Borough of Carlstadt
Property Reassessment - Estimated Tax Impact Worksheet

	All Properties	---------- Examples ---------- Property 1	Property 2	Your Property	
A. Current Assessment	$1,981,422,279	$320,500	$362,500		Box A
B. New Assessment - FMV from ASI Letter	$2,251,464,924	$371,600	$405,100		Box B
C. Reassessment Ratio (= B ÷ A)	1.136	1.159	1.118		Box C = B ÷ A
D. 2016 Tax Rate		2.126%	2.126%	2.126%	Box D
E. Estimated Adjusted Tax Rate*		1.870%	1.870%	1.870%	Box E
F. 2016 Tax (= A x D)		$6,814	$7,707		Box F = A x D
G. Estimated Adjusted Tax* (= B x E)		$6,949	$7,575		Box G = B x E
H. Estimated. Adjusted Tax Difference* (= G - F)		$135	-$131		Box H = G - F

*See Tax Impact Study for rate calculation.