



Englewood

Office of the
City Manager

P.O. Box 228•Englewood, NJ 07631• (201) 871-6636 • Fax (201) 567-3678

LOOKING AT YOUR TAX BILL, SOME EXPLANATIONS ABOUT PROPERTY TAX RATES AND PAYMENTS

In 2007 the tax bills given to Englewood property owners are more confusing than normal, due primarily to the effect of the new property values established in January but taking effect on the new tax bills. Please look at the attached sheet:

1. The total value of all taxable property in the City increased by 241 percent from \$2.063 million to \$4.992 million. (line 4)
2. The total amount of taxes to be collected during 2007 increased by 7.19% from \$85,721,628 to \$91,883,233. (line 12)
3. The "average value" of a residential property increased from \$239,871 to \$561,150 (line 146). This number is derived by taking the total value of residential property (excluding apartments) and dividing it by the number of line items listed in the total.
4. In 2006 the property tax rate under the old total assessed value number was \$4.16 per \$100 of assessed value resulting in an "average" tax due of \$9.978. (lines 16 and 18)
5. In 2007 the property tax rate would be \$1.84 per \$100 of assessed value using the new total assessed valuation number resulting in an "average" tax due of \$10,325. (lines 16 and 18)

In sum, for the "average" tax payer, the amount of the 2007 tax increase is \$347. The quarterly tax payment should increase from \$2,494.50 for 2006 to \$2,581 for 2007. However the new tax rate is established half way through the tax year. Consequently there is an "increase" in the payments for the last two tax quarters of 2007 (the August and November payments) to make up for the underpayment for the first two quarters (the February and May payments). By the end of the year, the total paid will be the required \$10,325, and the first two payment for 2008 (the February and May quarters) will be at this level.

If the assessed value of a property increased by more than 2.419%, then the 2007 tax increase would reflect the higher assessed value when compared to the "averages". Also included are two actual block / lot files showing these changes.

	A	B	C	D	E	F	G	H	I
34	example 1	value	273,500		615,900				2.2519
35	tax rate		4.16		1.84				
36									
37	taxes due on actual property		\$11,377.00		\$11,332.00				0.9960
38									
39	tax bill by quarters		\$2,794.00						
40			\$2,794.00						
41									
42					\$2,794.00				
43					\$2,794.00				
44					\$2,833.00	plus \$33	\$2,871.00		
45					\$2,833.00	plus \$33	\$2,871.00		
46									
47					\$2,833.00				
48					\$2,833.00				
49									
50									
51	example 2	value	396,300		953,800				2.4068
52									
53	tax rate		4.16		1.84				
54									
55	taxes due on actual property		\$16,486.00		\$17,549.00				1.0645
56									
57	tax bill by quarters		\$4,049.00						
58			\$4,049.00						
59					\$4,049.00				
60					\$4,049.00				
61					\$4,387.00	plus \$338	\$4,725.00		
62					\$4,387.00	plus \$338	\$4,725.00		
63									
64									
65					\$4,387.00				
66					\$4,387.00				