

**ESSEX COUNTY BOARD OF TAXATION  
2019 CHAPTER 123 RATIO RANGE(S)**

<b>MUNICIPALITY</b>	<b>2019 DIRECTORS RATIO</b>	<b>2019 CHAPTER 123 LOWER LIMIT RATIO</b>	<b>2019 CHAPTER 123 UPPER LIMIT RATIO</b>
Belleville *	108.78%	92.46%	125.10%
Bloomfield	84.89%	72.16%	97.62%
Caldwell	89.25%	75.86%	102.64%
Cedar Grove	96.09%	81.68%	110.50%
East Orange	79.85%	67.87%	91.83%
Essex Fells	102.73%	87.32%	118.14%
Fairfield	82.56%	70.18%	94.94%
Glen Ridge *	95.82%	81.45%	110.19%
Irvington	89.12%	75.75%	102.49%
Livingston	84.96%	72.22%	97.70%
Maplewood	91.46%	77.74%	105.18%
Millburn	92.31%	78.46%	106.16%
Montclair	90.23%	76.70%	103.76%
Newark	80.42%	68.36%	92.48%
North Caldwell	89.33%	75.93%	102.73%
Nutley	85.42%	72.61%	98.23%
Orange	85.53%	72.70%	98.36%
Roseland	93.11%	79.14%	107.08%
South Orange	94.10%	79.98%	108.22%
Verona *	96.05%	81.64%	110.46%
West Caldwell	89.59%	76.15%	103.03%
West Orange	87.74%	74.58%	100.90%

**RATIOS IN EXCESS OF 100% ARE TO BE CONSIDERED 100% FOR APPEAL PURPOSES**

**\* 2019 REVALUATIONS**

**\* CHAPTER 123 IS NOT USED IN THE YEAR OF REVALUATION BECAUSE FOR THOSE TOWNS THERE IS NO "RANGE OF PERMISSIBLE VALUES". THE TOTAL ASSESSED VALUE MUST EQUAL THE TRUE MARKET VALUE**

**10/1/2018, 2/27/19**