

Frequently Asked Questions – “Notice of Assessment” 2020

What is a “Notice of Assessment”?

The “Notice of Assessment” you are receiving is simply a notice to inform the property owner of the amount for which the property has been assessed for the 2020 tax year. In addition to the current assessment, the notice must reflect the property location, the property owner’s name and mailing address, and the amount of tax **BILLED (not paid)** for that property during the prior year. The law requires that notices be sent to all property owners after the Tax List is published in November.

If my assessment goes up, does that mean I will be paying even more taxes?

Not necessarily. The assessment function does not create revenue for the municipality. The Assessment function is only a distribution mechanism of the separately determined tax levy. In strict adherence with the NJ Constitution, this apportionment is to be based on the value of property.

What do I do if I have a question regarding the amount of tax billed for the previous year (2019)?

If you have any question regarding a tax “bill” or the amount of a tax bill, you should direct your inquiry to the Tax Collector. The Tax Assessor is not authorized by law to discuss the amount of tax dollar that you pay, or the bill itself. The Tax Assessor, by law, is authorized to discuss **only** the assessment, or “value” of your property.

How do I appeal my taxes?

You cannot appeal your “taxes” as your taxes are a result of the budget process. You can only appeal your assessment. The instructions for appeal are provided on the reverse side of the “Notice of Assessment”.

What do I do if I do not believe the tax assessment of my property is correct?

Your assessment should reflect the current market value of your home. The first thing you want to do is review your property record card by using the following link:

<https://oprs.co.monmouth.nj.us/oprs/External.aspx?ild=12>

If you disagree with the total assessment you may file an appeal with the Monmouth County Tax Board. This can be done electronically, or filed via paper forms. The deadline to file with the County is January 15, 2020. The process involves providing three to five comparable sales (not a comparison of assessment) in order to prove that your assessment is incorrect. More information regarding filing an appeal with the County can be found on their webpage located here:

<https://co.monmouth.nj.us/page.aspx?ID=278>