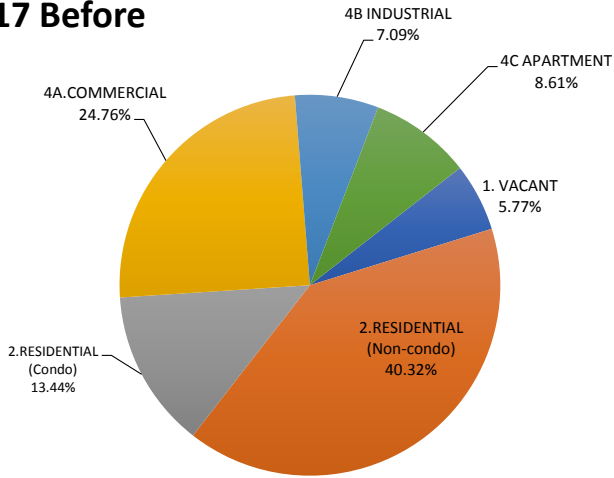


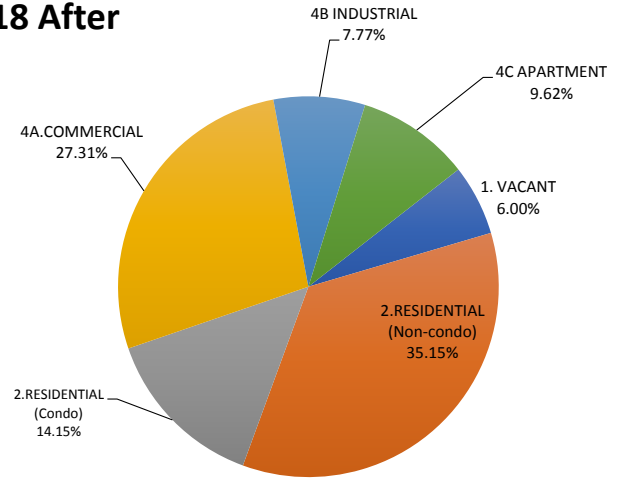
CITY OF JERSEY CITY

PROPERTY CLASS	No. OF ITEMS 2017	2017 ASSESSED VALUES (after abatements/exemptions)	% OF 2017 TOTAL	No. OF ITEMS 2018	2018 ASSESSED VALUES (after abatements/exemptions)	% OF 2018 TOTAL	2017 vs. 2018	SHIFT
1. VACANT	9,554	\$358,514,334	5.77%	0	\$1,792,571,700	6.00%	500.00%	0.23%
2.RESIDENTIAL (Non-condo)	25,451	\$2,505,641,913	40.32%	25,451	\$10,511,138,800	35.15%	419.50%	-5.16%
2.RESIDENTIAL (Condo)	11,407	\$835,213,971	13.44%	11,407	\$4,229,580,100	14.15%	506.41%	0.71%
TOTAL RESIDENTIAL	36,772	\$3,340,855,884	53.76%	36,858	\$14,740,718,900	49.30%	441.23%	-4.46%
4A.COMMERCIAL	3,448	\$1,539,027,480	24.76%	3,428	\$8,165,843,500	27.31%	530.58%	2.55%
4B INDUSTRIAL	542	\$440,918,360	7.09%	537	\$2,323,726,000	7.77%	527.02%	0.68%
4C APARTMENT	1,665	\$535,390,530	8.61%	1,675	\$2,877,716,800	9.62%	537.50%	1.01%
TOTAL COMMERCIAL	5,655	\$2,515,336,370	40.47%	5,640	\$13,367,286,300	44.71%	531.43%	4.23%
GRAND TOTAL	40,660	\$6,214,706,588	100%	31,091	\$29,900,576,900	100%	481%	0.00%

2017 Before



2018 After



CURRENT DATA

Current Tax Rate \$7.800

REVISED 2017 TAX RATE

Current Tax Rate 2017 \$7.800
 Adjustment to Ratable Base 481.13%

Current Tax Rate	<u>\$7.800</u>	=	\$1.621	Revised Tax Rate based on 2017 Budget
Adjustment to Ratable Base	4.811			

Note: The actual tax rate in 2018 will be based on the actual 2018 total tax levy and the final 2018 assessments

Jersey City NBHD Analysis
(Condo NBHD's)

WARD	# of Class 2	2017 Total Aggregate	Proposed 2018 Total Aggregate	Average 2017 Asmnt	Proposed Average 2018 Asmnt	INC	2017 Avg Tax @ \$7.80	Prop. 2018 Avg Tax \$1.621	2018 vs 2017
DOWNTOWN	1,625	\$156,077,070	\$982,190,274	\$96,000	\$604,400	6.29	\$7,488	\$9,797	\$2,309
WEST SIDE	1,036	\$40,800,600	\$247,358,770	\$39,400	\$238,800	6.06	\$3,073	\$3,871	\$798
BERGEN LAF & GREENVILLE	1,360	\$98,274,295	\$472,699,359	\$72,300	\$347,600	4.81	\$5,639	\$5,635	(\$5)
JOURNAL SQUARE	1,593	\$93,881,500	\$443,649,155	\$58,900	\$278,500	4.73	\$4,594	\$4,514	(\$80)
THE HEIGHTS	696	\$31,534,550	\$193,868,250	\$45,300	\$278,500	6.15	\$3,533	\$4,514	\$981
12 UNITS OR LESS(Resi NBHDs)	3,677	\$267,957,488	\$1,406,873,356	\$72,900	\$382,600	5.25	\$5,686	\$6,202	\$516
SOCIETY HILLS & PORT LIBERTE	1,400	\$137,090,100	\$482,940,900	\$97,900	\$345,000	3.52	\$7,636	\$5,592	(\$2,044)
Average Residential Tax Dollar Difference for Condos									
	11,407	\$835,213,971	\$4,229,580,064	\$73,200	\$370,800	5.06	\$5,710	\$6,011	\$301

Jersey City NBHD Analysis
(1-4 Family NBHDS)

NBHD	WARD	NEIGHBORHOOD	# of Class 2	2017 Total Aggregate	Proposed 2018 Total Aggregate	Average 2017 Asmnt	Proposed Average 2018 Asmnt	Inc	2017 Avg Tax @ \$7.80	Prop. 2018 Avg Tax \$1.621	2018 vs 2017	% Increase	# of Sales	Average Sale Price	Median Sale Price
BLBH	BERGEN-LAFAYETTE	BERGEN HILL	1,097	\$93,353,036	\$459,786,229	\$85,100	\$419,100	4.93	\$6,638	\$6,794	\$156	2.35%	87	\$424,700	\$420,000
BLBM	BERGEN-LAFAYETTE	BELMONT	33	\$2,739,800	\$11,179,291	\$83,000	\$338,800	4.08	\$6,474	\$5,492	(\$982)	-15.17%	21	\$329,300	\$285,000
BLCC	BERGEN-LAFAYETTE	CANAL CROSSING	8	\$293,300	\$1,369,711	\$36,700	\$171,200	4.67	\$2,863	\$2,775	(\$87)	-3.05%	0		
BLJH	BERGEN-LAFAYETTE	JACKSON HILL	2,768	\$193,136,300	\$681,771,139	\$69,800	\$246,300	3.53	\$5,444	\$3,993	(\$1,452)	-26.67%	238	\$296,900	\$270,000
BLLF	BERGEN-LAFAYETTE	LAFAYETTE	752	\$44,980,800	\$276,182,112	\$59,800	\$367,300	6.14	\$4,664	\$5,954	\$1,290	27.65%	45	\$438,900	\$460,000
BLLI	BERGEN-LAFAYETTE	LAFAYETTE INDUSTRIAL	13	\$829,600	\$3,924,008	\$63,800	\$301,800	4.73	\$4,976	\$4,892	(\$84)	-1.69%	2	\$625,000	\$625,000
DTBT	DOWNTOWN	BATES	22	\$2,019,200	\$15,204,576	\$91,800	\$691,100	7.53	\$7,160	\$11,203	\$4,042	56.45%	1	\$1,320,000	\$1,320,000
DTHC	DOWNTOWN	HARSIMUS COVE	513	\$76,179,400	\$582,772,410	\$148,500	\$1,136,000	7.65	\$11,583	\$18,415	\$6,832	58.98%	57	\$1,201,100	\$1,199,000
DTHP	DOWNTOWN	HAMILTON PARK	588	\$85,310,200	\$634,707,888	\$145,100	\$1,079,400	7.44	\$11,318	\$17,497	\$6,179	54.60%	43	\$1,225,000	\$1,200,000
DTPK	DOWNTOWN	PAULUS HOOK	133	\$28,284,200	\$238,152,964	\$212,700	\$1,790,600	8.42	\$16,591	\$29,026	\$12,435	74.95%	11	\$1,846,500	\$1,670,000
DTVL	DOWNTOWN	VAN LEER	208	\$27,167,580	\$184,467,868	\$130,600	\$886,900	6.79	\$10,187	\$14,377	\$4,190	41.13%	23	\$977,900	\$910,000
DTVV	DOWNTOWN	VAN VORST	485	\$86,314,100	\$695,691,646	\$178,000	\$1,434,400	8.06	\$13,884	\$23,252	\$9,368	67.47%	27	\$1,549,100	\$1,525,000
GVCV	GREENVILLE	COUNTRY VILLAGE	518	\$55,616,300	\$151,832,499	\$107,400	\$293,100	2.73	\$8,377	\$4,751	(\$3,626)	-43.28%	25	\$324,400	\$327,000
GVJH	GREENVILLE	JACKSON HILL	2,311	\$169,812,188	\$541,700,880	\$73,500	\$234,400	3.19	\$5,733	\$3,800	(\$1,933)	-33.72%	204	\$277,500	\$251,500
GVOL	GREENVILLE	OUR LADY OF MERCY	1,579	\$169,073,400	\$437,900,106	\$107,100	\$277,300	2.59	\$8,354	\$4,495	(\$3,859)	-46.19%	114	\$303,500	\$276,000
GVSC	GREENVILLE	STATE COLLEGE	1,118	\$109,146,700	\$316,525,430	\$97,600	\$283,100	2.90	\$7,613	\$4,589	(\$3,024)	-39.72%	73	\$309,900	\$285,000
GVSG	GREENVILLE	SOUTH GREENVILLE	1,489	\$127,484,800	\$368,431,072	\$85,600	\$247,400	2.89	\$6,677	\$4,010	(\$2,666)	-39.94%	103	\$296,800	\$280,000
HTHC	HEIGHTS	HUDSON CITY	2,365	\$260,143,430	\$1,048,378,023	\$110,000	\$443,300	4.03	\$8,580	\$7,186	(\$1,394)	-16.25%	231	\$493,900	\$470,000
HTMP	HEIGHTS	MOUNT PLEASANT	450	\$47,894,800	\$191,100,252	\$106,400	\$424,700	3.99	\$8,299	\$6,884	(\$1,415)	-17.05%	42	\$474,100	\$452,000
HTPD	HEIGHTS	PALISADE	282	\$30,925,100	\$124,628,153	\$109,700	\$441,900	4.03	\$8,557	\$7,163	(\$1,393)	-16.28%	20	\$529,200	\$530,000
HTRV	HEIGHTS	RESEVOIR	327	\$37,326,800	\$150,427,004	\$114,100	\$460,000	4.03	\$8,900	\$7,457	(\$1,443)	-16.22%	24	\$470,200	\$478,000
HTSH	HEIGHTS	SPARROW HILL	649	\$70,841,760	\$271,323,941	\$109,200	\$418,100	3.83	\$8,518	\$6,777	(\$1,740)	-20.43%	42	\$475,900	\$461,300
HTWS	HEIGHTS	WESTERN SLOPE	1,551	\$175,831,676	\$629,477,400	\$113,400	\$405,900	3.58	\$8,845	\$6,580	(\$2,266)	-25.61%	147	\$467,500	\$444,000
HTWV	HEIGHTS	WASHINGTON VILLAGE	283	\$34,792,000	\$179,178,800	\$122,900	\$633,100	5.15	\$9,586	\$10,263	\$676	7.06%	24	\$740,400	\$742,700
HTWY	HEIGHTS	WAVERLY	754	\$85,117,600	\$333,660,992	\$112,900	\$442,500	3.92	\$8,806	\$7,173	(\$1,633)	-18.55%	85	\$535,200	\$535,000
JSJS	JOURNAL SQUARE	JOURNAL SQUARE	515	\$53,762,300	\$262,348,922	\$104,400	\$509,400	4.88	\$8,143	\$8,257	\$114	1.40%	29	\$544,100	\$500,000
JSMC	JOURNAL SQUARE	MILL CREEK	132	\$18,401,400	\$68,085,180	\$139,400	\$515,800	3.70	\$10,873	\$8,361	(\$2,512)	-23.10%	9	\$555,400	\$485,000
JSSA	JOURNAL SQUARE	ST. AEDENS	378	\$36,933,000	\$177,278,400	\$97,700	\$469,000	4.80	\$7,621	\$7,602	(\$18)	-0.24%	41	\$581,000	\$475,000
JSSJ	JOURNAL SQUARE	ST. JOES	278	\$28,544,500	\$137,013,600	\$102,700	\$492,900	4.80	\$8,011	\$7,990	(\$21)	-0.26%	15	\$765,000	\$640,000
JSTI	JOURNAL SQUARE	THE ISLAND	76	\$8,493,900	\$42,546,568	\$111,800	\$559,800	5.01	\$8,720	\$9,074	\$354	4.06%	7	\$617,800	\$603,000
WSBS	WEST SIDE	BAY SIDE	501	\$51,917,100	\$159,784,795	\$103,600	\$318,900	3.08	\$8,081	\$5,169	(\$2,911)	-36.03%	37	\$368,300	\$295,400
WSMN	WEST SIDE	MARION	954	\$103,415,900	\$407,458,646	\$108,400	\$427,100	3.94	\$8,455	\$6,923	(\$1,532)	-18.12%	75	\$493,200	\$465,000

Jersey City NBHD Analysis
(1-4 Family NBHDS)

NBHD	WARD	NEIGHBORHOOD	# of Class 2	2017 Total Aggregate	Proposed 2018 Total Aggregate	Average 2017 Asmnt	Proposed Average 2018 Asmnt	Inc	2017 Avg Tax @ \$7.80	Prop. 2018 Avg Tax \$1.621	2018 vs 2017	% Increase	# of Sales	Average Sale Price	Median Sale Price
WSSP	WEST SIDE	ST. PETE	777	\$73,375,743	\$252,412,556	\$94,400	\$324,900	3.44	\$7,363	\$5,267	(\$2,097)	-28.47%	61	\$371,900	\$390,000
WSWE	WEST SIDE	WEST END	51	\$5,087,700	\$21,194,918	\$99,800	\$415,600	4.17	\$7,784	\$6,737	(\$1,048)	-13.46%	1	\$717,000	\$717,000
WSWS	WEST SIDE	WEST SIDE	1,434	\$140,282,000	\$389,983,960	\$97,800	\$272,000	2.78	\$7,628	\$4,409	(\$3,219)	-42.20%	102	\$304,700	\$285,000
Average Residential Tax Dollar Difference															
			25,451	\$2,505,641,913	\$10,511,138,800	\$98,400	\$413,000		\$7,675	\$6,695	(\$980)	-12.77%			

* 2018 Assessments are preliminary and subject to change