual County Equalization Table

Amended table of Equalized Valuations 2024  
(As Amended by Tax Court Appeals)

|                            | 1  | 2                                       | 3                               | 4  | 5                                       | 6                      |
|----------------------------|--|---|---------------------------------|--|---|------------------------|
| COUNTY AND DISTRICT        | AGG. ASSESSED<br>VALUATION<br>REAL PROP. * | AVE. RATIO<br>ASSESSED TO<br>TRUE VALUE | AGG. TRUE VALUE<br>REAL PROP. * | ASSESSED VALUE<br>CLASS II R. R.<br>PROPERTY | ASSESSED VALUE<br>ALL PERS.<br>PROPERTY | EQUALIZED<br>VALUATION |
| <b>BERGEN COUNTY</b>       |  |   |                                 |  |   |                        |
| 0201 ALLENDALE BORO        | 2,165,526,800                              | 88.44                                   | 2,448,582,994                   | 0  | 100,000                                 | 2,448,682,994          |
| 0202 ALPINE BORO           | 1,986,151,200                              | 94.96                                   | 2,091,566,133                   | 0  | 0                                       | 2,091,566,133          |
| 0203 BERGENFIELD BORO      | 2,742,171,800                              | 59.04                                   | 4,644,599,932                   | 0  | 87,730                                  | 4,644,687,662          |
| 0204 BOGOTA BORO           | 1,214,194,600                              | 96.43                                   | 1,259,146,116                   | 0  | 0                                       | 1,259,146,116          |
| 0205 CARLSTADT BORO        | 3,249,303,200                              | 94.86                                   | 3,425,367,067                   | 0  | 4,601,292                               | 3,429,968,359          |
| 0206 CLIFFSIDE PARK BORO   | 3,049,694,900                              | 68.46                                   | 4,454,710,634                   | 0  | 5,472,231                               | 4,460,182,865          |
| 0207 CLOSTER BORO          | 2,766,720,800                              | 89.14                                   | 3,103,792,686                   | 0  | 100,000                                 | 3,103,892,686          |
| 0208 CRESSKILL BORO        | 2,555,288,300                              | 75.33                                   | 3,392,125,714                   | 0  | 0                                       | 3,392,125,714          |
| 0209 DEMAREST BORO         | 1,388,946,500                              | 64.32                                   | 2,159,431,748                   | 0  | 82,810                                  | 2,159,514,558          |
| 0210 DUMONT BORO           | 1,692,955,440                              | 56.25                                   | 3,009,698,560                   | 0  | 0                                       | 3,009,698,560          |
| 0211 ELMWOOD PARK BORO     | 2,182,569,100                              | 67.54                                   | 3,231,520,728                   | 0  | 89                                      | 3,231,520,817          |
| 0212 E. RUTHERFORD BORO    | 2,819,519,400                              | 93.60                                   | 3,012,307,051                   | 0  | 4,694,817                               | 3,017,001,868          |
| 0213 EDGEWATER BORO        | 4,288,742,955                              | 90.22                                   | 4,753,649,917                   | 0  | 2,064,100                               | 4,755,714,017          |
| 0214 EMERSON BORO          | 1,219,198,500                              | 70.99                                   | 1,717,422,876                   | 0  | 0                                       | 1,717,422,876          |
| 0215 ENGLEWOOD CITY        | 4,558,366,000                              | 67.85                                   | 6,718,299,189                   | 0  | 0                                       | 6,718,299,189          |
| 0216 ENGLEWOOD CLIFFS BORO | 3,557,113,800                              | 85.99                                   | 4,136,659,844                   | 0  | 1,644,861                               | 4,138,304,705          |
| 0217 FAIRLAWN BORO         | 4,381,538,800                              | 60.42                                   | 7,251,802,052                   | 0  | 640                                     | 7,251,802,692          |
| 0218 FAIRVIEW BORO         | 1,699,019,500                              | 81.58                                   | 2,082,642,192                   | 0  | 1,574,245                               | 2,084,216,437          |
| 0219 FORT LEE BORO**       | 6,701,355,230                              | 68.83                                   | 9,736,096,513                   | 0  | 9,265,952                               | 9,745,362,465          |
| 0220 FRANKLIN LAKES BORO   | 4,547,845,200                              | 73.65                                   | 6,174,942,566                   | 0  | 0                                       | 6,174,942,566          |
| 0221 GARFIELD CITY         | 2,167,971,400                              | 56.68                                   | 3,824,931,898                   | 0  | 0                                       | 3,824,931,898          |
| 0222 GLEN ROCK BORO        | 2,459,289,200                              | 71.58                                   | 3,435,721,151                   | 0  | 0                                       | 3,435,721,151          |
| 0223 HACKENSACK CITY       | 6,648,391,100                              | 80.69                                   | 8,239,423,844                   | 0  | 0                                       | 8,239,423,844          |
| 0224 HARRINGTON PARK BORO  | 947,144,750                                | 69.92                                   | 1,354,612,057                   | 0  | 0                                       | 1,354,612,057          |
| 0225 HASBROUCK HGHTS BORO  | 2,263,647,200                              | 88.74                                   | 2,550,875,817                   | 0  | 1,263,117                               | 2,552,138,934          |
| 0226 HAWORTH BORO          | 860,333,100                                | 67.80                                   | 1,268,927,876                   | 0  | 0                                       | 1,268,927,876          |
| 0227 HILLSDALE BORO        | 1,713,869,800                              | 69.26                                   | 2,474,544,903                   | 0  | 0                                       | 2,474,544,903          |
| 0228 HOHOKUS BORO          | 1,202,832,700                              | 68.31                                   | 1,760,844,239                   | 0  | 100                                     | 1,760,844,339          |
| 0229 LEONIA BORO           | 1,244,919,300                              | 61.02                                   | 2,040,182,399                   | 0  | 642,232                                 | 2,040,824,631          |
| 0230 LITTLE FERRY BORO     | 1,517,815,000                              | 86.84                                   | 1,747,829,341                   | 0  | 100,000                                 | 1,747,929,341          |
| 0231 LODI BORO             | 2,019,470,200                              | 56.96                                   | 3,545,418,188                   | 0  | 68,660                                  | 3,545,486,848          |
| 0232 LYNDBURST TWP         | 4,483,900,500                              | 88.16                                   | 5,086,094,034                   | 0  | 5,329,097                               | 5,091,423,131          |



# Who orders a town to complete a reassessment?

- In New Jersey, the [County Board of Taxation](#), the [State Director of Taxation](#) (through the [NJ Division of Taxation](#)), and even the [courts](#) can order a municipality to conduct a property revaluation or reassessment when assessments are not keeping pace with market value and are inequitable. A municipality can also choose to initiate the process itself if it recognizes the need to maintain tax equity within its borders.



In December 2022, the Bergen County Board of Taxation forwarded the City Tax Assessor its' worksheet to inform the City that it would likely be ordered to complete a revaluation due to the statistical data in 2023. The order was received in May, 2023.

| BERGEN COUNTY BOARD OF TAXATION  |   |
|--|---|
| Regulated Criteria for Revaluation Orders:<br>in Accordance with N.J.A.C. 18:12A-1.14  |   |
| Date: _____  | Municipality: <u>ENGLEWOOD</u>  |
| 1. General Coefficient of Deviation<br>(Average for all usable sales)<br>[Deviation above 15% generally denotes<br>lack of uniformity in assessments]                                  | Property<br>Class<br><br><u>15.20</u>   |
| 2. Stratified Coefficient of Deviation<br>(Average within a property class)<br>[Deviation above 15% generally denotes<br>lack of uniformity in assessments]                            | 1. <u>- 0 -</u><br>2. <u>14.73</u><br>3. <u>- 0 -</u><br>4. <u>23.13</u>  |
| 3. Segmented Coefficient of Deviation<br>(Average between property classes)<br>[Deviation above 15% generally denotes<br>lack of uniformity in assessments]                            | 1. <u>11.46</u><br>2. <u>14.75</u><br>3. <u>- 0 -</u><br>4. <u>22.98</u>  |
| 4. Assessment-Sales Ratio<br>(Director's Ratio)<br>[Declining ratios indicate a lack of assessment<br>maintenance, less than 85% and compliance to<br>adopted county percentage level] | <u>76.38</u>  |
| 5. Individual Assessment-Sales Ratios<br>(Listing of lowest to highest)<br>[A wide divergence of ratios as, opposed to<br>clustering, indicative of lack of uniformity]                | (1 SALE)<br>1. <u>64.87</u><br>2. _____<br>3. <u>0</u><br>4. _____  |
| 6. Class Weighted Ratios<br>(Usable sales by class assessments divided<br>by total usable sales of class)<br>[Wide variances in class ratios indicate<br>lack of uniformity]           | (303 SALES) 38.91 - 190.85<br>(18 SALES) 27.37 - 121.28<br>1. <u>64.87</u><br>2. <u>75.49</u><br>3. <u>75.49</u><br>4. <u>63.78</u> |
| 7. District Weighted Ratio<br>(Total ratables of all classes divided by<br>total equalized true value of all classes)<br>[Compliance to adopted county percentage level]               | <u>71.54</u>  |
| 8. Neighborhood and Zoning Changes<br>[Must delineate impact on value]   | _____   |
| 9. Lack of Adequate Records<br>[Example: property record cards & building permits]   | _____   |
| NON-REGULATED CRITERIA:  |   |
| 10. Last Revaluation or Reassessment<br>10 year life expectancy  | <u>2011</u>   |
| 11. Reduction in Value from Tax Appeals<br>Years of Reduction  | <u>10,087,400</u><br><u>2021 - 2022</u>   |



# Englewood: Revaluation & Reassessment History

- 1994 – Revaluation
- 2007 - Revaluation
- 2011 – Reassessment
- 2026 - Reassessment



CALL TO ORDER:  
 SUNSHINE LAW:  
 ROLL CALL:  
 PLEDGE OF ALLEGIANCE  
 APPROVAL OF MINUTES: JULY 23, 2025  
 ADMINISTRATOR'S REPORT:

This is the **Bergen County Tax Board**  
 monthly meeting agenda for  
 Wednesday, September 3, 2025.

48 Bergen County towns, including  
 Englewood are under order to  
 complete a revaluation or  
 reassessment for the 2026 tax year

#### 1. REVALUATIONS/ REASSESSMENTS

##### 2026

|                    |                |
|--------------------|----------------|
| ALLENDALE-         | Reassessment-  |
| BERGENFIELD        | Revaluation-   |
| CARLSTADT          | Reassessment-  |
| CLIFFSIDE PARK     | Revaluation-   |
| CLOSTER            | Reassessment-  |
| CRESSKILL          | Reassessment - |
| DUMONT             | Reassessment-  |
| ELMWOOD PARK       | Revaluation-   |
| EAST RUTHERFORD    | Reassessment-  |
| EDGEWATER          | Reassessment - |
| EMERSON            | Revaluation-   |
| ENGLEWOOD          | Reassessment   |
| FAIRLAWN           | Revaluation-   |
| FAIRVIEW           | Reassessment-  |
| FRANKLIN LAKES     | Revaluation-   |
| GARFIELD           | Revaluation-   |
| HARRINGTON PARK    | Reassessment   |
| HASBROUCK HEIGHTS- | Reassessment-  |
| HAWORTH            | Revaluation-   |
| HO-HO-KUS          | Revaluation-   |
| LEONIA             | Reassessment   |
| LITTLE FERRY       | Reassessment-  |
| LODI               | Revaluation-   |
| LYNDHURST          | Reassessment-  |
| MAHWAH             | Revaluation-   |
| MAYWOOD            | Reassessment-  |
| MOONACHIE          | Reassessment-  |
| NORTH ARLINGTON    | Reassessment-  |
| NORTHVALE          | Reassessment-  |
| NORWOOD            | Reassessment-  |
| OAKLAND            | Reassessment-  |
| ORADELL            | Reassessment-  |
| PALISADES PARK     | Reassessment - |
| PARAMUS            | Reassessment-  |
| PARK RIDGE         | Revaluation-   |
| RAMBLEY-           | Reassessment-  |
| RIDGEFIELD         | Reassessment - |
| RIVER EDGE         | Reassessment-  |
| ROCHELLE PARK      | Revaluation-   |
| ROCKLEIGH          | Revaluation-   |
| SADDLE BROOK       | Reassessment-  |

|                    |               |
|--------------------|---------------|
| SOUTH HACKENSACK   | Reassessment- |
| TETERBORO          | Reassessment- |
| UPPER SADDLE RIVER | Revaluation-  |
| TWP. OF WASHINGTON | Reassessment- |
| WESTWOOD           | Reassessment- |
| WOODCLIFF LAKE     | Reassessment- |
| WOOD-RIDGE.        | Reassessment  |



While in New Jersey most districts do not reassess their property values annually, the assessments are measured for relevance annually by a study conducted by the Division of Taxation. The Division measures each 'arms length' sale against its' assessment and includes each sale in the study to determine the municipality's annual ratio.

| YEAR | AVERAGE RESIDENTIAL<br>ASSESSMENT | DISTRICT RATIO | INF. MARKET VALUE |
|------|-----------------------------------|----------------|-------------------|
| 2015 | \$474,200                         | 92.58%         | \$512,206         |
| 2016 | \$474,200                         | 92.28%         | \$513,871         |
| 2017 | \$474,200                         | 91.08%         | \$520,641         |
| 2018 | \$474,200                         | 89.01%         | \$532,749         |
| 2019 | \$474,200                         | 88.06%         | \$538,496         |
| 2020 | \$474,200                         | 86.79%         | \$546,376         |
| 2021 | \$474,200                         | 86.45%         | \$548,525         |
| 2022 | \$474,200                         | 81.69%         | \$580,487         |
| 2023 | \$474,200                         | 76.38%         | \$620,843         |
| 2024 | \$474,200                         | 71.63%         | \$662,013         |
| 2025 | \$474,200                         | 67.85%         | \$698,895         |



The municipal ratio is determined annually and it is driven by residential property sales, as that type of property sells most frequently. While the ratio is updated annually, is it also applied to **ALL PROPERTY CLASSES**, which do not typically trend in the same manner as residential properties...this can lead, over time, to an imbalanced relationship in equity in how different property classes are assessed and taxed. It can also result in a municipality struggling to support assessments in appeal proceedings. A Reassessment recalibrates this relationship.

| YEAR | COMMERCIAL ASSESSMENT | DISTRICT RATIO | INF. MARKET VALUE |
|------|-----------------------|----------------|-------------------|
| 2015 | \$19,500,000          | 92.58%         | \$21,062,865      |
| 2016 | \$19,500,000          | 92.28%         | \$21,131,339      |
| 2017 | \$19,500,000          | 91.08%         | \$21,409,750      |
| 2018 | \$19,500,000          | 89.01%         | \$21,907,651      |
| 2019 | \$19,500,000          | 88.06%         | \$22,143,993      |
| 2020 | \$19,500,000          | 86.79%         | \$22,468,026      |
| 2021 | \$19,500,000          | 86.45%         | \$22,556,391      |
| 2022 | \$19,500,000          | 81.69%         | \$23,870,731      |
| 2023 | \$19,500,000          | 76.38%         | \$25,530,244      |
| 2024 | \$19,500,000          | 71.63%         | \$27,223,230      |
| 2025 | \$19,500,000          | 67.85%         | \$28,739,867      |



Question: Will a reassessment increase taxes?  
We can look at other districts for answers.

**BOROUGH OF BOGOTA**

| YEAR | ASSESSMENT | TAX RATE | PROPERTY TAX | INCREASE |
|------|------------|----------|--------------|----------|
| 2018 | \$264,600  | 3.92%    | \$10,372.32  |          |
| 2019 | \$264,600  | 4.02%    | \$10,628.98  | \$256.66 |
| 2020 | \$264,600  | 4.07%    | \$10,777.16  | \$148.18 |
| 2021 | \$264,600  | 4.14%    | \$10,949.15  | \$171.99 |
| 2022 | \$264,600  | 4.23%    | \$11,182.00  | \$232.85 |
| 2023 | \$264,600  | 4.29%    | \$11,361.92  | \$179.93 |

|                         |                 |
|-------------------------|-----------------|
| <b>AVERAGE INCREASE</b> | <b>\$197.92</b> |
|-------------------------|-----------------|



# Example: Bogota – 2024 Revaluation Comparison (Before & After)

|                                     | <u>2023</u>   | <u>2024 (Revaluation)</u> |
|-------------------------------------|---------------|---------------------------|
| TOTAL RATABLE (ASSESSED) VALUE      | \$645,705,500 | \$1,214,194,600           |
| AVERAGE RESIDENTIAL ASSESSMENT      | \$264,623     | \$494,982                 |
| TOTAL BUDGET (SCHOOL, COUNTY, TOWN) | \$27,724,979  | \$28,216,095              |
| TOTAL TAX RATE                      | 4.2940%       | 2.3240%                   |
| AVERAGE RESIDENTIAL TAX BILL        | \$11,363      | \$11,503                  |
| AVERAGE TAX DOLLAR INCREASE         |               | \$140                     |
| AVERAGE % TAX INCREASE              |               | 1.23%                     |



# Example: New Milford 2025 Revaluation comparison (tax rate pending)

|                                     | <u>2024</u>     | <u>2025 (Revaluation)</u> |
|-------------------------------------|-----------------|---------------------------|
| TOTAL RATABLE (ASSESSED) VALUE      | \$1,607,097,800 | \$3,138,797,200           |
| AVERAGE RESIDENTIAL ASSESSMENT      | \$332,718       | \$643,161                 |
| TOTAL BUDGET (SCHOOL, COUNTY, TOWN) | \$64,831,517    | \$68,358,141              |