

# Here are the 30 N.J. towns with the highest property tax bills

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By [Samantha Marcus | NJ Advance Media for NJ.com](#)

New Jersey's average property tax bill climbed \$159 to [\\$9,112](#) last year, still tops in the nation. But in some towns, typical homeowners are paying more than double that.

The state's most affluent communities are home to average tax bills that soar past \$20,000 a year. And one shore town even saw its average increase by more than \$1,500 in 2020.

**Here are the 30 municipalities that had the highest average property taxes last year:**

## 30. Woodcliff Lake

Homeowners in this Bergen County borough paid, on average, \$16,082 last year, \$229 more than in 2019.

## 29. Closter

The average property tax bill in Closter was \$16,283 in 2019. It is one of 14 Bergen County municipalities to land on the list.

## 28. North Caldwell

North Caldwell is one of seven Essex County municipalities in the top 30. The average property tax bill was \$16,314. That's an increase of \$305 over 2019.

## 27. Allenhurst

The average homeowner in Allenhurst Borough in Monmouth County paid \$16,369 in property taxes last year.

## 26. Maplewood



Permanent rainbow crosswalks in Maplewood. NJ Advance Media for NJ.com

The average property tax bill in this Essex County township was \$16,632 in 2020, a \$522 increase over 2019. From 2018 to 2019 the average bill rose \$479, making the two-year increase here \$1,001.

### **25. Ho-Ho-Kus**

In Ho-Hu-Kus Borough, Bergen County, the average property taxpayer paid \$16,887, or \$368 more than in 2019.

### **24. Old Tappan**

Another Bergen County entry, Old Tappan Borough's average tax bill was \$17,159, an increase of \$135.

### **23. Westfield**

In this Union County town, the average bill was \$17,166, and just \$78 higher than the year before.

### **22. Cresskill**

Homeowners in this Bergen County borough paid an average of \$17,236 in property taxes last year, a \$332 increase over 2019. From 2018 to 2019 they saw a \$182 increase.

### **21. Glen Rock**

Glen Rock, yet another Bergen County locale on the list, had an average property tax bill of \$17,373 in 2020, which was \$571 more than the previous year. The big jump comes on the heels of a \$549 increase from 2018 to 2019 and a \$452 increase from 2017 to 2018.

### **20. Franklin Lakes**



Former Real Housewives of New Jersey star Kathy Wakile's house in Franklin Lakes.

Homeowners in Franklin Lakes in Bergen County paid, on average, \$17,524 in property taxes last year, or \$53 more than in 2019.

### **19. Saddle River**

Saddle River Borough in Bergen County had an average property tax bill of \$18,210. That's \$708 more than in 2019. The average tax bill in 2019 was \$356 higher than in 2018.

### **18. Haworth**

The average property tax bill in Haworth Borough, Bergen County, climbed to \$18,270 in 2020 from \$18,117 in 2019, \$17,780 in 2018, and \$17,692 in 2017.

### **17. Summit**

The average property tax bill in the city of Summit in Union County was \$18,314, which was \$94 higher than in 2019.

### **16. Ridgewood**

This Bergen County village came in at \$18,506 in 2020, a \$272 increase from 2019. The village saw a \$264 increase in the average property tax bill from 2018 to 2019.

### **15. Upper Saddle River**

Upper Saddle River in Bergen County had an average tax bill of \$18,886.

Homeowners here saw, on average, a \$373 increase in their property taxes from 2019 to 2020, a \$92 increase from 2018 to 2019 and a \$302 increase from 2017 to 2018.

### **14. Deal**

This Monmouth County oceanfront borough's average property tax bill rose more than \$1,000 to \$19,117 last year.

### **13. South Orange**

South Orange Village, Essex County saw an average property tax bill of \$19,147, which was \$490 higher than the average bill in 2019.

### **12. Mantoloking**

Mantoloking has the highest average property tax bill of any Ocean County municipality. The average there was \$19,304, a \$892 increase. This comes after a \$650 increase from 2018 to 2019, resulting in a \$1,542 hike over two years.

The average residential property value was \$2.7 million in 2020, according to the Department of Community Affairs.

### **11. Mendham**

The Morris County township and home to former Gov. [Chris Christie](#) slides in at \$19,794. That's a \$258 increase.

### **10. Montclair**



Bloomfield Avenue in Montclair. Steve Hockstein | For NJ Advance Media

Taxpayers in this wealthy suburb in Essex County paid an average of \$19,963. That's \$243 more than 2019. Taxes there rose \$350, on average, from 2018 to 2019.

### **9. Princeton**

These Mercer County homeowners paid an average of \$20,352 in 2020, \$480 more than in 2019.

### **8. Essex Fells**

Essex Fells, Essex County, had an average tax bill of \$20,413. That's \$552 higher than the year before. In 2019, the average tax bill there actually dropped \$193.

## 7. Alpine

The average residential property assessment in this Bergen County borough that's home to the well known — including Chris Rock, C.C. Sabathia, and Kellyanne Conway — was nearly \$2.8 million. The average property tax bill was \$21,042. That's a \$403 drop.

## 6. Rumson

In Rumson, Monmouth County, the average property tax bill hit \$21,153, a \$128 increase.

## 5. Glen Ridge

The average homeowner's tax bill in this Essex County borough jumped \$673 to \$21,214.

## 4. Demarest

This Bergen County borough's average tax bill was \$21,377, a \$773 hike over 2019's \$20,604 average bill.

## 3. Tenafly

In Tenafly, Bergen County, the average tax bill increased \$411 to \$21,552 in 2020.

## 2. Mountain Lakes

At \$21,625, the average property tax bill in this Morris County borough was \$645 higher than in 2019.

## 1. Millburn



Winter Walk at Taylor Park in Millburn. Steve Hockstein | For NJ Advance Media

The highest average tax bills in New Jersey can be found in Millburn Township, Essex County, where homeowners paid an average of \$24,370. They paid less last year than in 2019, when the average tax bill was \$24,568.

## \* Tavistock

And then there's Tavistock, which was [formed in 1921 so members of the Tavistock Country Club could play golf](#) on Sundays.

Although, technically, it is listed as a municipality, with just three homes and fewer than a dozen residents who live near the golf course, it is in a unique category.

Residents pay a high price to live here. The average property tax bill cracked \$30,000 in 2020, coming in at \$30,328.