

FINAL EQUALIZATION TABLE FOR THE COUNTY OF HUDSON FOR THE YEAR 2017

N.J.S.A. 54:3-18 as amended, requires the County Board of Taxation to complete its equalization of property valuation in the taxing districts before the tenth day of March. Pursuant to R.S. 54:3-19, as amended, one certified copy of such equalization table, as confirmed, shall be transmitted to each of the following: The Director of Division, the Tax Court of N.J. and to each Taxing District in the County.

We hereby certify this 5th day of March, 2017 that the table below reflects those items required to be set forth under R.S.54:3-17, as amended.

Attest:

COMMISSIONERS

Don Kenny
COUNTY TAX ADMINISTRATOR

COUNTY PERCENTAGE LEVEL OF TAXABLE VALUE OF REAL PROPERTY 100%

	COLUMN (1) REAL PROPERTY EXCLUSIVE OF CLASS II RAILROAD PROPERTY				COLUMN (2) MACHINERY, IMPLEMENTS, EQUIPMENT & ALL OTHER TAXABLE PERSONAL PROPERTY USED IN BUSINESS OF TELEPHONE, TELEGRAPH & MESSENGER SYSTEM COMPANIES (C.138 L.1966)					COLUMN (3) EQUALIZATION OF REPLACEMENT REVENUES UNDER P.L.1966 C.135 AS AMENDED					COLUMN (4) DEDUCT TRUE VALUE OF REAL PROPERTY EXCLUSIVE OF CLASS II RAILROAD PROPERTY WHERE THE TAXES ARE IN DEFAULT AND LIENS UNENFORCEABLE (C.168, L.1974)			COLUMN (5) CH. 441 IN LIEU	COLUMN (6) NET AMOUNT OF CALCULATIONS [COL.1(d) + COL.2(e) + COL.3 (e) - COL.4(c) + COL.5] TRANSFER TO COLUMN 10 COUNTY ABSTRACT OF RATABLE	
	(a) AGGREGATE ASSESSED VALUE	(b) REAL PROPERTY RATIO OF AGGREGATE ASSESSED TO AGGREGATE TRUE VALUE	(c) AGGREGATE TRUE VALUE [COL.1(a)/ COL.19(c)]	(d) AMOUNT BY WHICH COL.1(a) SHOULD BE INCREASED OR DECREASED TO CORRESPOND TO COL.1(c)	(a) AGGREGATE ASSESSED VALUE (TAXABLE VALUE)	(b) TAXABLE % LEVEL (LOWER OF COUNTY % LEVEL OR PRE- TAX YEAR SCHOOL AID DIST. RATIO (NUSA 54:1-35.2)	(c) AGGREGATE TRUE VALUE [COL.2(a)/ COL.2(b)]	(d) AGGREGATE EQUALIZED VALUATION [COL.2(c) x COL.2(b)]	(e) AMOUNT BY WHICH COL.2(a) SHOULD BE INCREASED OR DECREASED TO CORRESPOND TO COL.2(d)	(a) BUSINESS PERSONAL PROPERTY REPLACEMENT REVENUE RECEIVED DURING PRECEDING YEAR P.L.1966 C.135	(b) PRECEDING YEAR GENERAL TAX RATE	(c) CAPITALIZATION OF REPLACEMENT REVENUES IN COL.3(a) PER C.135 P.L.1966 [COL.3(a)/COL.3(b)]	(d) REAL PROPERTY RATIO OF AGGREGATE ASSESSED VALUE TO AGGREGATE TRUE VALUE [SAME AS PRECEDING YEAR COUNTY EQUAL. TABLE COL.1(b)] PER P.L. 1971 C.32	(e) ASSUMED EQUALIZED VALUE OF AMOUNT IN COL.3(c) (COL.3(c)/ COL.3(d)	(a) AGGREGATE ASSESSED VALUE (TAXABLE VALUE)	(b) REAL PROPERTY RATIO OF AGGREGATE ASSESSED TO AGGREGATE TRUE VALUE [SAME AS COL.1(b)]	(c) AGGREGATE TRUE VALUE [COL.4(a) / COL.4(b)]			
TAXING DISTRICT																				
E 1 BAYONNE	2,161,065,064	39.94	5,410,778,828	3,249,713,764	2,701,273	39.94	6,763,327	2,701,273	0	2,816,890	7.935	35,499,559	41.84	84,845,982	0	39.94	0	4,215,000	3,338,774,746	
2 EAST NEWARK	156,739,400	111.02	141,181,229	(15,558,171)	159,201	100.00	159,201	159,201	0	223,317	9.229	2,419,731	33.69	7,182,342	0	111.02	0	0	(8,375,829)	
3 GUTTENBERG	787,135,976	83.11	947,101,403	159,965,427	641,964	83.11	772,427	641,964	0	104,817	3.650	2,871,699	88.00	3,263,294	0	83.11	0	0	163,228,721	
E 4 HARRISON	473,824,708	38.50	1,230,713,527	756,888,819	708,485	38.50	1,840,221	708,485	0	1,109,919	7.204	15,406,982	40.39	38,145,536	0	38.50	0	0	795,034,355	
E 5 HOBOKEN	11,356,123,300	74.18	15,308,874,764	3,952,751,464	4,828,686	74.18	6,509,418	4,828,686	0	1,963,236	1.551	126,578,723	84.16	150,402,475	0	74.18	0	0	4,103,153,939	
E 6 JERSEY CITY	6,214,706,588	23.66	26,266,722,688	20,052,016,100	15,291,070	23.66	64,628,360	15,291,070	0	6,978,226	7.701	90,614,544	27.63	327,957,090	0	23.66	0	0	20,379,973,190	
E 7 KEARNY	1,058,633,390	29.50	3,588,587,763	2,529,954,373	2,623,295	29.50	8,892,525	2,623,295	0	2,268,357	10.669	21,261,196	29.66	71,683,061	0	29.50	0	0	2,601,637,434	
E 8 NORTH BERGEN	2,560,316,600	45.98	5,568,326,664	3,008,010,064	3,940,384	45.98	8,569,778	3,940,384	0	1,176,441	5.467	21,518,950	49.27	43,675,563	0	45.98	0	0	3,051,685,627	
E 9 SECAUCUS	2,753,600,425	57.37	4,799,721,849	2,046,121,424	3,232,106	57.37	5,633,791	3,232,106	0	646,635	3.707	17,443,620	58.25	29,946,129	0	57.37	0	0	2,076,067,553	
10 UNION CITY	1,484,511,199	41.39	3,586,642,182	2,102,130,983	6,653,163	41.39	16,074,325	6,653,163	0	1,163,791	6.890	16,891,016	43.47	38,856,720	0	41.39	0	0	2,140,987,703	
11 WEEHAWKEN	1,247,996,517	43.22	2,887,544,000	1,639,547,483	1,273,043	43.22	2,945,495	1,273,043	0	504,136	5.060	9,963,162	45.93	21,692,057	0	43.22	0	0	1,661,239,540	
E 12 WEST NEW YORK	903,744,616	33.79	2,674,591,938	1,770,847,322	971,235	33.79	2,874,327	971,235	0	963,046	7.300	13,192,411	36.62	36,025,153	0	33.79	0	0	1,806,872,475	
	31,158,397,783		72,410,786,835	41,252,389,052	43,023,905		125,663,195	43,023,905	0	19,918,811		373,661,593		853,675,402	0		0	4,215,000	42,110,279,454	

A = REASSESSMENT	TYPE	AMOUNT	TAXING DISTRICT
R = REVALUATION	DWELL EXEMPTION	2,291,500	CITY OF BAYONNE
E = EXCLUDES SPECIAL EXEMPTION	NEW DWL/CONV ABATE	1,023,200	CITY OF BAYONNE
S = ESTIMATED	COM/IND EXEMPTION	5,700	CITY OF BAYONNE
U = INCLUDES UEZ CHAPTER 441	DWELL EXEMPTION	104,020	HARRISON
	NEW DWL/CONV ABATE	1,341,400	HOBOKEN CITY
	WATER/SEWAGE FAC.	2,500,000	JERSEY CITY
	DWELL ABATEMENT	6,911,700	JERSEY CITY
	DWELL EXEMPTION	357,000	JERSEY CITY
	NEW DWL/CONV ABATE	18,616,700	JERSEY CITY

TYPE	AMOUNT	TAXING DISTRICT
NEW DWL/CONV EXEMPT	908,100	JERSEY CITY
MUL DWELL EXEMPTION	16,150,300	JERSEY CITY
MUL DWELL ABATEMENT	775,500	JERSEY CITY
COM/IND EXEMPTION	22,940,000	JERSEY CITY
DWELL EXEMPTION	1,696,200	KEARNY
FIRE SUPPRESSION	451,700	NORTH BERGEN
FIRE SUPPRESSION	3,772,600	SECAUCUS TOWN
DWELL EXEMPTION	1,051,200	SECAUCUS TOWN
DWELL EXEMPTION	1,189,600	WEST NEW YORK