Borough of Mountain Lakes

PROPERTY CLASS	No. OF ITEMS 2026	2026 ASSESSED VALUES	% OF TOTAL	No. OF ITEMS 2027	2027 ASSESSED VALUE	% OF TOTAL	INCR.	SHIFT
1. VACANT	30	$3,981,200	0.2%	29	$3,253,100	0.2%	0.817	-0.001
2.RESIDENTIAL	1,445	$1,648,068,900	92.2%	1,444	$1,747,832,400	92.3%	1.061	0.000
3A. FARM	0	$0	0.0%	0	$0	0.0%	#DIV/0!	0.000
3B. FARM LAND	3	$1,700	0.0%	3	$1,700	0.0%	1.000	0.000
4A.COMMERCIAL	85	$129,724,500	7.3%	85	$136,361,400	7.2%	1.051	-0.001
4B INDUSTRIAL	3	$5,282,900	0.3%	3	$6,924,700	0.4%	1.311	0.001
4C APARTMENT	0	$0	0.0%	0	$0	0.0%	#DIV/0!	0.000
TOTAL COMMERCIAL	88	135,007,400	7.6%	88	$143,286,100	7.6%	1.061	0.000
6A.LCL TEL EXCH	1	$0	0.0%	1	$0	0.0%	#DIV/0!	0.000
GRAND TOTAL	***1,567***	***1,787,059,200***	***100.00%***	***1,565***	***1,894,373,300***	***100.00%***	***1.060***	***0.000***

CURRENT DATA

Current Tax Rate $2.246

PREDICTED 2027 TAX RATE WITHOUT 2027 BUDGET INC

Current Tax Rate 2026 $2.299

Adjustment to Ratable Base 1.060

Current Tax Rate $2.246 / Adjustment to Ratable Base 1.060 = $2.119 Predicted Tax Rate ***WITHOUT*** a Budget Increase

* Figures are subject to change as 2027 assessments are preliminary and still under review

* The ***actual*** Tax Rate in 2027 will be based on the actual 2027 Total Tax Levy and final 2027 assessments. The 2027 actual tax rate will be different from the estimated 2027 rate based on the 2027 County Equalization process. In addition, the 2027 actual taxes cannot be computed until the County, School and Municipal budgets are approved and the official 2027 tax rate is established.