Monmouth County 2015
Annual Reassessment & the Impact on Property Taxes

The County of Monmouth is committed to providing clear and complete information about the property reassessment process and its tax implications. This document provides clarification about the current process and answers to the most frequently asked questions.

Keeping residents informed of the property assessment methods and procedures will result in better understanding and greater confidence in the system. The goal is to establish a property assessment function focused on uniformity and accuracy. When the assessments are set to the same standard of value (market value), the property tax burden is distributed fairly and equitably in accordance with the Constitution of the State of New Jersey.

TOP TEN FREQUENTLY ASKED QUESTIONS

1. WHY DID SOME RESIDENTS' PROPERTY TAXES INCREASE?

Answer: The recent increase in some property tax bills may be the result of an increased property assessment.

Each Monmouth County municipality, in accordance with New Jersey Public Law 2013 CH.15, the Real Property Assessment Demonstration Program, is in the process of transitioning to a new property tax model where annual reassessments will appraise all real property within the taxing district according to its full and fair value. The purpose of a reassessment is to fairly distribute the tax burden among all property owners within the township. The validity of the market value estimate depends on the collection of accurate data; this reassessment program is supported by an annual interior/exterior inspections cycle. These inspections will be spread-out over the next five years to ensure that all property record cards are accurate and up to date. All residents will receive advance notification by mail, two weeks prior to the inspection. Residents are asked to cooperate with the inspection process and are advised that the field inspectors who conduct the inspections do not determine the final assessment.

Please keep in mind that property taxes cannot be contested, as they are a result of the budget process. The assessed value can be appealed yearly, between November 15 (pre-tax year) and January 15. For information on the appeal process, please see question #7.

The Property Tax Procedure

1. Value is determined as of October 1 of the pre-tax year for all real property within the County. The preliminary tax list is certified to the Monmouth County Board of Taxation on November 1, 2015.
2. Each municipal governing body along with the county governing bodies and the local school board prepare their respective budgets and hold public hearings. Anticipated revenue from various sources is subtracted from the budget and the amount remaining to be raised by a levy on real and personal property is reported to the Monmouth County Board of Taxation (County Tax Board).
3. The County Tax Board apportions the amount to be raised by property taxes to support the county government among the taxing districts in the county, then adds to the respective county portion the amount needed from property taxes to finance the municipal government and the school district, and divides the total levy by the assessed value of all taxable property to establish the local general tax rate.
4. The general tax rates are reported to the municipality which collects the property tax for the county, the school district, and itself.
5. Special taxing districts (i.e. fire, garbage) report the amount needed to the assessor, who calculates the tax rate for this purpose by dividing the amount to be raised by the total value of taxable property in the special district. This rate is added to the regular general tax rate for the municipality to determine the taxes on properties located within the special districts.
6. The appropriate tax rate is multiplied by the assessment on each property to determine the taxes due for the current year.

2. WHY DID MY NEIGHBOR'S PROPERTY CHANGE AT A DIFFERENT PERCENTAGE RATE?

Answer: Each property within the County is unique and appreciates/depreciates at different rates. Depending on the precision of the assessed value prior to the reassessment, the overall value change can vary from neighbor to neighbor taking into consideration: location, interior/exterior condition & finish, overall building quality, square footage, style, age, lot size, etc.

Generally, taxpayers of the most severely under-assessed properties before a revaluation will pay a greater share of the tax burden after a revaluation. This means that their property taxes will increase even if operating costs remain the same. Likewise, taxpayers of the overvalued properties will pay a smaller share of the tax burden after the revaluation. This means their property taxes will decrease if the total amount to be raised from taxes remains the same. In reality, municipal, county and school budget costs generally increase each year. The rise can be attributed to inflation, the general cost-increase of goods and services, and other economic factors.

3. HOW DID MY ASSESSED VALUE CHANGE SO MUCH FROM ONE YEAR TO THE NEXT?

Answer: Depending on the accuracy of your assessment prior to the reassessment, the transition from a "fractional assessment system" to a 100% market value system is most likely responsible for the change. Below is an example of the former "Fractional Assessment System."

Example

Common Level: 94.75% (2014 Ratio of Market Value to Assessed Value)
Assessed Value (shown on postcard): $400,000.00
Implied Market Value: $422,162 (400,000/.9475)

In 2015, for all towns that have transitioned away from "fractional assessments," the Ratio of Assessed Value to Market Value is 100%.

New Jersey taxpayers have been lead to believe that their assessments do not change from year to year. While it is true that absent revaluation, reassessment, compliance, judgment, or physical change the assessment shown on the Ch. 75 Notification of Assessment Postcard is the same from one year to the next, in truth, the taxpayer's "implied market value" changes annually. Taxpayers throughout the state are often unaware of the relationship between the assessed value, the ratio and the implied market value and the critical role this relationship has on their individual tax bill.

As an example, a taxpayer who has an assessment of $200,000 does not contest the assessment because his next door neighbor who has the same house just sold for $300,000. After comparing his current assessment to his neighbor's recent sale price the taxpayer thinks that he is under-assessed. What the taxpayer doesn't understand is that the town's current ratio is 50% therefore; the implied market value of the property is actually $400,000.

If assessment inequities exist, it may be necessary for the assessor to review the assessments and make adjustments as needed to maintain equity. When performing annual assessments based on fair market value, for example, assessments cannot merely be carried over from year to year without regard to market influences. Property values are continually changing, and the values do not change at the same rate for all properties. Without changes in the assessments, inequities will soon develop.

4. SHOULD I EXPECT A LARGE CHANGE IN MY ASSESSMENT ANNUALLY?

Answer: Not likely. Your municipality's town-wide transition from a "fractional assessment system" (where the assessment represents a fraction of the current value) to 100% of market value will only take place once. Moving forward, the expectation is that the changes in your assessment will be marginal as market values change. True market value is fairly constant; a multiple year study is used to gauge market conditions to secure against general temporary inflation or deflation.

Once a municipality has transitioned to market value, each year the Assessor, by law, must review each property and revise the assessment, both up and down, in accordance with market value evidence, so that the assessment is set equal to the current market value. While the taxpayer will experience the initial shift from a "fractional assessment" to 100% of market value in a similar way that they experienced the implementation of a revaluation, moving forward all future annual changes are expected to be small. Annual assessment changes are expected to be in accordance with observed market value data. The municipal assessor under the Real Property Assessment Demonstration program must review and revise the assessment on an annual basis to maintain a 100% market value to assessment ratio.

5. How Are Property Values Established?

Answer: Standardized mass appraisal methods and techniques are used to systematically appraise groups of properties. This includes the analysis of recent sales and statistical studies.

To avoid discriminatory treatment, reassessments should cover the entire municipality in scope. A good reassessment program includes:

- Analysis of all recent real property sales, including a comparison of sales prices with assessed values of sold properties; identification of real property value trends
- A parcel by parcel review of all real property values
- Review, revision and mapping of all unit land values
- Entry of data into Computer Assisted Mass Appraisal System (CAMA)
- Gathering and utilization of pertinent income data; development and application of local cost conversion factors to improvements with adjustments to individual Property Record Cards
- Review and adjustment of depreciation and obsolescence factors with changes to individual property records
- Reconciliation and revised true value for each property
- Placing revised taxable values on the tax list for the year in which the reassessment becomes effective

Properties must be stratified, or broken down, into somewhat homogenous groups. Similar property groups will tend to appreciate or depreciate at roughly the same rate. It is not sufficient for the assessor to merely stratify properties and sales according to their statutory classification and develop one trending factor for the entire class of property. Properties, even properties within the same assessment classification, may vary considerably in quality, style, age, location and amenities, and cannot be expected to change in value at the same rate.

6. Why Did the Allocation of My Land and Improvement Value Change?

Answer: The allocation of land to building is an administrative process and may not accurately reflect the market value of the individual parts. As such, the subject's total value can be appealed and dictates the taxes for the year.

Predominantly, residential real estate is bought and sold as a whole and valued as such. Depending on the method of valuation, the allocation between land and improvements may be subjective; such allocation shall not be presumptive of a correct apportionment of true value. Within the Allocation Method, the value of the entire property is estimated by the Income or Comparison Approaches; the value of the structure on the land is found by the Replacement Cost Approach and is deducted from the total value. The remaining amount is assumed to be the land value. Other methods like the Replacement Cost Approach uses current building costs and standards of material and design to estimate the cost of creating a building having the same utility as that of the subject property. An allowance then is made for depreciation. A value for the land is determined separately and added to the value developed for the building. In this approach, the value allocation of land and improvement may accurately reflect the market value of each part separately. Nevertheless, the total assessment should be the single driving force in reviewing the assessment for accuracy.

7. WHAT IF I DISAGREE WITH MY NEW ASSESSMENT?

Answer: First, contact your municipal Assessor's Office to review your property record card for errors. If the record card is accurate and you disagree with the total assessment, you may file an appeal with the Monmouth County Tax Board. The time to appeal an assessment for 2015 was between November 15, 2014 and January 15, 2015. For properties with an assessed value over $1,000,000 the deadline to appeal to the Tax Court of New Jersey was either April 1, 2015 or May 1, 2015 depending on your municipality. For more information on how to appeal your 2016 assessment, please visit the Monmouth County Board of Taxation Online Appeal System at secure.njappealonline.com and click on the "Appeal Guide." The County's Online Appeal Filing System will open on or about November 15, 2015 for the filing of 2016 assessment appeals.

8. WHY ARE THE 1ST AND 2ND QUARTER TAX PAYMENTS DIFFERENT FROM THE 3RD AND 4TH?

Answer: The first and second quarter payments are estimated based on the 2014 tax rate and assessment.

Your tax bill is arrived at by multiplying the total assessment by the overall tax rate (general rate + special district rates). The general tax rate is decided by dividing the amount to be raised by taxation or the "levy" by the total value of all property within the municipality. The total levy is the amount the county, local school, regional school, and the municipality needs to provide services. Once the general rate is realized (typically between May and June), the property's total assessment is used to calculate the "total amount owed for the current year". To calculated the amount to be paid in the 3rd and 4th quarter bills the 1st and 2nd quarter payments (which were estimated payments calculated from the property's prior tax payment) are subtracted from the total amount owed for the year current year and the remainder is split equally between the 3rd and 4th quarter payment.

9. WHAT HAPPENS IF I DO NOT PAY MY TAX BILL?

Answer: There is normally a 10 day grace period after which interest is applied, calculated at 8% on the first $1,500 past due and 18% for any amount over $1,500 (per NJSA 54:4-67). Properties with delinquent municipal charges (taxes, sewer and interest) totaling $10,000.00 or more at calendar year end are subject to an additional 6% year end penalty. Please contact your municipal Tax Collector for more information concerning tax payments.

10. I THOUGHT THE STATE OF NEW JERSEY HAD A 2% CAP ON PROPERTY TAXES – WHY DID MY TAX BILL GO UP OVER 2%?

Answer: The 2% "cap" law puts a restriction on how much a local budget may increase. This law does not directly limit the increases/decrease of property taxes.

In preparation of an annual budget, no local unit, including municipalities, counties, fire districts, and existing solid waste collection districts with a tax rate of more than $.10 (ten cents) may increase the tax levy above 2% of the previous year's with the following exceptions:

1. Capital expenditure increases
2. Debt service increases
3. Emergencies – weather and "declared" emergencies
4. Pensions and health benefits

Regulations for these caps are administered by the Department of Community Affairs, Division of Local Government Services, Local Finance Board. Any questions about budget caps or tax levy caps should be directed to that agency.

Please contact your municipal Assessor's Office or the Monmouth County Board of Taxation if you need further clarification on the above information or assistance on any property tax matter.

PROPERTY TAX RELIEF PROGRAMS

There are a number of municipal and state programs:

- **Annual Property Tax Deduction for Senior Citizens, Disabled Persons:** Annual deduction of up to $250 from property taxes for homeowners age 65 or older or disabled who meet certain income (not exceeding $10,000) and residency requirements.
- **Annual Deduction for Veterans:** Annual deduction of up to $250 from taxes due on the real or personal property of qualified war veterans and their unmarried surviving spouses.
- **Property Tax Exemption for Disabled Veterans:** Full exemption from property taxes on a principal residence for certain totally and permanently disabled war veterans and their unmarried surviving spouses. Unmarried surviving spouses of servicepersons who died on wartime active duty may also qualify.
- **Property Tax Reimbursement (Senior Freeze)** You may be eligible for a reimbursement of the difference between the amount of property taxes you paid for the base year (the year you first became eligible) and the amount paid for the year for which you are applying for a reimbursement if you met all the following requirements for the base year and for each succeeding year, up to and including the year for which you are claiming the reimbursement.

MONMOUTH COUNTY ADP 5-YEAR IMPLEMENTATION OVERVIEW

Transitioning all 53 municipalities from "fractional assessments" to "Annual Reassessments supported by 20% annual internal inspections"

Year 1	**2014**	The 1st year of ADP implementation is, by design, an introduction into the authority to review and revise each parcel with a mandatory adjustment, up and down, to the Director's Ratio. This gentle transition of authorities and calendar was tempered for both the taxpayers and the assessment community and retains the Assessor's protection of the Chapter 123 corridor of value. Changing to the Director's ratio in the initial year invoked a small reaction to the assessment change. Consequent to the minor assessment adjustments in year-1 was a minor reallocation of the local tax levy. The 1st year was underscored by the new appeal calendar which was managed by the County's Online Appeal System.
Year 2	**2015**	Year-2 should be viewed as the year of transition. With each parcel being revised from the Director's Ratio to 100% of market value, this year intentionally produced assessment changes that were often significant (similar to a traditional revaluation). More importantly, the "3rd Q billing" reflected a significant redistribution of the tax levy within the town.
Year 3	**2016**	Moving forward, with annual adjustments from 100% MV to 100% MV for every parcel, on average all future year's assessment changes should be increasingly more stable and driven by a 3-year weighted average of the observable change in the neighborhood-level market. Three years shall be used in appreciating markets to ensure that the Assessor is not "chasing the highest dollar". In depreciating markets a higher weight will be given to the more recent (presumably lower sales) to help prevent significant over-assessment. A well-documented and conservative multiplier will be used for all areas that do not have ample sales activity. This act of "applying the known to the unknown" ensures that all properties flow with the current market thereby avoiding a separation of uniformity between active sales areas and inactive sales areas. Exceptions to annual market-driven assessment changes will likely be reserved for circumstances like additions, discovery of undocumented changes and errors in data. From this point forward the entire assessment function should be focused on annually delivering an assessment list that is increasingly more in line with current market values. The singular goal is to deliver accurate individual assessments. If each assessment is defensibly set equal to current market value than all of the significant systemic costs previously associated with the appeal process can be saved by the taxpayer.
Year 4	**2017**	
Year 5	**2018**	

2015 Annual Reassessment & the Impact on Property Taxes

Monmouth County Assessment Demonstration Program

Year 1 - 2014 Implementation Schedule

2014 Assessments revised to market value by Assessor
NONE

2014 Assessments revised by Assessor to current ratio		
1	ABERDEEN	4th year QRA
2	ALLENHURST	3rd year QRA
3	ALLENTOWN	4th year QRA
5	ATLANTIC HIGHLANDS	1st year QRA
6	AVON BY THE SEA	4th year QRA
7	BELMAR	1st year QRA
8	BRADLEY BEACH	3rd year QRA
9	BRIELLE	3rd year QRA
10	COLTS NECK	4th year QRA
11	DEAL	4th year QRA
12	EATONTOWN	2nd year QRA
13	ENGLISHTOWN	4th year QRA
15	FARMINGDALE	3rd year QRA
16	FREEHOLD BORO	1st year QRA
17	FREEHOLD TWP	4th year QRA
18	HAZLET	4th year QRA
19	HIGHLANDS	4th year QRA
20	HOLMDEL	4th year QRA
21	HOWELL	4th year QRA
22	INTERLAKEN	4th year QRA
23	KEANSBURG	1st year QRA
24	KEYPORT	3rd year QRA
25	LITTLE SILVER	4th year QRA
26	LOCH ARBOUR	4th year QRA
27	LONG BRANCH	2nd year QRA
28	MANALAPAN	4th year QRA
29	MANASQUAN	2nd year QRA
30	MARLBORO	4th year QRA
31	MATAWAN	4th year QRA
32	MIDDLETOWN	4th year QRA
33	MILLSTONE	4th year QRA
34	MONMOUTH BEACH	3rd year QRA
35	NEPTUNE TWP	3rd year QRA
36	NEPTUNE CITY	3rd year QRA
37	OCEAN TWP	2nd year QRA
38	OCEANPORT	1st year QRA
39	RED BANK	2nd year QRA
40	ROOSEVELT	4th year QRA
42	SEA BRIGHT	2nd year QRA
43	SEA GIRT	3rd year QRA
44	SHREWSBURY BORO	4th year QRA
45	SHREWSBURY TWP	4th year QRA
46	LAKE COMO	2nd year QRA
47	SPRING LAKE	1st year QRA
48	SPRING LAKE HGTS	4th year QRA
49	TINTON FALLS	4th year QRA
50	UNION BEACH	3rd year QRA
51	UPPER FREEHOLD	3rd year QRA
52	WALL TWP	2nd year QRA
53	WEST LONG BRANCH	4th year QRA

2015 Assessments revised to market value by traditional revaluation		
4	ASBURY PARK	2014 Revaluation
14	FAIR HAVEN	2014 Revaluation
41	RUMSON	2014 Revaluation

Year 2 - 2015 Implementation Schedule

2015 Assessments revised to market value by Assessor	
1	ABERDEEN
3	ALLENTOWN
4	ASBURY PARK
6	AVON BY THE SEA
10	COLTS NECK
11	DEAL
13	ENGLISHTOWN
14	FAIR HAVEN
17	FREEHOLD TWP
18	HAZLET
19	HIGHLANDS
20	HOLMDEL
21	HOWELL
22	INTERLAKEN
25	LITTLE SILVER
26	LOCH ARBOUR
28	MANALAPAN
30	MARLBORO
31	MATAWAN
32	MIDDLETOWN
33	MILLSTONE
40	ROOSEVELT
41	RUMSON
44	SHREWSBURY BORO
45	SHREWSBURY TWP
48	SPRING LAKE HGTS
49	TINTON FALLS
53	WEST LONG BRANCH

2015 Assessments revised to current ratio - revaluation pending for future years.		
5	ATLANTIC HIGHLANDS	2017 Revaluation
7	BELMAR	2017 Revaluation
12	EATONTOWN	2016 Revaluation

2015 Assessments revised to market value by traditional revaluation		
2	ALLENHURST	2015 Revaluation
8	BRADLEY BEACH	2015 Revaluation
9	BRIELLE	2015 Revaluation

16	FREEHOLD BORO	2016 Revaluation
23	KEANSBURG	2017 Revaluation
27	LONG BRANCH	2016 Revaluation
29	MANASQUAN	2017 Revaluation
37	OCEAN TWP	2016 Revaluation
38	OCEANPORT	2017 Revaluation
39	RED BANK	2016 Revaluation
42	SEA BRIGHT	2016 Revaluation
46	LAKE COMO	2016 Revaluation
47	SPRING LAKE	2017 Revaluation
52	WALL TWP	2016 Revaluation

15	FARMINGDALE	2015 Revaluation
24	KEYPORT	2015 Revaluation
34	MONMOUTH BEACH	2015 Revaluation
35	NEPTUNE TWP	2015 Revaluation
36	NEPTUNE CITY	2015 Revaluation
43	SEA GIRT	2015 Revaluation
50	UNION BEACH	2015 Revaluation
51	UPPER FREEHOLD	2015 Revaluation

Year 3 - 2016 Implementation Schedule

2016 Assessments revised to market value by Assessor

1	ABERDEEN	2nd year QRA
2	ALLENHURST	1st year QRA
3	ALLENTOWN	2nd year QRA
4	ASBURY PARK	2nd year QRA
6	AVON BY THE SEA	2nd year QRA
8	BRADLEY BEACH	1st year QRA
9	BRIELLE	1st year QRA
10	COLTS NECK	2nd year QRA
11	DEAL	2nd year QRA
13	ENGLISHTOWN	2nd year QRA
14	FAIR HAVEN	2nd year QRA
15	FARMINGDALE	1st year QRA
17	FREEHOLD TWP	2nd year QRA
18	HAZLET	2nd year QRA
19	HIGHLANDS	2nd year QRA
20	HOLMDEL	2nd year QRA
21	HOWELL	2nd year QRA
22	INTERLAKEN	2nd year QRA
24	KEYPORT	1st year QRA
25	LITTLE SILVER	2nd year QRA
26	LOCH ARBOUR	2nd year QRA
28	MANALAPAN	2nd year QRA
30	MARLBORO	2nd year QRA
31	MATAWAN	2nd year QRA
32	MIDDLETOWN	2nd year QRA
33	MILLSTONE	2nd year QRA
34	MONMOUTH BEACH	1st year QRA
35	NEPTUNE TWP	1st year QRA
36	NEPTUNE CITY	1st year QRA
40	ROOSEVELT	2nd year QRA
41	RUMSON	2nd year QRA
43	SEA GIRT	1st year QRA
44	SHREWSBURY BORO	2nd year QRA
45	SHREWSBURY TWP	2nd year QRA
48	SPRING LAKE HGTS	2nd year QRA
49	TINTON FALLS	2nd year QRA
50	UNION BEACH	1st year QRA
51	UPPER FREEHOLD	1st year QRA
53	WEST LONG BRANCH	2nd year QRA

2016 Assessments revised to market value by traditional revaluation

12	EATONTOWN	2016 Revaluation
27	LONG BRANCH	2016 Revaluation
29	MANASQUAN	2016 Revaluation
37	OCEAN TWP	2016 Revaluation
39	RED BANK	2016 Revaluation
42	SEA BRIGHT	2016 Revaluation
46	LAKE COMO	2016 Revaluation
52	WALL TWP	2016 Revaluation

2016 Assessments revised to current ratio - revaluation pending for future years.

5	ATLANTIC HIGHLANDS	2017 Revaluation
7	BELMAR	2017 Revaluation
16	FREEHOLD BORO	2017 Revaluation
23	KEANSBURG	2017 Revaluation
38	OCEANPORT	2017 Revaluation
47	SPRING LAKE	2017 Revaluation

Year 4 - 2017 Implementation Schedule

2017 Assessments revised to market value by Assessor

1	ABERDEEN	3rd year QRA
2	ALLENHURST	2nd year QRA
3	ALLENTOWN	3rd year QRA
4	ASBURY PARK	3rd year QRA
6	AVON BY THE SEA	3rd year QRA
8	BRADLEY BEACH	2nd year QRA
9	BRIELLE	2nd year QRA
10	COLTS NECK	3rd year QRA
11	DEAL	3rd year QRA
12	EATONTOWN	1st year QRA
13	ENGLISHTOWN	3rd year QRA
14	FAIR HAVEN	3rd year QRA
29	MANASQUAN	1st year QRA
30	MARLBORO	3rd year QRA
31	MATAWAN	3rd year QRA
32	MIDDLETOWN	3rd year QRA
33	MILLSTONE	3rd year QRA
34	MONMOUTH BEACH	2nd year QRA
35	NEPTUNE TWP	2nd year QRA
36	NEPTUNE CITY	2nd year QRA
37	OCEAN TWP	1st year QRA
39	RED BANK	1st year QRA
40	ROOSEVELT	3rd year QRA
41	RUMSON	3rd year QRA

2015 Annual Reassessment & the Impact on Property Taxes

15	FARMINGDALE	2nd year QRA
17	FREEHOLD TWP	3rd year QRA
18	HAZLET	3rd year QRA
19	HIGHLANDS	3rd year QRA
20	HOLMDEL	3rd year QRA
21	HOWELL	3rd year QRA
22	INTERLAKEN	3rd year QRA
24	KEYPORT	2nd year QRA
25	LITTLE SILVER	3rd year QRA
26	LOCH ARBOUR	3rd year QRA
27	LONG BRANCH	1st year QRA
28	MANALAPAN	3rd year QRA

42	SEA BRIGHT	1st year QRA
43	SEA GIRT	2nd year QRA
44	SHREWSBURY BORO	3rd year QRA
45	SHREWSBURY TWP	3rd year QRA
46	LAKE COMO	1st year QRA
48	SPRING LAKE HGTS	3rd year QRA
49	TINTON FALLS	3rd year QRA
50	UNION BEACH	2nd year QRA
51	UPPER FREEHOLD	2nd year QRA
52	WALL TWP	1st year QRA
53	WEST LONG BRANCH	3rd year QRA

2017 Assessments revised to market value by traditional revaluation

5	ATLANTIC HIGHLANDS	2017 Revaluation
7	BELMAR	2017 Revaluation
16	FREEHOLD BORO	2017 Revaluation
23	KEANSBURG	2017 Revaluation
38	OCEANPORT	2017 Revaluation
47	SPRING LAKE	2017 Revaluation

2017 Assessments revised to current ratio - revaluation pending for future years.

None

Year 5 - 2018 Implementation Schedule

2018 Assessments revised to market value by Assessor

1	ABERDEEN	4th year QRA
2	ALLENHURST	3rd year QRA
3	ALLENTOWN	4th year QRA
4	ASBURY PARK	4th year QRA
5	ATLANTIC HIGHLANDS	1st year QRA
6	AVON BY THE SEA	4th year QRA
7	BELMAR	1st year QRA
8	BRADLEY BEACH	3rd year QRA
9	BRIELLE	3rd year QRA
10	COLTS NECK	4th year QRA
11	DEAL	4th year QRA
12	EATONTOWN	2nd year QRA
13	ENGLISHTOWN	4th year QRA
14	FAIR HAVEN	4th year QRA
15	FARMINGDALE	3rd year QRA
16	FREEHOLD BORO	1st year QRA
17	FREEHOLD TWP	4th year QRA
18	HAZLET	4th year QRA
19	HIGHLANDS	4th year QRA
20	HOLMDEL	4th year QRA
21	HOWELL	4th year QRA
22	INTERLAKEN	4th year QRA
23	KEANSBURG	1st year QRA
24	KEYPORT	3rd year QRA
25	LITTLE SILVER	4th year QRA
26	LOCH ARBOUR	4th year QRA
27	LONG BRANCH	2nd year QRA

28	MANALAPAN	4th year QRA
29	MANASQUAN	2nd year QRA
30	MARLBORO	4th year QRA
31	MATAWAN	4th year QRA
32	MIDDLETOWN	4th year QRA
33	MILLSTONE	4th year QRA
34	MONMOUTH BEACH	3rd year QRA
35	NEPTUNE TWP	3rd year QRA
36	NEPTUNE CITY	3rd year QRA
37	OCEAN TWP	2nd year QRA
38	OCEANPORT	1st year QRA
39	RED BANK	2nd year QRA
40	ROOSEVELT	4th year QRA
41	RUMSON	4th year QRA
42	SEA BRIGHT	2nd year QRA
43	SEA GIRT	3rd year QRA
44	SHREWSBURY BORO	4th year QRA
45	SHREWSBURY TWP	4th year QRA
46	LAKE COMO	2nd year QRA
47	SPRING LAKE	1st year QRA
48	SPRING LAKE HGTS	4th year QRA
49	TINTON FALLS	4th year QRA
50	UNION BEACH	3rd year QRA
51	UPPER FREEHOLD	3rd year QRA
52	WALL TWP	2nd year QRA
53	WEST LONG BRANCH	4th year QRA

2018 Assessments revised to market value by traditional revaluation

None

2018 Assessments revised to current ratio - revaluation pending for future years.

None

Monmouth County Board of Taxation

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James Stuart, CTA, President • Thomas J. Byrne, Vice President
Kathleen Cody Bjelka, Commissioner • Clifford Moore, Commissioner • Wayne C. Pomanowski, Commissioner
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