

# North Jersey's property taxes keep on rising

The typical North Jersey homeowner's property tax bill rose another 7.3 percent in 2006, to \$7,169, as the cost of local government continues to rise. Median residential 2006-07 taxes now range from \$1,496 in Teterboro to \$11,708 in Alpine. The biggest percentage changes resulted both from local budget increases and property tax revaluations, which shifted the tax burden toward homeowners.

County/ municipality	Median residential tax*	% change FY2006 to FY2007	County/ municipality	Median residential tax*	% change FY2006 to FY2007	County/ municipality	Median residential tax*	% change FY2006 to FY2007
North Jersey region	\$7,169	7.3%	Mahwah	\$5,200	6.3%	Westwood	\$7,533	4.7%
Bergen County	7,554	7.3	Maywood	6,670	7.0	Woodcliff Lake	11,058	7.7
Allendale	11,165	8.7	Midland Park	7,933	6.1	Wood-Ridge	5,983	9.6
Alpine	11,708	7.3	Montvale	8,399	22.8	Wyckoff	9,413	9.8
Bergenfield	7,939	6.5	Moonachie	5,141	6.5	<b>Hudson County**</b>	<b>5,528</b>	<b>7.8</b>
Bogota	6,375	3.5	New Milford	7,499	5.3	North Bergen	5,283	2.5
Carlstadt	4,301	10.3	North Arlington	6,377	3.3	Secaucus	4,412	0.2
Cliffside Park	6,543	7.0	Northvale	7,401	4.5	<b>Morris County</b>	<b>6,827</b>	<b>6.9</b>
Closter	10,425	18.3	Norwood	8,690	5.4	Boonton	6,518	12.1
Cresskill	7,996	4.8	Oakland	8,016	8.0	Butler	6,063	6.6
Demarest	10,640	3.1	Old Tappan	10,049	5.0	Kinnelon	9,870	5.2
Dumont	7,914	9.3	Oradell	10,081	6.7	Lincoln Park	5,950	4.5
East Rutherford	3,650	8.0	Palisades Park	6,379	5.8	Pequannock	6,961	13.5
Edgewater	5,342	7.1	Paramus	6,355	6.0	Riverdale	4,392	-0.7
Elmwood Park	6,054	7.6	Park Ridge	7,730	5.9	<b>Passaic County</b>	<b>6,679</b>	<b>7.0</b>
Emerson	8,078	4.1	Ramsey	8,622	5.7	Bloomingtondale	7,183	8.0
Englewood	6,475	3.6	Ridgefield	5,566	1.7	Clifton	6,525	6.1
Englewood Cliffs	6,881	6.5	Ridgefield Park	7,431	5.0	Haledon	7,471	10.5
Fair Lawn	7,397	9.9	Ridgewood	10,680	5.1	Hawthorne	6,798	5.8
Fairview	6,552	6.6	River Edge	8,899	8.3	Little Falls	6,080	6.9
Fort Lee	6,673	7.7	River Vale	9,589	6.0	North Haledon	7,519	12.7
Franklin Lakes	11,345	5.4	Rochelle Park	5,265	9.3	Passaic	6,728	12.1
Garfield	5,491	7.9	Rockleigh	10,920	27.5	Paterson	5,313	5.2
Glen Rock	10,930	5.6	Rutherford	7,832	11.6	Pompton Lakes	7,418	8.6
Hackensack	5,721	7.4	Saddle Brook	5,451	6.3	Prospect Park	7,183	11.1
Harrington Park	10,534	7.5	Saddle River	10,936	5.7	Ringwood	7,545	4.8
Hasbrouck Heights	7,410	10.0	South Hackensack	6,522	13.8	Totowa	5,024	5.6
Haworth	11,529	3.8	Teaneck	8,320	6.4	Wanaque	6,754	4.4
Hillsdale	8,550	8.2	Tenafly	11,587	7.8	Wayne	8,268	7.1
Ho-Ho-Kus	9,540	7.3	Teterboro	1,496	1.0	West Milford	6,534	6.9
Leonia	8,690	4.0	Upper Saddle River	11,505	4.2	West Paterson	6,849	7.9
Little Ferry	6,638	8.4	Waldwick	7,874	8.7			
Lodi	7,931	7.8	Wallington	5,862	8.3			
Lyndhurst	5,516	11.4	Washington	7,852	7.0			

\* Condominiums and one- to four-family homes

\*\* Except Harrison; 2006-07 taxes not yet set in that town

Source: New Jersey Treasury Department/Staff analysis by Dave Sheingold