

**ESSEX COUNTY BOARD OF TAXATION
2020 CHAPTER 123 RATIO RANGE(S)**

MUNICIPALITY	2020 DIRECTORS RATIO	2020 CHAPTER 123 LOWER LIMIT RATIO	2020 CHAPTER 123 UPPER LIMIT RATIO
Belleville	99.07%	84.21%	113.93%
Bloomfield *	105.71%	89.85%	121.57%
Caldwell	89.60%	76.16%	103.04%
Cedar Grove	93.80%	79.73%	107.87%
East Orange	76.29%	64.85%	87.73%
Essex Fells	99.39%	84.48%	114.30%
Fairfield *	97.67%	83.02%	112.32%
Glen Ridge	91.64%	77.89%	105.39%
Irvington	87.61%	74.47%	100.75%
Livingston *	101.61%	86.37%	116.85%
Maplewood	89.21%	75.83%	102.59%
Millburn	97.78%	83.11%	112.45%
Montclair	89.51%	76.08%	102.94%
Newark #	84.18%	71.55%	96.81%
North Caldwell	88.96%	75.62%	102.30%
Nutley	81.54%	69.31%	93.77%
Orange #	91.52%	77.79%	105.25%
Roseland	93.82%	79.75%	107.89%
South Orange	90.75%	77.14%	104.36%
Verona	94.16%	80.04%	108.28%
West Caldwell	90.63%	77.04%	104.22%
West Orange	85.84%	72.96%	98.72%

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

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

NEW RATIO FROM APPEAL

10/1/2019, 1/27/2020, 4/1/2020, 5/11/2020, 5/27/2020