Franklin Lakes, *what owning costs.*

The school district and how placement works, how people actually get to work, and the published property-tax figures for the municipality — each with its source and the date it was checked.

Nº I Franklin Lakes at a glance

The short answers, each with its source below.

- **Schools.** Franklin Lakes Public Schools, with a regional high school district.
- **Getting to work.** Commuter lot, bus, and nearby stations.
- **Tax rate.** 1.400 per $100 of true value, on the 2025 certified table — the figure that compares this town with the one next door.

This edition does not include a closed-sale market analysis for this municipality. Everything below is sourced and dated.

Nº II Schools, and how placement works

District structure, as the district itself publishes it.

Franklin Lakes Public Schools, with a regional high school district.

Colonial Road, High Mountain Road and Woodside Avenue schools for K–5; Franklin Avenue Middle School for 6–8; and the Ramapo Indian Hills regional high school district for 9–12.

Confirm the address with the district

The regional district covers two high school campuses, Ramapo and Indian Hills. Confirm current assignment or choice with Ramapo Indian Hills directly rather than assuming either campus.

A listing sheet, a map or a previous owner's experience is not confirmation. The district's registration office is.

Nº III Getting to work

Commuter lot, bus, and nearby stations.

The borough's own transportation page describes the Parsons Pond Road commuter lot and its permit, weekday NJ Transit route 752, Coach USA service to the Port Authority, and nearby train stations including Ridgewood and Allendale. The municipal page carries no operator timetable, so check frequency, journey time and parking availability with the operators themselves, and budget the drive to the lot or station and the onward trip at the far end separately.

What to check for your own address

Journey times here are the operator's published schedule, not a door-to-door figure — the walk or drive at each end is yours to add, and it is usually what decides whether a commute is liveable. Check the schedule for the day you would actually travel, and the parking rules at whichever lot or station you would use.

Nº IV What owning costs, and what to look at

State-certified figures, each with its own certification year.

MEASURE	FIGURE	CERTIFICATION
General tax rate, per $100 of assessed value	1.904	2025 certified
Effective tax rate, per $100 of true value	1.400	2025 certified
Director's average ratio of assessed to true value	66.17%	2026 table
Chapter 123 common level range	56.24% – 76.10%	2027 certification
Average residential assessment	$1,093,863	2026 table

What these figures do and do not tell you

The **effective rate** is the one that compares Franklin Lakes with the town next door, because it is stated against true value rather than against whatever fraction of it a town assesses at. The **general rate** is applied to an assessment, so two towns with very different general rates can cost about the same to own. Neither rate computes any individual bill.

For a specific house, the figures that matter are its own: the current assessment on the municipal record, the actual bill, and any revaluation, reassessment or added assessment the town has confirmed. Those are the numbers to read before you price or offer — not a town-wide average.

A sale does not by itself trigger a reassessment. Bills change through municipal revaluations and reassessments, added assessments for qualifying improvements, rate changes, appeals, exemptions and deductions. Nothing here projects a future bill or its timing; treat any forward number as a planning scenario.

Thinking about an appeal? It turns on the applicable assessment date and on rules that differ in a revaluation year, so it is worth proper advice rather than a rule of thumb. Official guidance: NJ Division of Taxation — property tax appeals. NJ Division of Taxation — how a tax appeal hearing works (PDF).

Sewer, septic and water

The borough explains that septic systems are long established here and that sewer service covers limited areas. For any specific property, confirm whether it is on sewer or septic and on public water or a well, and get the inspection records, permits and maintenance history. The borough's site links its sanitary engineer and its septic and well-testing resources.

Nº V Apply it to your move

Three things are worth doing before you commit to a price here.

- **Read the property's own tax record.** The current assessment and the actual bill are public, and they matter far more than any town-wide rate. Ask whether the town has confirmed a revaluation, a reassessment or an added assessment.
- **Confirm the school with the district.** For the specific address, in writing, before it affects what you are willing to pay.
- **Price against closed comparables.** This edition carries no market analysis for the town, but the closed sales for a specific street and house type exist, and we can pull them for the house you are looking at.

That last one is what a conversation with us is for. Everything above is town-level and public; the decision in front of you is about one address.

NEXT STEP

This is Franklin Lakes on the record. *Your house is the next question.*

Everything in this document is town-level and public. What it cannot tell you is what one specific address is worth, or what the tax line on it will actually be — bring us the address and we will put the comparable sales and the assessment in front of you.

Read this report online, with every source linked.
thedesilvateam.com/towns/franklin-lakes/guide

Selling here? Ask us what your own house would fetch.
thedesilvateam.com/home-worth

Buying, or moving between two towns? Ask us a question.
thedesilvateam.com/ask

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Sources.

Franklin Lakes Public Schools, with a regional high school district — official site. https://www.franklinlakes.org/schools — checked 2026-11-12.

Borough of Franklin Lakes, Transportation. https://www.franklinlakes.org/transportation — checked 2026-11-12.

General Tax Rates by County and Municipality, 2025. https://www.nj.gov/treasury/taxation/pdf/lpt/gtr/2025taxrates.pdf — checked 2026-11-12.

Table of Equalized Valuations 2026 (Prior to Tax Court Appeals). https://www.nj.gov/treasury/taxation/pdf/lptval/2026/2026TEV.pdf — checked 2026-11-12.

Certification of Average Ratios and Common Level Ranges, 2027. https://www.nj.gov/treasury/taxation/pdf/lpt/chap123/2027CH123.pdf — checked 2026-11-12.

Average Residential Statistics 2026. https://www.nj.gov/treasury/taxation/pdf/lpt/class4/2026AvgResStat.pdf — checked 2026-11-12.

Borough of Franklin Lakes, health and sanitation. https://www.franklinlakes.org/index.asp?DE=7005F7FC-885B-4D02-BEC4-D10F54EBFB88&SEC=A8BDF9D5-F886-409E-8444-682824D982E3 — checked 2026-11-12.

School information is district structure as the district publishes it; placement for a specific address is the district's to confirm. Figures are not an appraisal. © 2026 The DeSilva Team · eXp Realty, LLC. Each office independently owned and operated.