

# Town-by-town property tax changes

TOWN	2003 AVG. BILL	2004 AVG. BILL	PERCENTAGE CHANGE		
			1-YR.	5-YR.	10-YR.
<b>STATE AVERAGE</b>	<b>\$5,196</b>	<b>\$5,517</b>	<b>6.2%</b>	<b>32.6%</b>	<b>56.8%</b>
<b>BERGEN COUNTY</b>	<b>\$6,848</b>	<b>\$7,352</b>	<b>7.4%</b>	<b>30.1%</b>	<b>52.5%</b>
Allendale	9,957	10,714	7.6	30.2	61.1
Alpine	12,271	12,964	5.6	27.3	32.5
Bergenfield	6,644	6,912	4.0	27.4	47.7
Bogota	6,025	6,418	6.5	29.3	42.1
Carlstadt	3,626	3,932	8.5	24.3	53.5
Cliffside Park	4,894	5,692	16.3	37.5	71.5
Closter	9,184	9,726	5.9	36.7	71.0
Cresskill	9,116	9,693	6.3	25.8	57.2
Demarest	11,197	12,165	8.7	45.2	66.7
Dumont	6,222	6,678	7.3	29.1	49.0
East Rutherford	3,166	3,396	7.3	29.3	85.7
Edgewater	5,183	5,398	4.1	42.1	40.2
Elmwood Park	5,115	5,640	10.3	33.5	57.2
Emerson	7,418	7,733	4.3	33.7	56.3
Englewood	7,918	8,979	13.4	27.8	47.4
Englewood Cliffs	6,147	6,386	3.9	32.3	43.8
Fair Lawn	6,127	6,702	9.4	35.0	57.0
Fairview	5,749	6,081	5.8	17.7	59.8
Fort Lee	6,187	5,979	-3.4	8.5	-5.9
Franklin Lakes	10,896	11,607	6.5	30.2	57.9
Garfield	4,738	5,008	5.7	14.9	32.3
Glen Rock	9,410	10,323	9.7	42.3	84.3
Hackensack	5,013	5,236	4.5	16.6	38.4
Harrington Park	9,146	9,342	2.1	27.3	50.4
Hasbrouck Heights	6,107	6,657	9.0	29.0	43.0
Haworth	10,659	11,269	5.7	33.4	63.5
Hillsdale	7,035	7,669	9.0	33.4	50.1
Ho-Ho-Kus	9,527	10,403	9.2	43.1	80.7
Leonia	7,599	8,256	8.6	27.7	39.6
Little Ferry	5,626	6,000	6.6	25.4	72.9
Lodi	5,975	7,087	18.6	32.9	74.8
Lynnhurst	4,984	5,144	3.2	25.8	51.9
Mahwah	4,843	5,369	10.9	42.3	59.3
Maywood	5,784	6,154	6.4	28.5	50.9
Midland Park	6,874	7,417	7.9	36.8	67.2
Montvale	6,956	7,300	4.9	28.6	39.7
Moonachie	4,340	4,520	4.1	21.5	71.4
New Milford	6,539	6,839	4.6	27.3	54.0
North Arlington	5,948	6,181	3.9	34.4	81.2
Northvale	6,475	6,896	6.5	33.8	51.6
Norwood	9,084	9,152	0.8	31.1	62.6
Oakland	6,617	7,171	8.4	37.0	48.6
Old Tappan	9,787	10,385	6.1	40.9	69.9
Oradell	8,884	9,394	5.7	32.7	52.8
Palisades Park	6,356	6,508	2.4	18.8	44.1
Paramus	5,512	6,004	8.9	31.0	52.7
Park Ridge	6,516	7,615	16.9	44.9	60.2
Ramsey	7,497	7,963	6.2	32.1	61.7
Ridgefield	4,017	4,593	14.3	17.9	22.6
Ridgefield Park Village	5,965	6,522	9.3	33.0	64.6
Ridgewood Village	10,751	11,419	6.2	28.7	59.8
River Edge	7,332	7,901	7.8	32.8	61.3
River Vale	8,077	8,837	9.4	33.5	48.3
Rochelle Park	4,476	4,857	8.5	38.0	62.5
Rockleigh	10,131	9,902	-2.3	75.8	104.7
Rutherford	6,347	6,590	3.8	22.6	43.2
Saddle Brook	4,751	5,070	6.7	29.1	53.7
Saddle River	10,341	11,246	8.8	28.5	56.2
South Hackensack	4,988	5,567	11.6	35.2	40.6
Teaneck	7,843	8,266	5.4	25.6	57.7
Tenafly	11,627	12,516	7.7	35.1	57.4
Teterboro	2,968	1,482	-50.1	3.2	15.0
Upper Saddle River	10,835	11,792	8.8	44.0	64.4
Waldwick	6,269	6,861	9.5	29.2	45.3
Wallington	4,872	5,233	7.4	19.0	50.3
Washington Twp.	6,792	7,471	10.0	31.2	54.8
Westwood	5,789	6,842	18.2	42.6	62.4
Woodcliff Lake	9,179	10,032	9.3	28.8	44.5
Wood-Ridge	4,787	5,118	6.9	26.6	44.6
Wyckoff	8,057	8,597	6.7	29.0	48.9
<b>ESSEX COUNTY</b>	<b>\$7,083</b>	<b>\$7,435</b>	<b>5.0%</b>	<b>27.5%</b>	<b>54.9%</b>
Belleville	5,574	5,769	3.5	12.7	29.0
Bloomfield	5,883	6,398	8.8	23.5	43.3
Caldwell	6,541	6,939	6.1	22.5	38.5
Cedar Grove	6,493	7,019	8.1	28.3	64.9
East Orange	5,619	5,603	-0.3	10.9	88.9
Essex Fells	12,724	13,612	7.0	34.6	71.8
Fairfield	5,706	5,985	4.9	19.2	35.8
Glen Ridge	12,427	13,058	5.1	33.4	62.7
Irvington	4,976	4,973	-0.1	2.8	31.4
Livingston	9,242	9,469	2.5	22.9	52.0
Maplewood	9,115	9,640	5.8	40.5	69.0
Millburn	14,073	14,962	6.3	47.6	88.1
Montclair	11,706	12,381	5.8	33.8	59.3
Newark	3,566	3,745	5.0	31.8	48.9
North Caldwell	10,927	11,241	2.9	31.2	59.0
Nutley	6,306	6,604	4.7	17.8	35.9
Orange	4,965	5,398	8.7	24.8	47.5
Roseland	5,761	5,803	0.7	16.0	39.8
South Orange	10,936	11,568	5.8	34.8	60.2
Verona	6,891	7,117	3.3	24.6	51.6
West Caldwell	6,946	7,157	3.0	18.1	30.4
West Orange	8,255	8,803	6.6	35.0	66.0
<b>HUDSON COUNTY</b>	<b>\$4,861</b>	<b>\$5,000</b>	<b>2.9%</b>	<b>9.8%</b>	<b>29.3%</b>
Bayonne	6,102	6,463	5.9	19.7	42.8
East Newark	4,803	5,043	5.0	31.1	32.7
Guttenberg	5,562	5,895	6.0	38.6	40.2
Harrison	5,630	5,839	3.7	17.6	-3.4
Hoboken	5,391	5,327	-1.2	5.1	14.4
Jersey City	4,113	4,146	0.8	4.9	32.0
Kearny	6,114	6,530	6.8	17.5	41.5
North Bergen	4,586	4,759	3.8	4.4	19.8
Secaucus	4,225	4,355	3.1	8.6	42.8
Union City	5,216	5,330	2.2	11.3	22.6
Weehawken	5,070	5,205	2.7	3.1	129.8
West New York	4,252	4,335	2.0	0.8	-8.6
<b>HUNTERDON COUNTY</b>	<b>\$6,653</b>	<b>\$7,119</b>	<b>7.0%</b>	<b>43.6%</b>	<b>93.3%</b>
Alexandria	7,053	7,590	7.6	47.1	105.4
Bethlehem	8,428	8,973	6.5	76.5	131.6
Bloomsbury	4,566	4,806	5.3	34.1	56.7
Califon	7,379	7,687	4.2	52.6	113.1
Clinton	6,994	7,334	4.9	58.0	85.8
Clinton Twp.	7,523	7,984	6.1	39.2	97.6
Delaware	7,069	7,501	6.1	53.5	112.7
East Amwell	6,480	7,028	8.5	34.9	78.7
Flemington	5,339	5,509	3.2	25.1	58.0
Franklin Twp.	7,513	8,397	11.8	43.7	81.6
Frenchtown	5,044	5,573	10.5	43.9	113.4
Glen Gardner	4,367	4,416	1.1	28.6	74.4
Hampton	5,288	5,849	10.6	36.3	70.5
High Bridge	5,514	5,900	7.0	38.3	69.6
Holland Twp.	4,770	5,355	12.3	73.0	152.1
Kingwood	5,350	5,644	5.5	45.8	91.7
Lambertville	4,379	4,651	6.2	29.9	63.1
Lebanon Borough	4,740	4,684	-1.2	7.9	58.6
Lebanon Twp.	6,445	7,151	11.0	54.8	123.0
Milford	4,438	5,624	26.7	66.2	99.0
Raritan	6,680	7,063	5.7	34.0	76.0
Readington	7,400	7,894	6.7	44.0	103.0
Stockton	4,950	4,906	-0.9	28.5	43.2
Tewksbury	10,205	11,075	8.5	46.1	92.3
Union Twp.	5,877	6,349	8.0	56.0	113.4
West Amwell	5,821	5,961	2.4	50.4	86.6
<b>MERCER COUNTY</b>	<b>\$5,084</b>	<b>\$5,389</b>	<b>6.0%</b>	<b>30.6%</b>	<b>55.6%</b>
East Windsor	4,904	5,312	8.3	48.1	56.3
Ewing	4,513	4,549	0.8	26.6	47.4
Hamilton	3,838	4,187	9.1	17.7	41.4
Hightstown	5,601	5,945	6.1	35.5	41.7
Hopewell Borough	6,472	6,746	4.2	27.6	64.5
Hopewell Twp.	7,865	8,404	6.9	40.4	60.6
Lawrence	4,867	5,287	8.6	30.9	50.7
Pennington	8,456	8,798	4.1	35.0	73.1
Princeton Borough	10,536	11,629	10.4	54.4	87.6
Princeton Twp.	11,462	12,204	6.5	49.3	75.5
Trenton	2,444	2,480	1.4	8.6	17.9

### How to read these tables

Listed by county, preceded by county averages

Average residential tax bill

Percentage change over the last year, five years and 10 years

TOWN	2003 AVG. BILL	2004 AVG. BILL	PERCENTAGE CHANGE		
			1-YR.	5-YR.	10-YR.
Carlstadt	\$3,626	\$3,932	8.5%	24.3%	53.5%
Cliffside Park	\$4,894	\$5,692	16.3%	37.5%	71.5%

The average bill was calculated by applying the general tax rate for the calendar year to the average home assessment. Since the average assessment in each town is subject to yearly fluctuations, the percentage changes may be slightly different from the tax history of an individual homeowner.

Analysis by ROBERT GEBELOFF, THE STAR-LEDGER  
 SOURCES: County tax boards; statewide tax rolls from the Department of Treasury.  
 Historical data from the Office of Legislative Services

TOWN	2003 AVG. BILL	2004 AVG. BILL	PERCENTAGE CHANGE		
			1-YR.	5-YR.	10-YR.
Washington Twp.	5,925	6,497	9.7	71.2	144.7
West Windsor	9,877	9,899	0.2	27.3	76.5
<b>MIDDLESEX COUNTY</b>	<b>\$4,837</b>	<b>\$5,125</b>	<b>6.0%</b>	<b>31.3%</b>	<b>56.1%</b>
Carteret	4,704	4,883	3.8	27.4	43.8
Cranbury	7,576	8,022	5.9	20.9	56.2
Dunellen	4,822	5,122	6.2	17.5	44.0
East Brunswick	5,975	6,347	6.2	39.8	64.7
Edison	5,326	5,588	4.9	36.4	74.4
Helmetta	4,472	4,176	-6.6	47.8	126.7
Highland Park	6,808	7,112	4.5	25.2	47.5
Jamesburg	4,946	5,046	2.0	42.4	53.7
Metuchen	5,718	6,019	5.3	29.4	44.8
Middlesex	4,956	5,089	2.7	23.8	44.8
Milltown	5,358	5,604	4.6	27.5	53.3
Monroe	4,028	4,448	10.4	51.5	84.1
New Brunswick	4,184	4,454	6.4	21.3	36.2
North Brunswick	5,118	5,476	7.0	38.0	69.7
Old Bridge	5,013	5,291	5.6	29.4	36.3
Perth Amboy	3,416	3,510	2.7	6.6	5.6
Piscataway	4,743	5,060	6.7	27.3	62.1
Plainsboro	5,276	5,988	13.5	41.4	94.2
Sayreville	4,392	4,592	4.6	34.0	80.4
South Amboy	3,408	4,453	30.6	33.5	54.7
South Brunswick	5,517	5,922</			