

2025 - 2026 Comparison of Ratio, Assessments and Equalized Valuations

	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>	<u>8</u>	<u>9</u>	<u>10</u>	<u>11</u>	<u>12</u>	<u>13</u>
Municipality	2025 Ratio	2026 Ratio	Ratio Change	Ratio Pct.% Change	2025 Assessment	2026 Assessment	Assessment Change	Assessment Pct.% Change	2025 Equalized Value	2026 Equalized Value	Equalized Change	Equalized Pct.% Change	Assessed to Equalized Change
Bayonne	69.82%	66.58%	-3.24%	(0.05)	7,576,335,100	7,581,729,681	5,394,581	0.07%	10,979,945,643	11,524,460,545	544,514,902	4.96%	3,942,730,864
East Newark	54.93%	53.27%	-1.66%	(0.03)	162,699,200	157,467,400	(5,231,800)	-3.22%	308,875,604	308,819,188	(56,416)	-0.02%	151,351,788
Guttenberg	58.41%	51.82%	-6.59%	(0.11)	776,656,035	792,281,286	15,625,251	2.01%	1,333,686,364	1,532,769,056	199,082,692	14.93%	740,487,770
Harrison	73.41%	69.39%	-4.02%	(0.05)	1,563,853,351	1,569,175,659	5,322,308	0.34%	2,187,536,784	2,324,065,729	136,528,945	6.24%	754,890,070
Hoboken	59.76%	58.28%	-1.48%	(0.02)	12,198,481,159	12,340,333,080	141,851,921	1.16%	20,584,276,236	21,356,221,576	771,945,340	3.75%	9,015,888,496
Jersey City	79.59%	72.82%	-6.77%	(0.09)	47,014,032,020	48,684,370,320	1,670,338,300	3.55%	59,415,043,111	67,207,534,025	7,792,490,914	13.12%	18,523,163,705
Kearny	18.59%	16.08%	-2.51%	(0.14)	1,174,916,944	1,173,769,910	(1,147,034)	-0.10%	6,421,296,407	7,403,595,964	982,299,557	15.30%	6,229,826,054
North Bergen	91.45%	86.99%	-4.46%	(0.05)	9,703,818,664	9,746,584,164	42,765,500	0.44%	10,680,136,045	11,273,249,908	593,113,863	5.55%	1,526,665,744
Secaucus	36.43%	37.10%	0.67%	0.02	2,865,279,995	2,860,741,725	(4,538,270)	-0.16%	7,892,104,647	7,752,482,863	(139,621,784)	-1.77%	4,891,741,138
Union City	101.51%	98.91%	-2.60%	(0.03)	6,816,292,695	6,934,098,259	117,805,564	1.73%	6,772,891,604	7,072,371,447	299,479,843	4.42%	138,273,188
Weehawken	91.13%	84.71%	-6.42%	(0.07)	4,014,741,868	3,874,212,300	(140,529,568)	-3.50%	4,431,937,672	4,600,538,914	168,601,242	3.80%	726,326,614
West New York	20.56%	19.06%	-1.50%	(0.07)	950,101,271	950,741,125	639,854	0.07%	4,669,715,776	5,041,945,278	372,229,502	7.97%	4,091,204,153
TOTALS					94,817,208,302	96,665,504,909	1,848,296,607	7.53%	135,677,445,893	147,398,054,493	11,720,608,600	8.64%	50,732,549,584

Exhibit I - Equalized Valuations

Preliminary 2025-2026 Tax Levy Comparison - (No Increase)

<u>Municipality</u>	<u>2025 Levy</u>				<u>2026 Proposed Levy</u>				<u>2026 Amount Increase (Decrease)</u>	<u>2026 Pct.% Increase (Decrease)</u>
	<u>County Tax</u>	<u>Cr./Dr.</u>	<u>Total Tax</u>	<u>Burden</u>	<u>County Tax</u>	<u>Cr./Dr.</u>	<u>Total Tax</u>	<u>Burden</u>		
Bayonne	37,390,112.11	(55,525.26)	37,334,586.85	8.24%	36,017,713.46	(136,240.66)	35,881,472.80	7.92%	(1,453,114.05)	-3.89%
East Newark	1,051,817.00	0.00	1,051,817.00	0.23%	965,161.10	0.00	965,161.10	0.21%	(86,655.90)	-8.24%
Guttenberg	4,541,614.71	(12,150.93)	4,529,463.78	1.00%	4,790,405.28	(68,013.23)	4,722,392.05	1.04%	192,928.27	4.26%
Harrison	7,449,239.57	(2,748.77)	7,446,490.80	1.64%	7,263,466.53	(137,018.49)	7,126,448.04	1.57%	(320,042.76)	-4.30%
Hoboken	70,095,829.36	(94,960.50)	70,000,868.86	15.45%	66,745,186.59	(250,263.37)	66,494,923.22	14.67%	(3,505,945.64)	-5.01%
Jersey City	202,326,604.81	(6,769,632.57)	195,556,972.24	43.15%	210,045,554.30	(5,443,065.66)	204,602,488.64	45.15%	9,045,516.40	4.63%
Kearny	21,866,501.01	16,234.22	21,882,735.23	4.83%	23,138,662.07	(170,867.24)	22,967,794.83	5.07%	1,085,059.60	4.96%
North Bergen	36,369,167.67	(518,146.03)	35,851,021.64	7.91%	35,232,597.95	(106,539.33)	35,126,058.62	7.75%	(724,963.02)	-2.02%
Secaucus*	26,875,058.14	(213,999.20)	26,661,058.94	5.88%	24,229,047.89	(129,908.49)	24,099,139.40	5.32%	(2,561,919.54)	-9.61%
Union City	23,063,791.44	(269,136.92)	22,794,654.52	5.03%	22,103,476.97	(196,940.46)	21,906,536.51	4.83%	(888,118.01)	-3.90%
Weehawken	15,092,119.01	(733,896.23)	14,358,222.78	3.17%	14,378,190.78	(737,413.20)	13,640,777.58	3.01%	(717,445.20)	-5.00%
West New York	15,901,826.82	(188,843.35)	15,712,983.47	3.47%	15,757,724.62	(110,041.30)	15,647,683.32	3.45%	(65,300.15)	-0.42%
TOTALS	462,023,681.66	(8,842,805.54)	453,180,876.11	100.00%	460,667,187.54	(7,486,311.43)	453,180,876.11	100.00%	0.00	0.00%

Exhibit II

*2025 Secaucus County Tax does not include \$3 million received in State Aid

Preliminary 2025-2026 Tax Levy Comparison - (\$42m Increase)

<u>Municipality</u>	<u>2025 Levy</u>				<u>2026 Proposed Levy</u>				<u>2026 Amount Increase (Decrease)</u>	<u>2026 Pct.% Increase (Decrease)</u>
	<u>County Tax</u>	<u>Cr./Dr.</u>	<u>Total Tax</u>	<u>Burden</u>	<u>County Tax</u>	<u>Cr./Dr.</u>	<u>Total Tax</u>	<u>Burden</u>		
Bayonne	37,390,112.11	(55,525.26)	37,334,586.85	8.24%	39,301,524.37	(136,240.66)	39,165,283.71	7.91%	1,830,696.86	4.90%
East Newark	1,051,817.00	0.00	1,051,817.00	0.23%	1,053,156.87	0.00	1,053,156.87	0.21%	1,339.87	0.13%
Guttenberg	4,541,614.71	(12,150.93)	4,529,463.78	1.00%	5,227,156.64	(68,013.23)	5,159,143.41	1.04%	629,679.63	13.90%
Harrison	7,449,239.57	(2,748.77)	7,446,490.80	1.64%	7,925,692.10	(137,018.49)	7,788,673.61	1.57%	342,182.81	4.60%
Hoboken	70,095,829.36	(94,960.50)	70,000,868.86	15.45%	72,830,486.03	(250,263.37)	72,580,222.66	14.66%	2,579,353.80	3.68%
Jersey City	202,326,604.81	(6,769,632.57)	195,556,972.24	43.15%	229,195,850.50	(5,443,065.66)	223,752,784.84	45.19%	28,195,812.60	14.42%
Kearny	21,866,501.01	16,234.22	21,882,735.23	4.83%	25,248,262.69	(170,867.24)	25,077,395.45	5.06%	3,194,660.22	14.60%
North Bergen	36,369,167.67	(518,146.03)	35,851,021.64	7.91%	38,444,828.22	(106,539.33)	38,338,288.89	7.74%	2,487,267.25	6.94%
Secaucus*	26,875,058.14	(213,999.20)	26,661,058.94	5.88%	26,438,061.28	(129,908.49)	26,308,152.79	5.31%	(352,906.15)	-1.32%
Union City	23,063,791.44	(269,136.92)	22,794,654.52	5.03%	24,118,697.59	(196,940.46)	23,921,757.13	4.83%	1,127,102.61	4.94%
Weehawken	15,092,119.01	(733,896.23)	14,358,222.78	3.17%	15,689,080.76	(737,413.20)	14,951,667.56	3.02%	593,444.78	4.13%
West New York	15,901,826.82	(188,843.35)	15,712,983.47	3.47%	17,194,390.49	(110,041.30)	17,084,349.19	3.45%	1,371,365.72	8.73%
TOTALS	462,023,681.66	(8,842,805.54)	453,180,876.11	100.00%	502,667,187.54	(7,486,311.43)	495,180,876.11	100.00%	42,000,000.00	9.27%

Exhibit III

*2025 Secaucus County Tax does not include \$3 million received in State Aid

2025/2026 TAX COMPARISON FOR AVERAGE ASSESSED RESIDENTIAL PROPERTY WITH \$42 MILLION INCREASE IN PROPOSED LEVY

	2025 Average Assessed Residential Value	2025 County Tax Rate	2025 County Quarterly Taxes	2026 Average Assessed Residential Value	2026 County Tax Rate	2026 County Quarterly Taxes	Inc. / (Dec.) Over 2025
BAYONNE	\$402,500	0.493	\$496	\$403,200	0.517	\$521	\$25
EAST NEWARK	\$278,100	0.647	\$450	\$278,300	0.669	\$465	\$16
GUTTENBERG	\$250,900	0.584	\$366	\$254,200	0.652	\$414	\$48
HARRISON	\$457,700	0.477	\$546	\$460,000	0.497	\$572	\$26
HOBOKEN	\$528,000	0.574	\$758	\$532,500	0.589	\$784	\$26
JERSEY CITY	\$481,900	0.416	\$501	\$487,500	0.460	\$561	\$59
KEARNY	\$99,100	1.863	\$462	\$99,800	2.137	\$533	\$72
NORTH BERGEN	\$488,800	0.370	\$452	\$492,300	0.394	\$485	\$33
SECAUCUS*	\$179,600	0.826	\$371	\$180,500	0.920	\$415	\$44
SECAUCUS	\$179,600	0.931	\$418	\$180,500	0.920	\$415	(\$3)
UNION CITY	\$507,700	0.335	\$425	\$524,700	0.345	\$453	\$27
WEEHAWKEN	\$767,400	0.358	\$687	\$768,100	0.386	\$741	\$54
WEST NEW YORK	\$98,700	1.654	\$408	\$98,900	1.797	\$444	\$36

*2025 SECAUCUS RATE INCLUSIVE OF \$3,000,000 RECEIVED IN STATE AID.

2025 - 2026 Open Space Tax Levy (Full Penny Rate) Comparison

<u>Municipality</u>	<u>2025 Adopted Levy (Full Penny)</u>			<u>2026 Preliminary Levy (Full Penny)</u>			
	<u>Equalized Valuation</u>	<u>Open Space Tax Levy</u>	<u>Burden</u>	<u>Equalized Valuation</u>	<u>Open Space Tax Levy</u>	<u>Burden</u>	<u>Increase (Decrease)</u>
Bayonne	10,979,945,643	1,097,994.56	8.09%	11,524,460,545	1,152,446.05	7.82%	54,451.49
East Newark	308,875,604	30,887.56	0.23%	308,819,188	30,881.92	0.21%	(5.64)
Guttenberg	1,333,686,364	133,368.64	0.98%	1,532,769,056	153,276.91	1.04%	19,908.27
Harrison	2,187,536,784	218,753.68	1.61%	2,324,065,729	232,406.57	1.58%	13,652.89
Hoboken	20,584,276,236	2,058,427.62	15.17%	21,356,221,576	2,135,622.16	14.49%	77,194.53
Jersey City	59,415,043,111	5,941,504.31	43.79%	67,207,534,025	6,720,753.40	45.60%	779,249.09
Kearny	6,421,296,407	642,129.64	4.73%	7,403,595,964	740,359.60	5.02%	98,229.96
North Bergen	10,680,136,045	1,068,013.60	7.87%	11,273,249,908	1,127,324.99	7.65%	59,311.39
Secaucus	7,892,104,647	789,210.46	5.82%	7,752,482,863	775,248.29	5.26%	(13,962.18)
Union City	6,772,891,604	677,289.16	4.99%	7,072,371,447	707,237.14	4.80%	29,947.98
Weehawken	4,431,937,672	443,193.77	3.27%	4,600,538,914	460,053.89	3.12%	16,860.12
West New York	4,669,715,776	466,971.57	3.44%	5,041,945,278	504,194.53	3.42%	37,222.96
TOTALS	<u>135,677,445,893</u>	<u>13,567,744.59</u>	100.00%	<u>147,398,054,493</u>	<u>14,739,805.45</u>	100.00%	<u>1,172,060.86</u>

Exhibit IV

**2025/2026 TAX COMPARISON FOR AVERAGE ASSESSED RESIDENTIAL PROPERTY
ONE PENNY PER HUNDRED PROPOSED OPEN SPACE LEVY**

	2025 Average Assessed Residential Value	2025 County Open Space Rate	2025 County Open Space Taxes	2026 Average Assessed Residential Value	2026 County Open Space Rate	2026 County Open Space Taxes	Increase/ Decrease
BAYONNE	402,500	0.015	\$60	403,200	0.016	\$65	\$4
EAST NEWARK	278,100	0.019	\$53	278,300	0.02	\$56	\$3
GUTTENBERG	250,900	0.018	\$45	254,200	0.02	\$51	\$6
HARRISON	457,700	0.014	\$64	460,000	0.015	\$69	\$5
HOBOKEN	528,000	0.017	\$90	532,500	0.018	\$96	\$6
JERSEY CITY	481,900	0.013	\$63	487,500	0.014	\$68	\$6
KEARNY	99,100	0.055	\$55	99,800	0.064	\$64	\$9
NORTH BERGEN	488,800	0.012	\$59	492,300	0.012	\$59	\$0
SECAUCUS	179,600	0.028	\$50	180,500	0.028	\$51	\$0
UNION CITY	507,700	0.01	\$51	524,700	0.011	\$58	\$7
WEEHAWKEN	767,400	0.012	\$92	768,100	0.012	\$92	\$0
WEST NEW YORK	98,700	0.05	\$49	98,900	0.054	\$53	\$4