

## **INFORMATION REGARDING TAX ASSESSMENTS**

**12/15/15**

### ***PROPERTY OWNERS:***

PLEASE BE ADVISED THE 2016 REVALUATION HAS BEEN COMPLETED AND THE ASSESSMENT POSTCARDS HAVE BEEN MAILED. IF YOU DISAGREE WITH THE NEW VALUATION, WHICH IS 100% OF MARKET VALUE YOU WILL NEED TO FILE AN APPEAL WITH THE COUNTY TAX BOARD BY JANUARY 15, 2016.

### ***MOVING FORWARD:***

THE BOROUGH HAS PASSED A RESOLUTION TO "OPT OUT" OF THE ASSESSMENT DEMONSTRATION PROGRAM. WE ARE WAITING FOR A FINAL DECISION FROM THE STEERING COMMITTEE AND/OR THE DIVISION OF TAXATION.

OPTING OUT WOULD MEAN THAT WE WILL NOT PARTICIPATE IN THE ANNUAL REASSESSMENTS OR THE 20% INSPECTIONS PER YEAR OVER A 5 YEAR PERIOD.

ANY APPEAL JUDGMENTS GRANTED FOR 2016 WOULD BE SUBJECT TO THE FREEZE ACT FOR 2017 & 2018 PROVIDED THAT NO ADDITIONAL IMPROVEMENTS ARE DONE TO THE PROPERTY. (EX: ADDING A POOL, ADDITION, FINISHED BASEMENT).

ANY CHANGES IN NEIGHBORHOOD VALUATIONS UP OR DOWN WOULD HAVE TO BE ADDRESSED THROUGH AN APPEAL OR ANOTHER REVALUATION.

IF YOU HAVE QUESTIONS OR CONCERNS, PLEASE EMAIL ME [taxassessor@manasquan-nj.com](mailto:taxassessor@manasquan-nj.com) or call 732-223-2292, EXT. 238. PLEASE BE ADVISED THAT MY OFFICE HOURS ARE TUESDAYS FROM 3:30-8:00 PM.