

## Midland Park: 1.563 sq. miles

### Population

- 2010: 7,128
- 2000: 6,947

### Households

- 2010: 2,756
- 2000: 2,613

### Total value

- 2012: \$1,061,514,000
- 1999: \$530,590,800

### 2012 Values

- Per square mile:  
\$679,151,631
- Per Person: \$148,921

### Residential Value

- 2012: \$860,521,700
- 1999: \$416,117,600

### Nonresidential Value

- 2012: \$192,544,900
- 1999: \$102,546,300

### Percent Residential

- 2012: 81.07%
- 1999: 78.43%
- Change: +2.64%

### Average Home

- 2012: \$392,037
- 1999: \$190,967
- Change: +\$201,070 or  
+105.3%

### Average Tax Bill

- 2012: \$10,076
- 1999: \$5,421
- Change: +\$4,655/+85.9%

### Equalized Tax Rate

- 2012: 2.305
- 1999: 2.357

### County EQ Rate

- 2012: 0.218
- 1999: 0.243

### Muni EQ Rate

- 2012: 0.319
- 1999: 0.651

### School EQ Rate

- 2012: 1.512
- 1999: 1.463

### State Equalization Average

- 2012: 89.68%
- 1999: 83.04%

## Allendale: 3.119 sq. mi

### Population

- 2010: 6,505
- 2000: 6,699

### Households

- 2010: 2,236
- 2000: 2,110

### Total Value

- 2012: \$1,534,702,200
- 1999: \$735,507,000

### 2012 Values

- Per Square Mile:  
\$492,049,429
- Per Person: \$235,927

### Residential Value

- 2012: \$1,333,766,900
- 1999: \$640,357,600

### Non-Residential Value

- 2012: \$173,301,900
- 1999: \$100,574,900

### Percent Residential

- 2012: 86.97%
- 1999: 87.06%
- Change: -0.09%

### Average Home Assessment

- 2012: \$619,648
- 1999: \$316,671
- Change: +\$302,977 or  
+95.7%

### Average Tax Bill

- 2012: \$14,314
- 1999: \$8,222
- Change: +\$6,092 or +74.1%

### Equalized Tax Rate

- 2012: 2.131
- 1999: 2.128

### County EQ Rate

- 2012: 0.214
- 1999: 0.248

### Muni EQ Rate

- 2012: 0.509
- 1999: 0.503

### School EQ Rate

- 2012: 1.369
- 1999: 1.377

### State Equalization

- 2012: 92.21%
- 1999: 81.97%

## **Franklin Lakes: 9.847 sq.mi.**

### **Population**

- 2010: 10,590
- 2000: 10,422

### **Households**

- 2010: 3,527
- 2000: 3,322

### **Total Value**

- 2012: \$4,086,938,000
- 1999: \$2,044,803,008

### **2012 Values per sq. mi**

- Per Square Mile:  
\$415,043,972
- Per Person: \$385,924

### **Residential Value**

- 2012: \$3,561,581,700
- 1999: \$1,694,244,652

### **Non-Residential**

- 2012: \$468,600,500
- 1999: \$288,616,156

### **Percent Residential**

- 2012: 87.25%
- 1999: 82.85%
- Change: +4.40%

### **Average Home Assessment**

- 2012: \$1,032,375
- 1999: \$511,945
- Change: +\$520,430 or  
+101.7%

### **Average Tax Bill**

- 2012: \$15,819
- 1999: \$8,885
- Change: +\$6,934 or +78.0%

### **Equalized Tax Rate**

- 2012: 1.444
- 1999: 1.536

### **County EQ Rate**

- 2012: 0.25
- 1999: 0.242

### **Muni EQ Rate**

- 2012: 0.215
- 1999: 0.278

### **School EQ Rate**

- 2012: 0.970
- 1999: 1.016

### **State Equalization**

- 2012: 94.25%
- 1999: 88.49%

## **Glen Rock: 2.714 sq.mi.**

### **Population**

- 2010: 11,601
- 2000: 11,546

### **Households**

- 2010: 3,917
- 2000: 3,977

### **Total Value**

- 2012: \$2,297,172,100
- 1999: \$1,072,495,450

### **2012 Values**

- Per Square Mile:  
\$846,415,660
- Per person: \$198,015

### **Residential Value**

- 2012: \$2,105,596,000
- 1999: \$969,063,900

### **Non-Residential**

- 2012: 179,898,400
- 1999: \$95,727,900

### **Percent Residential**

- 2012: 91.66%
- 1999: 90.35%
- Change: +1.31%

### **Average Home Assessment**

- 2012: \$547,904
- 1999: \$251,967
- Change: +\$295,937 or  
117.4%

### **Average Tax Bill**

- 2012: \$14,489
- 1999: \$7,243
- Change +\$7,246 or 100%

### **Equalized Tax Rate**

- 2012: 2.467
- 1999: 2.538

### **County EQ Rate**

- 2012: 0.222
- 1999: 0.241

### **Muni EQ Rate**

- 2012: 0.481
- 1999: 0.576

### **School EQ Rate**

- 2012: 1.730
- 1999: 1.721

### **State Equalization**

- 2012: 93.28%
- 1999: 88.29%

## Ho-Ho-Kus: 1.749 sq. mi

### Population

- 2010: 4,078
- 2000: 4,060

### Households

- 2010: 1,401
- 2000: 1,433

### Total Value

- 2012: \$1,147,482,200
- 1999: \$634,890,200

### 2012 Values

- Per square mile:  
\$656,079,016
- Per person: \$281,384

### Residential Value

- 2012: \$1,081,984,000
- 1999: \$588,463,100

### Non-Residential

- 2012: \$56,821,400
- 1999: \$38,172,000

### Percent Residential

- 2012: 94.29%
- 1999: 92.68%
- Change: +1.61%

### Average Home Assessment

- 2012: \$751,375
- 1999: \$412,957
- Change: +\$338,418 or  
+81.94%

### Average Tax Bill

- 2012: \$14,177
- 1999: \$7,228
- Change: +\$6,949 or  
+96.14%

### Equalized Tax Rate

- 2012: 1.737
- 1999: 1.678

### County EQ Rate

- 2012: 0.233
- 1999: 0.257

### Muni EQ Rate

- 2012: 0.497
- 1999: 0.542

### School EQ Rate

- 2012: 0.983
- 1999: 0.878

### State Equalization

- 2012: 92.28%
- 1999: 95.84%

## **Mahwah: 26.191 sq. mi.**

### **Population**

- 2010: 25,890
- 2000: 24,062

### **Households**

- 2010: 9,505
- 2000: 9,340

### **Total Value**

- 2012: \$5,696,341,955
- 1999: \$2,195,962,700

### **2012 Values**

- Per square mile:  
\$217,492,343
- Per person: \$220,020

### **Residential Value**

- 2012: \$5,696,341,955
- 1999: \$1,607,066,400

### **Non-Residential**

- 2012: \$1,248,654,155
- 1999: \$478,531,900

### **Percent Residential**

- 2012: 76.35%
- 1999: 73.18%
- Change: +3.17%

### **Average Home Assessment**

- 2012: \$469,655
- 1999: \$184,235
- Change: +\$285,420 or  
+154.92%

### **Average Tax Bill**

- 2012: \$7,634
- 1999: \$3,771
- Change: +\$3,863 or  
102.43%

### **Equalized Tax Rate**

- 2012: 1.491
- 1999: 1.496

### **County EQ Rate**

- 2012: 0.226
- 1999: 0.260

### **Muni EQ Rate**

- 2012: 0.319
- 1999: 0.308

### **School EQ Rate**

- 2012: 0.902
- 1999: 0.922

### **State Equalization**

- 2012: 91.67%
- 1999: 73.20%

## **Oakland: 8.728 sq. mi.**

### **Population**

- 2010: 12,754
- 2000: 12,466

### **Households**

- 2010: 4,335
- 2000: 4,255

### **Total Value**

- 2012: 2,171,858,600
- 1999: 1,070,685,300

### **2012 Value**

- Per Square Mile:  
\$248,838,061
- Per person: \$170,288

### **Residential Value**

- 2012: \$1,800,660,000
- 1999: \$810,953,300

### **Non-Residential**

- 2012: \$342,497,400
- 1999: \$213,144,000

### **Percent Residential**

- 2012: 83.03%
- 1999: 75.74%
- Change: +7.29%

### **Average Home Assessment**

- 2012: \$408,111
- 1999: \$198,602
- Change: \$209,509 or  
105.49%

### **Average Tax Bill**

- 2012: \$10,318
- 1999: \$5,238
- Change: \$5,080 or 96.98%

### **Equalized Tax Rate**

- 2012: 2.293
- 1999: 2.334

### **County EQ Rate**

- 2012: 0.225
- 1999: 0.233

### **Muni EQ Rate**

- 2012: 0.545
- 1999: 0.548

### **School EQ Rate**

- 2012: 1.480
- 1999: 1.554

### **State Equalization**

- 2012: 90.78%
- 1999: 88.51%

## **Ramsey: 5.591 sq. mi.**

### **Population**

- 2010: 14,473
- 2000: 14,351

### **Households**

- 2010: 5,363
- 2000: 5,313

### **Total Value**

- 2012: \$2,836,625,100
- 1999: \$1,403,296,058

### **2012 Values**

- Per Square Mile:  
\$507,355,589
- Per Person: \$195,994

### **Residential Value**

- 2012: \$2,232,674,400
- 1999: \$1,058,541,158

### **Non-Residential**

- 2012: \$574,734,200
- 1999: \$316,410,000

### **Percent Residential**

- 2012: 78.68%
- 1999: 75.43%
- Change: +3.25%

### **Average Home Assessment**

- 2012: \$463,564
- 1999: \$212,291
- Change: +\$251,273 or  
118.36%

### **Average Tax Bill**

- 2012: \$11,302
- 1999: \$6,014
- Change: +\$5,288 or 87.93%

### **Equalized Tax Rate**

- 2012: 2.177
- 1999: 2.328

### **County EQ Rate**

- 2012: 0.228
- 1999: 0.246

### **Muni EQ Rate**

- 2012: 0.445
- 1999: 0.590

### **School EQ Rate**

- 2012: 1.470
- 1999: 1.491

### **State Equalization**

- 2012: 84.10%
- 1999: 82.17%



## Ridgewood Village: 5.818 sq. mi

### Population

- 2010: 24,958
- 2000: 24,936

### Households

- 2010: 8,456
- 2000: 8,603

### Total Value

- 2012: \$6,620,259,000
- 1999: \$2,501,091,000

### 2012 Value

- Per square mile:  
\$1,137,892,574
- Per person: \$265,255

### Residential Value

- 2012: \$5,908,926,300
- 1999: \$2,214,622,500

### Non-Residential

- 2012: \$677,376,800
- 1999: \$234,822,000

### Percent Residential

- 2012: 89.39%
- 1999: 88.54%
- Change: 0.85%

### Average Home Assessment

- 2012: \$794,531
- 1999: \$297,858
- Change: +\$496,673 or  
+166.74%

### Average Tax Bill

- 2012: \$16,034
- 1999: \$8,866
- Change: \$7,168 or 80.84%

### Equalized Tax Rate

- 2012: 2.153
- 1999: 2.383

### County EQ Rate

- 2012: 0.500
- 1999: 0.240

### Muni EQ Rate

- 2012: 0.539
- 1999: 0.555

### School EQ Rate

- 2012: 1.391
- 1999: 1.588

### State Equalization

- 2012: 106.71%
- 1999: 80.06%

## **Waldwick: 2.087 sq. mi.**

### **Population**

- 2010: 9,625
- 2000: 9,622

### **Households**

- 2010: 3,420
- 2000: 3,428

### **Total Value**

- 2012: \$1,556,918,100
- 1999: \$675,038,400

### **2012 Value**

- Per square mile:  
\$746,007,714
- Per person: \$161,758

### **Residential Value**

- 2012: \$1,385,802,700
- 1999: \$591,747,500

### **Non-Residential**

- 2012: \$154,053,700
- 1999: \$79,135,700

### **Percent Residential**

- 2012: 89.01%
- 1999: 87.66%
- Change: +1.35%

### **Average Home Assessment**

- 2012: \$415,160
- 1999: \$180,600
- Change: \$234,560 or  
129.87%

### **Average Tax Bill**

- 2012: \$9,346
- 1999: \$5,295
- Change: +\$4,051 or 76.50%

### **Equalized Tax Rate**

- 2012: 2.516
- 1999: 2.413

### **County EQ Rate**

- 2012: 0.230
- 1999: 0.240

### **Muni EQ Rate**

- 2012: 0.542
- 1999: 0.499

### **School EQ Rate**

- 2012: 1.704
- 1999: 1.674

### **State Equalization**

- 2012: 103.94%
- 1999: 82.30%

## Wyckoff: 6.607 sq. miles

### Population

- 2010: 16,696
- 2000: 16,508

### Households

- 2010: 5,646
- 2000: 5,541

### Total Value

- 2012: \$4,821,684,943
- 1999: \$1,933,680,927

### 2012 Values

- Per square mile:  
\$729,784,311
- Per person: \$288,793

### Residential Value

- 2012: \$4,494,020,543
- 1999: \$1,762,472,827

### Non-Residential

- 2012: \$285,686,100
- 1999: \$134,744,200

### Percent Residential

- 2012: 93.26%
- 1999: 91.15%
- Change: +2.11%

### Average Home Assessment

- 2012: \$811,990
- 1999: \$330,223
- Change: +\$481,767 or  
+145.89%

### Average Tax Bill

- 2012: \$12,449
- 1999: \$6,661
- Change: +\$5,788 or  
+86.89%

### Equalized Tax Rate

- 2012: 1.715
- 1999: 1.807

### County EQ Rate

- 2012: 0.227
- 1999: 0.250

### Muni EQ Rate

- 2012: 0.238
- 1999: 0.275

### School EQ Rate

- 2012: 1.210
- 1999: 1.282

### State Equalization

- 2012: 111.84%
- 1999: 89.57%

Compiled by Midland Park Press July 2013

Sources:

Tax Rates and Values: NJ Department of Community Affairs

[http://www.nj.gov/dca/divisions/dlgs/resources/property\\_tax.html](http://www.nj.gov/dca/divisions/dlgs/resources/property_tax.html)

Census data and square mileage: Wikipedia