

## Property tax update

Essex County ranks second in the state in average homeowner tax bill, 11th in the percentage increase this year and 19th in the percent increase since 2000. These charts show the average tax bill for every town in the county for 2000, 2006 and 2007, as well as the change in taxes.

**While the average tax bill is a good general indicator of a community's level of taxation, there are some caveats:**

• Identifies towns where the average assessment changed more than 3 percent in a single year. This includes towns that have had significant development or a town wide revaluation. Both situations alter the average assessment used to calculate the average tax bill, which could lead to increases in the average bill beyond the actual increase in the tax rate.

	AVG. PROPERTY TAX BILL (\$)			CHANGE (%)	
	2000	2006	2007	1 YR.	7 YR.
<b>STATE AVERAGE</b>	4,274	6,165	6,504	+5.5	+52.2
Atlantic County	2,923	4,301	4,498	+4.6	+53.9
Bergen County	5,848	8,395	8,960	+6.7	+53.2
Burlington County	3,434	5,243	5,507	+5.0	+60.4
Camden County	3,255	4,885	5,092	+4.3	+56.5
Cape May County	2,762	3,582	3,777	+5.4	+36.7
Cumberland County	1,998	3,021	3,165	+4.8	+58.4
<b>Essex County</b>	<b>6,013</b>	<b>8,262</b>	<b>8,711</b>	<b>+5.4</b>	<b>+44.9</b>
Gloucester County	2,980	4,749	5,054	+6.4	+69.6
Hudson County	4,683	5,565	5,989	+7.3	+27.5
Hunterdon County	4,669	7,171	7,547	+5.3	+61.6
Mercer County	4,163	6,036	6,278	+4.0	+50.8
Middlesex County	4,025	5,782	6,188	+7.0	+53.7
Monmouth County	4,673	6,829	7,179	+5.1	+53.6
Morris County	5,279	7,705	8,129	+5.5	+54.0
Ocean County	3,059	4,431	4,661	+5.2	+52.4
Passaic County	4,959	7,052	7,542	+7.0	+52.1
Salem County	2,044	3,243	3,468	+6.9	+69.6
Somerset County	4,787	7,804	8,152	+4.5	+70.3
Sussex County	3,801	5,411	5,661	+4.6	+48.9
Union County	5,064	7,451	7,857	+5.4	+55.2
Warren County	3,285	4,854	5,120	+5.5	+55.9
<b>ESSEX COUNTY</b>					
• Belleville	5,039	6,354	6,874	+8.2	+36.4
Bloomfield	5,095	7,183	7,649	+6.5	+50.1
Caldwell	5,819	8,753	9,120	+4.2	+56.7
Cedar Grove	5,552	7,562	7,943	+3.7	+41.3
• East Orange	5,750	5,772	5,798	+0.5	+0.8
Essex Fells	10,549	15,315	15,612	+1.9	+48.0
Fairfield	5,062	6,534	6,917	+5.9	+36.6
Glen Ridge	10,119	14,867	15,427	+3.8	+52.5
• Irvington	4,856	5,408	5,858	+8.3	+20.6
Livingston	7,900	10,073	11,155	+10.7	+41.2
Maplewood	7,232	10,661	11,387	+6.3	+56.8
• Millburn	10,690	16,511	17,146	+3.8	+60.4
• Montclair	9,577	13,547	14,279	+5.4	+49.1
Newark	2,778	4,169	4,268	+2.4	+53.6
North Caldwell	8,774	12,166	12,384	+1.8	+41.1
Nutley	5,715	8,271	8,796	+6.3	+53.9
Orange	4,345	6,937	7,179	+3.5	+65.2
Roseland	5,334	6,569	7,237	+10.2	+35.7
South Orange	9,162	12,877	13,654	+6.0	+49.0
Verona	6,058	8,008	8,320	+3.9	+37.4
West Caldwell	6,123	7,641	8,002	+4.7	+30.7
West Orange	6,740	10,011	10,755	+7.4	+59.6