

Understanding Property Taxes, Assessments & Annual Reassessments

*How Market-Based Assessments
Promote Fairness, Transparency & Equity*



DATA
DRIVEN



FAIR &
EQUITABLE



MARKET
VALUE



PROTECTING
TAXPAYERS



TRANSPARENCY



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A roadmap to understanding property taxes, assessments, and the value of annual reassessments.



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**FUNDING
COMMUNITY
SERVICES**



**SHARED
RESPONSIBILITY**



**FAIR &
EQUITABLE
DISTRIBUTION**



**TRANSPARENT &
ACCOUNTABLE**



SECTION 1

HOW PROPERTY TAXES WORK

*Understanding the property tax system
and how it funds our community.*



FUNDING
COMMUNITY SERVICES



SHARED
RESPONSIBILITY



FAIR & EQUITABLE
DISTRIBUTION



TRANSPARENT
& ACCOUNTABLE



Property Taxes Fund Local Government

\$3.15B Taxes To Be Raised

2026 County Taxes (\$486M)

County Budget

- Budget Based
- All 53 Municipalities
- \$384M Taxes

County Health

- Budget Based
- 33 of 53 Participate
- \$3.1M Taxes

County Library

- Budget Based
- 39 of 53 Participate
- \$15.85M Taxes

County Open Space

- Rate set By Voters
- 2025 Referendum
- \$82.4M Taxes

2026 School Taxes (\$1.87B)

District Schools

- Budget Based
- 47 Municipalities
- Some Send to Others
- \$1.44B Taxes

Regional Schools

- Budget Based
- 9 Regional Schools
- Cover 26 Municipalities
- \$426M Taxes

2026 Municipal Taxes (\$799M)

Municipal Budgets

- Budget Based
- 53 Municipalities
- \$744M Taxes

Municipal Libraries

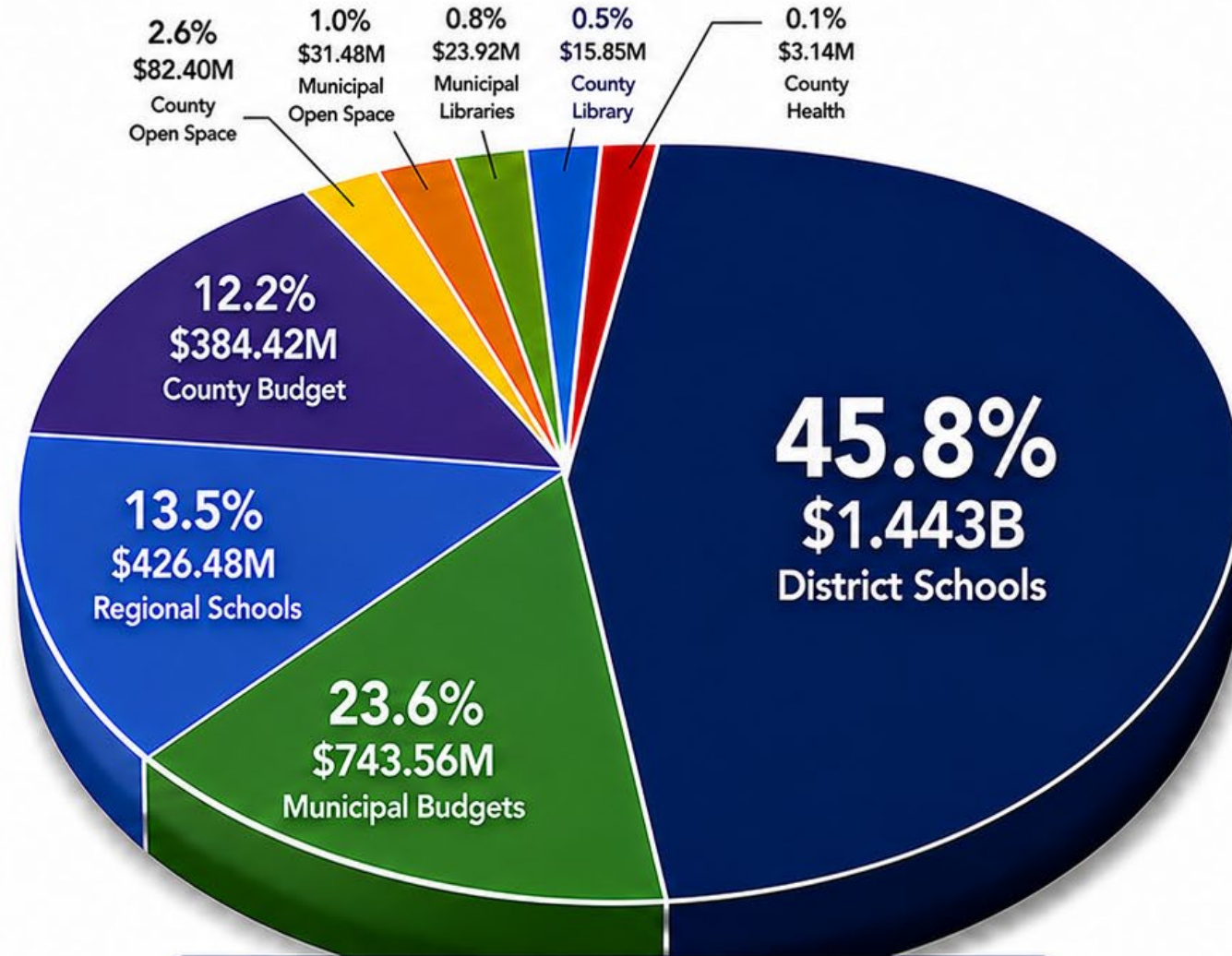
- Budget Based
- Statutory Min Rate
- 14 of 53 Municipalities
- \$23.9M Taxes

Municipal Open Space

- Rate set By Voters
- 23 of 53 Municipalities
- \$31.4M Taxes

Breakdown of Property Tax Levies by Group

By Funding Source



TOTAL PROPERTY TAX LEVIES

\$3.15B



COUNTY BUDGET

- Budget Based
- All 53 Municipalities
- \$384,420,000 Taxes



COUNTY LIBRARY

- Budget Based
- 39 of 53 Participate
- \$15,850,000 Taxes



COUNTY HEALTH

- Budget Based
- 33 of 53 Participate
- \$3,139,963 Taxes



COUNTY OPEN SPACE

- Rate set by Voters
- 2025 Referendum
- \$82,403,689 Taxes



DISTRICT SCHOOLS

- Budget Based
- 47 Municipalities
- \$1,443,348,553 Taxes



REGIONAL SCHOOLS

- Budget Based
- 9 Regional Schools
- Cover 26 Municipalities
- \$426,479,981 Taxes



MUNICIPAL BUDGETS

- Budget Based
- 53 Municipalities
- \$743,557,849 Taxes



MUNICIPAL OPEN SPACE

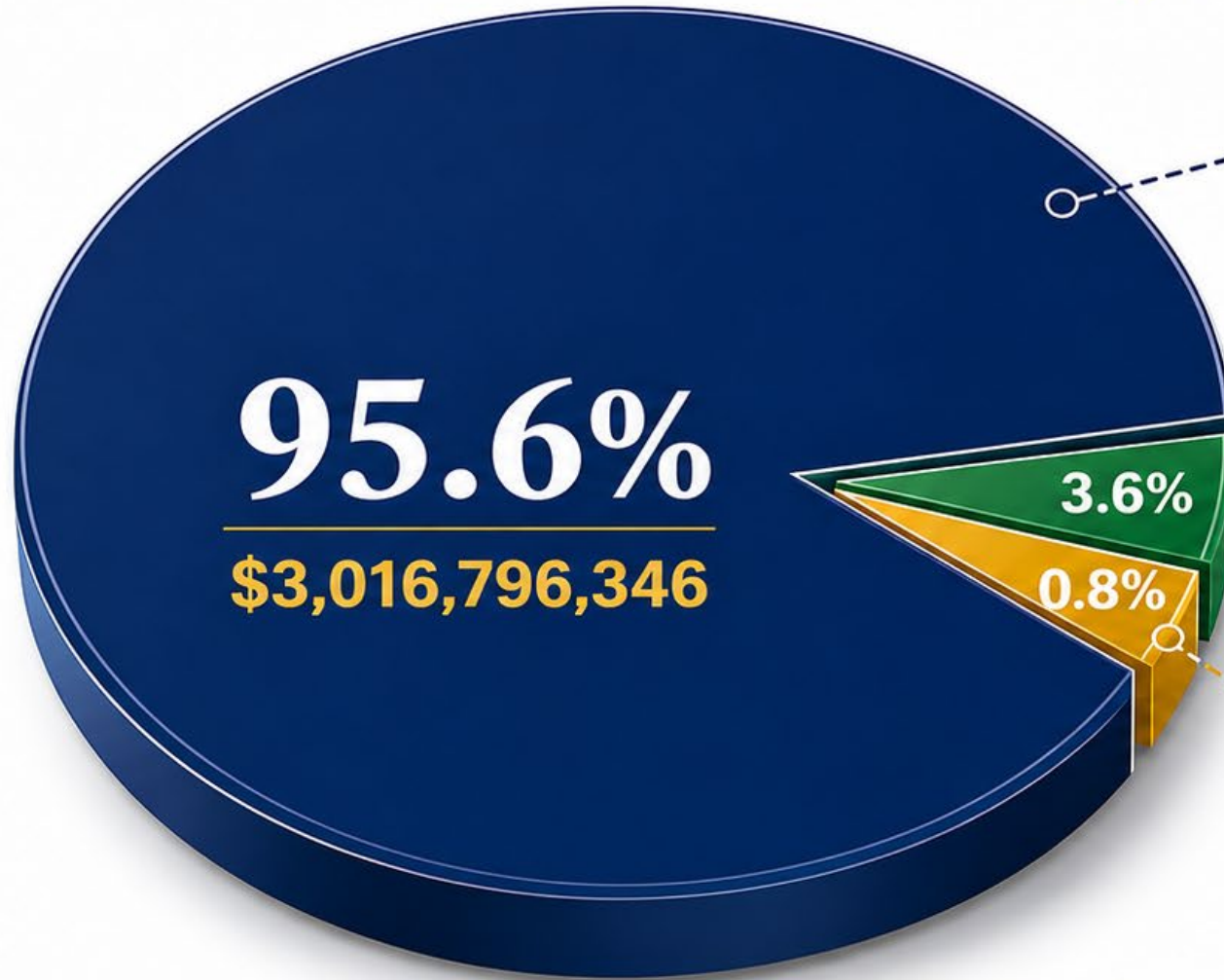
- Rate set by Voters
- 23 of 53 Municipalities
- \$31,481,448 Taxes



MUNICIPAL LIBRARIES

- Budget Based
- Statutory Min Rate
- 14 of 53 Municipalities
- \$23,924,418 Taxes

Budget Based Taxes vs. Rate Based Taxes



Strictly Budget Based Levies

\$3,016,796,346 | 95.6%

Shortfall between Revenues and Expenses.



Voter Approved Rate Based Levies

\$113,885,137 | 3.6%

Open Space Rates approved by voters.



Budget Based w/ Minimum Rate Based Levy

\$23,924,418 | 0.8%

Municipal Library Levies are primarily budget based with a statutory minimum rate.



TOTAL PROPERTY TAX LEVIES

\$3,154,605,900

WHY PROPERTY TAXES INCREASED SINCE 2016

Property taxes increased **\$944 MILLION (42.0%)** because
taxing authorities adopted larger budgets – not because of reassessments.



TOTAL INCREASE
SINCE 2016

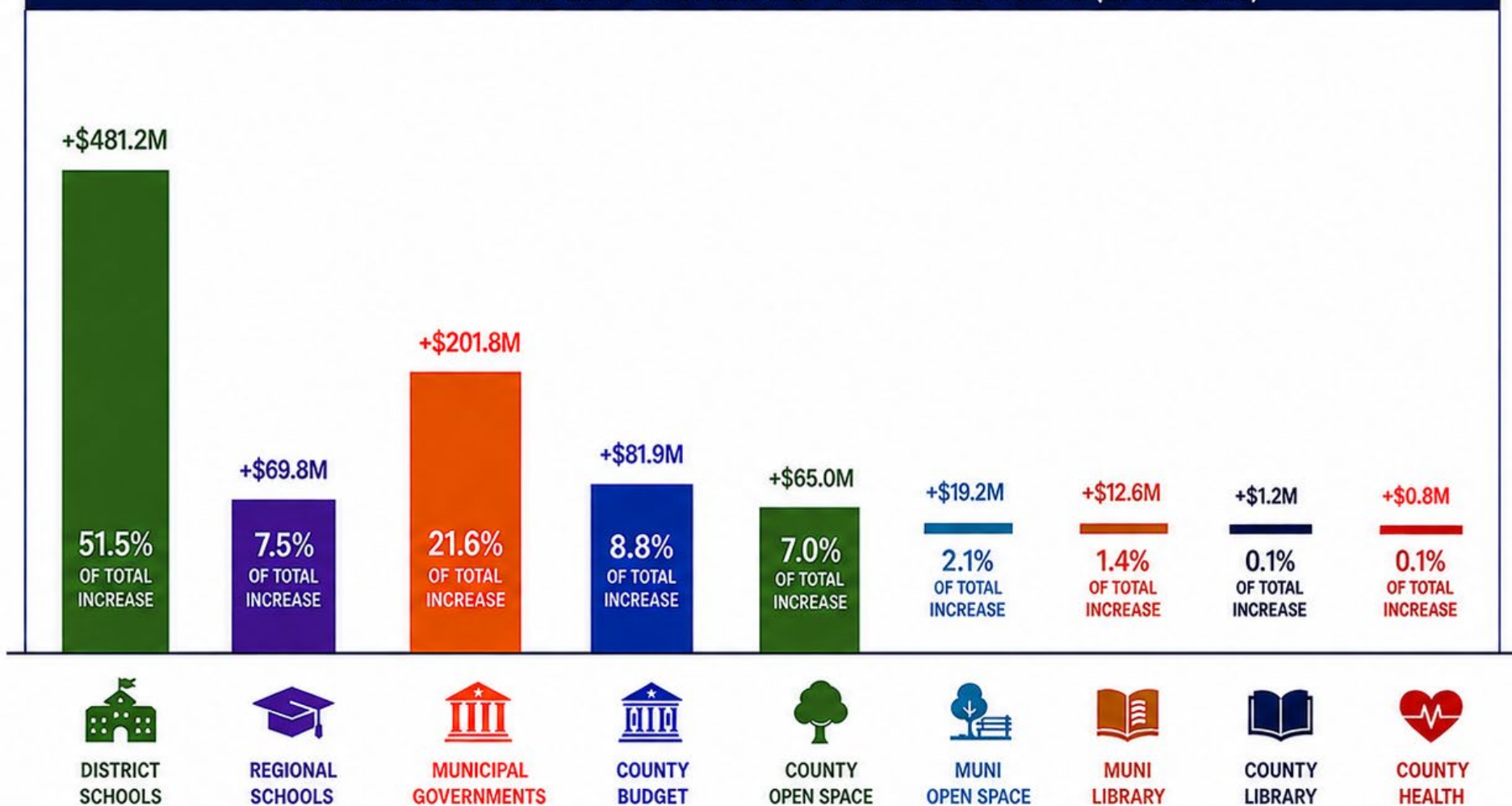
**\$944
MILLION**
42.0%
INCREASE

2016 TOTAL
PROPERTY TAX LEVY

**\$2.22
BILLION**



INCREASE IN PROPERTY TAX LEVY BY FUNDING SOURCE (2016–2026)



2026 TOTAL
PROPERTY TAX LEVY

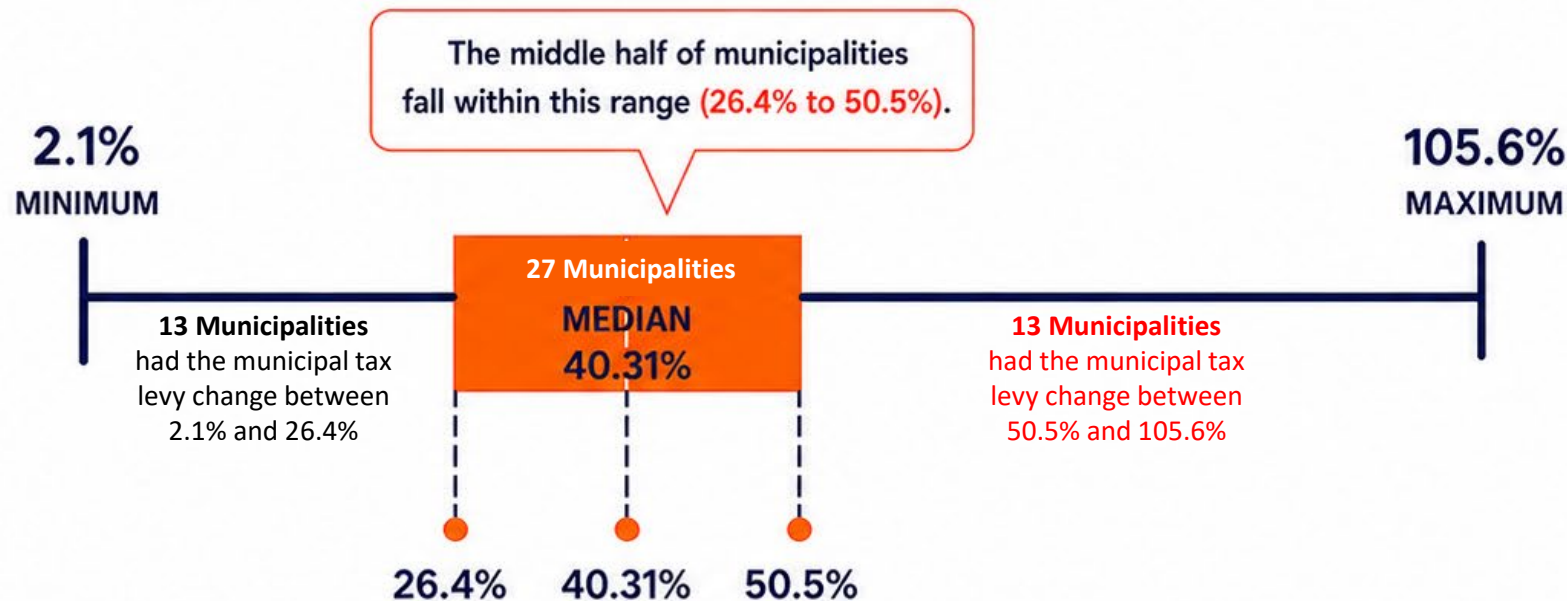
**\$3.15
BILLION**



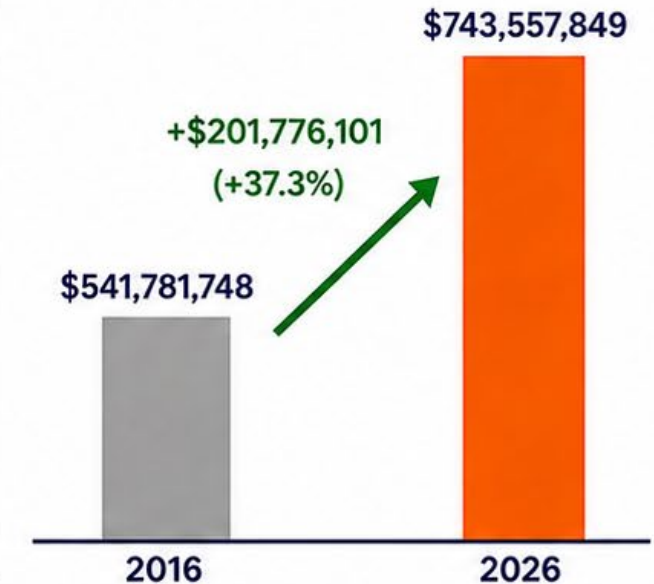
MUNICIPAL TAX LEVY CHANGES HAVE **VARIED DRAMATICALLY** ACROSS MONMOUTH COUNTY

Municipal Tax Levies (2016–2026)

53 Municipalities • 10-Year Change



TOTAL MUNICIPAL TAX LEVY
(ALL 53 MUNICIPALITIES)



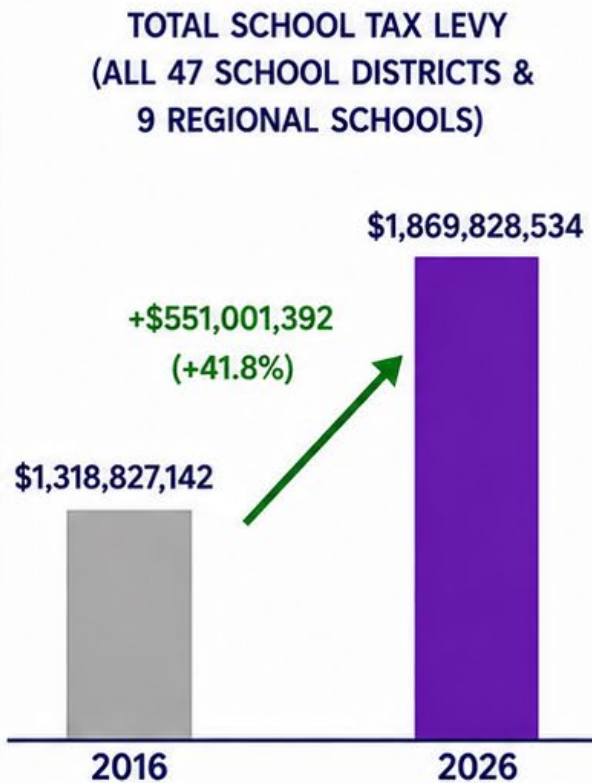
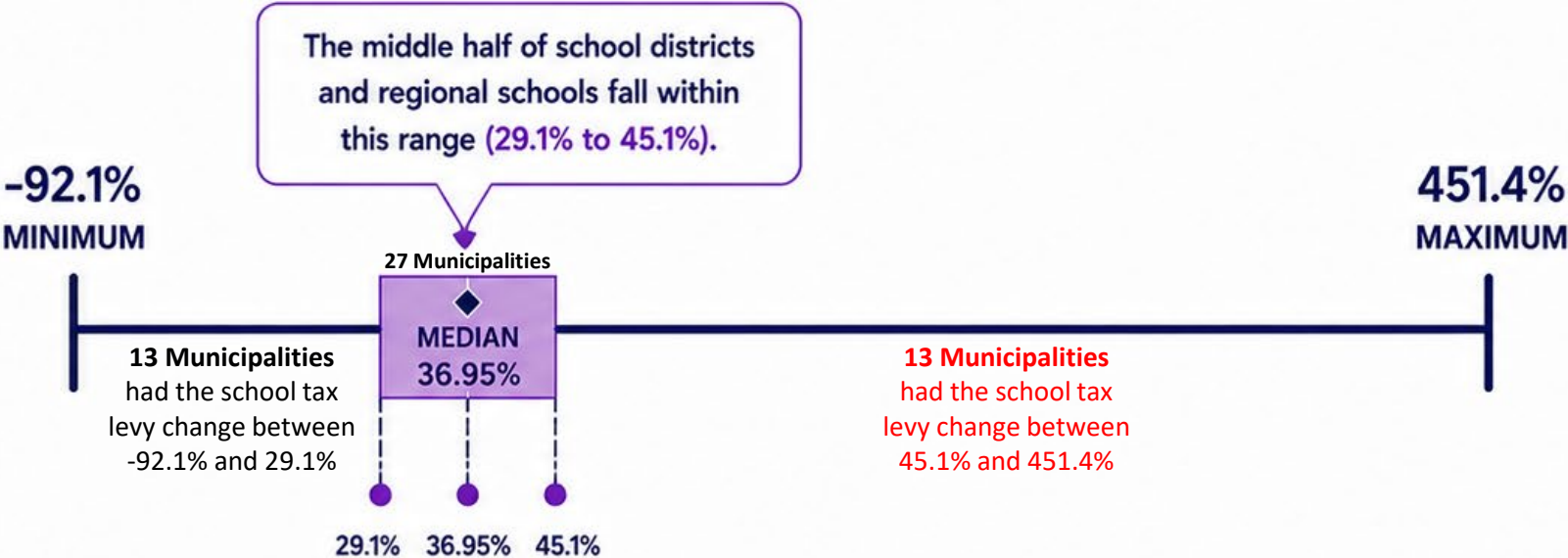
Municipal levy increases varied considerably across Monmouth County because each municipality adopts its own budget, experiences different cost pressures, and relies on different revenue sources.

Changes in municipal tax levies reflect differences in municipal spending, inflation, capital projects, debt service, grant funding, surplus usage, and other local revenue sources.

SCHOOL TAX LEVY CHANGES HAVE VARIED DRAMATICALLY ACROSS MONMOUTH COUNTY

School Tax Levies (2016–2026)

47 School Districts & 9 Regional Schools • 10–Year Change



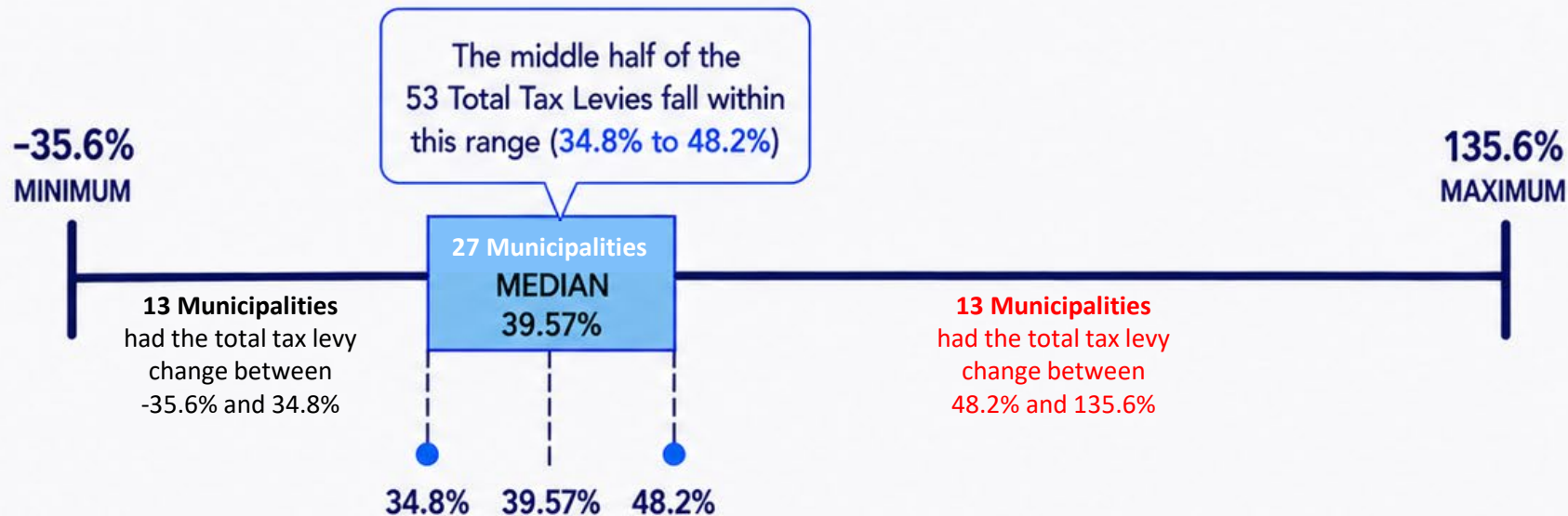
School levy increases vary widely across Monmouth County because each school faces enrollment trends, program needs, debt service obligations, and local priorities.

Changes in many school levies were heavily influenced by the S2 bill, which changed the school state aid formula beginning in 2018, as well as differences in enrollment, special education costs, capital projects, debt service, and other local factors.

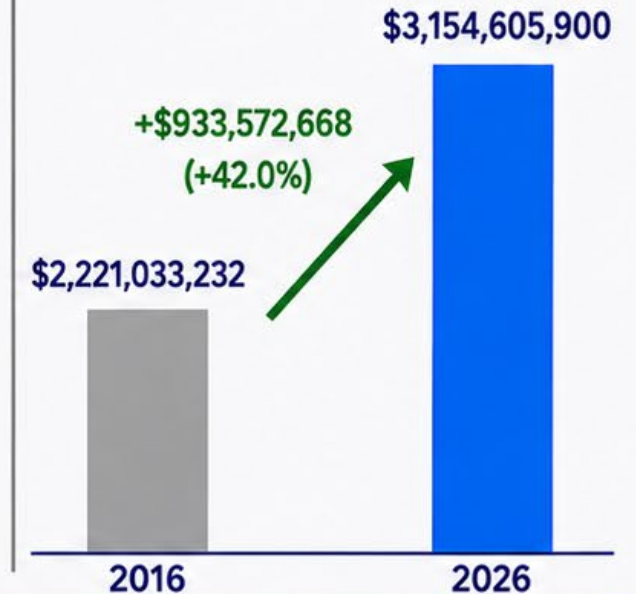
TOTAL TAX LEVY CHANGES HAVE VARIED DRAMATICALLY ACROSS MONMOUTH COUNTY

Total Tax Levies (2016–2026)

53 Municipalities • 10–Year Change



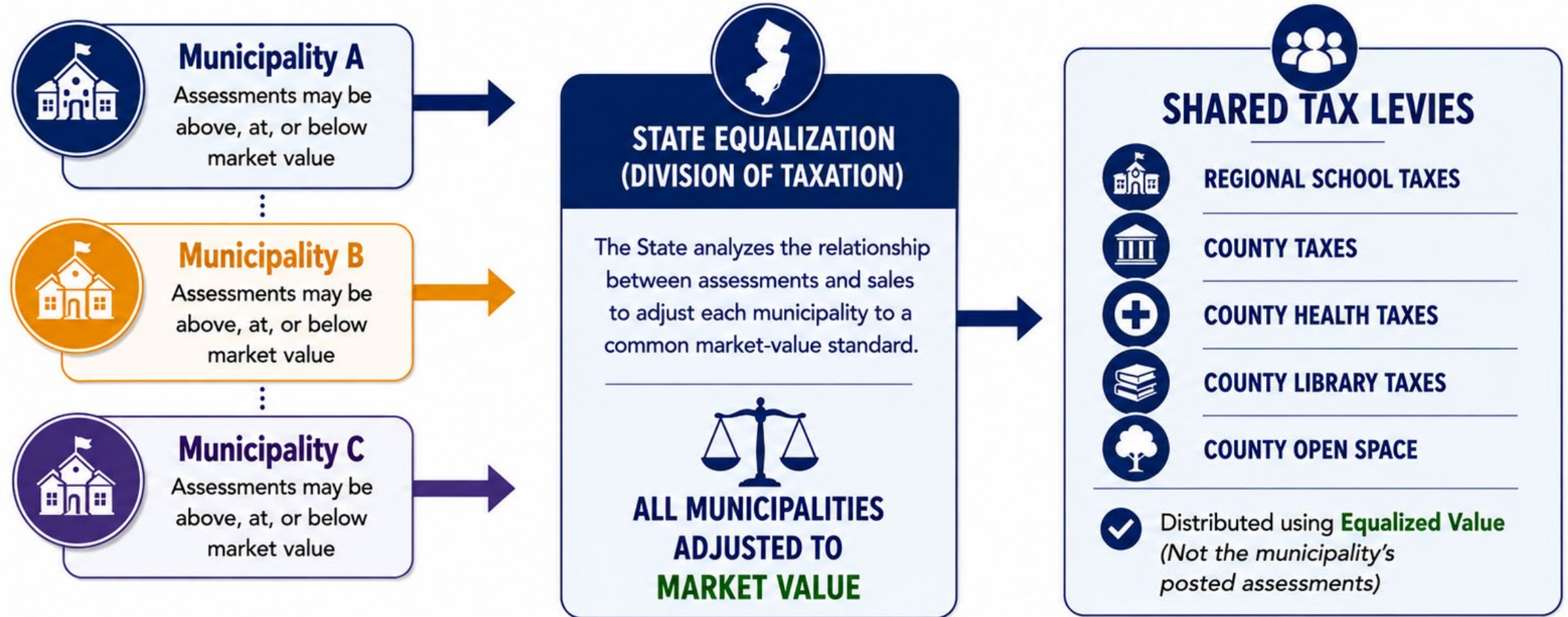
TOTAL TAX LEVY (ALL 53 MUNICIPALITIES)



Total tax levy changes are influenced by School, County and Municipal budgets, voter-driven decisions on how much to charge for open space, and shifting of shared budget apportionment as Equalized values in municipalities change at varying rates. Regional School Levy apportionment is also impacted by the SFRA calculation, which assigns a municipality's equalized value between the district school and regional school based on enrollment figures relative to one another.

SHARED TAX LEVIES ARE APPORTIONED USING **EQUALIZED VALUE**

The State adjusts every municipality to a common market-value standard before shared tax levies are assigned and distributed.



Annual reassessments improve assessment accuracy for tax levy distribution **within a municipal boundary**, but shared tax levies are apportioned using State-calculated **Equalized Values** regardless of whether a municipality reassesses.





Regional School Taxes (2025 to 2026)

TOTAL LEVY, YEAR-OVER-YEAR CHANGE AND MUNICIPAL SHARES



	2025	2026	\$ Change	% Change
Regional School Taxes	\$67,175,203	\$71,385,581	\$4,210,378	6.27%

Matawan

Regional School Taxes (2025 to 2026)

2025	2026	\$ Change	% Change
\$21,244,311	\$23,145,930	\$1,901,619	9.0%

Share of Regional School Taxes

2025

31.6%
of Total

2026

32.4%
of Total

Aberdeen

Regional School Taxes (2025 to 2026)

2025	2026	\$ Change	% Change
\$45,930,892	\$48,239,651	\$2,308,759	5.0%

Share of Regional School Taxes

2025

68.4%
of Total

2026

67.6%
of Total

PROPERTY TAXES: HOW THE SYSTEM WORKS

Tax levies are independently determined.

Your share is based on the relative market value of your property.



STEP 1: TAX LEVIES ARE INDEPENDENTLY DETERMINED

Each taxing authority sets its budget independently.
These amounts are combined to create the total tax levy.

TAXING AUTHORITY / PURPOSE	AMOUNT TO BE RAISED	% OF TOTAL LEVY
 County Budget	\$16,728,864	17.1%
 County Library Budget	\$682,439	0.7%
 District School Budget	\$67,703,368	69.1%
 Local Municipal Purposes	\$14,832,272	15.1%
 Municipal Open Space Fund	\$2,230,466	2.3%
 County Health Budget	\$186,851	0.2%
 County Open Space Fund	\$1,618,563	1.6%
TOTAL TAX LEVY (Amount to be Raised)	\$98,042,823	100.0%



These amounts are combined to determine the **TOTAL TAX LEVY** that must be raised.



STEP 2: LEVY IS DISTRIBUTED BASED ON RELATIVE MARKET VALUE OF PROPERTY

The total tax levy is divided by the total net valuation of the municipality to calculate the tax rate.

$$\begin{array}{ccc} \text{TOTAL TAX LEVY} & & \text{TOTAL NET VALUATION} & & \text{TAX RATE} \\ \$98\text{M} & \div & \$6.37\text{B} & = & 1.539\% \\ & & & & \text{(rounded up for full collection)} \end{array}$$

That rate is applied to each property's assessed value based on its share of the total net valuation.

• EXAMPLE OF HOW YOUR TAXES ARE CALCULATED •



YOUR PROPERTY'S ASSESSMENT
\$1,000,000
(Example)

×

TAX RATE
1.539%



=



YOUR PROPERTY TAX BILL
\$15,390
(Example)
\$1,000,000 × 1.539%



ASSESSMENTS DON'T CREATE TAXES.

They simply provide the mechanism for which property taxes are distributed (based on market value).



Fairness

Everyone pays their fair share.



Equity

Similar properties are taxed equally.



Transparency

A clear, predictable and accountable system.

WOULD LOWER ASSESSMENTS LOWER YOUR TAXES?

NO. Lower Assessments Simply Produce a Higher Tax Rate.



TAX LEVY
\$98.04M



TOTAL NET VALUATION
\$6.37B



TAX RATE
1.539%

NET VALUATION

↓ **50%**

TAX RATE

↑ **100%**

TAX BILL

=
NO CHANGE

IF TOTAL NET VALUATION WERE CUT IN HALF...



SAME TAX LEVY
\$98.04M



HALF THE NET VALUATION
\$3.185B



NEW TAX RATE
3.078%

BEFORE (ACTUAL)



ASSESSMENT
\$1,000,000



TAX RATE
1.539%

TAX BILL

\$15,390



ASSESSMENTS

↓ **50%**

TAX RATE

↑ **100%**

TAX BILL

=
NO CHANGE



AFTER (IF NET VALUATION CUT IN HALF)



NEW ASSESSMENT
\$500,000



NEW TAX RATE
3.078%

TAX BILL

\$15,390



THE BOTTOM LINE:

When total net valuation decreases, the tax rate must increase proportionally to raise the same amount of revenue.



THE TAX LEVY STAYS THE SAME. THE TAX RATE ADJUSTS.
THE TAX BILL STAYS THE SAME.

Why Did Property Taxes Increase in 2026?

THE YEAR-OVER-YEAR INCREASE REFLECTS CHANGES IN MULTIPLE TAXING JURISDICTIONS.

Matawan

Tax Levy (2025 to 2026)

Total Tax Levy
2025
\$36.32M

+ \$3.22M
(+8.86%)

Total Tax Levy
2026
\$39.53M

Tax Levy Component	2025	2026	\$ Change	% Change
 County Taxes	\$2,921,578	\$3,120,277	\$198,698	6.8%
 County Health Taxes	\$50,903	\$52,361	\$1,458	2.9%
 County Open Space Taxes	\$441,099	\$668,548	\$227,449	51.6%
 Regional School Taxes	\$21,244,311	\$23,145,930	\$1,901,619	9.0%
 Municipal Taxes	\$11,116,478	\$11,947,807	\$831,329	7.5%
 Municipal Library Taxes	\$532,557	\$592,182	\$59,624	11.2%
Total Tax Levy	\$36,316,459	\$39,533,024	\$3,216,566	8.86%

Aberdeen

Tax Levy (2025 to 2026)

Total Tax Levy
2025
\$67.79M

+ \$4.70M
(+6.94%)

Total Tax Levy
2026
\$72.49M

Tax Levy Component	2025	2026	\$ Change	% Change
 County Taxes	\$6,331,416	\$6,527,072	\$195,657	3.1%
 County Health Taxes	\$110,299	\$109,529	(\$769)	-0.7%
 County Open Space Taxes	\$955,882	\$1,398,536	\$442,654	46.3%
 Regional School Taxes	\$45,930,892	\$48,239,651	\$2,308,759	5.0%
 Municipal Taxes	\$13,269,990	\$14,964,181	\$1,694,190	12.8%
 Municipal Library Taxes	\$1,151,406	\$1,234,197	\$82,791	7.2%
Total Tax Levy	\$67,785,201	\$72,489,807	\$4,704,607	6.94%

MATAWAN REASSESSMENTS PROTECT PROPERTY OWNERS

Reassessments keep assessments aligned with current market values so that every property pays its **fair share** — no more, no less.



THE 2026 RESULTS FOR MATAWAN



69%
OF RESIDENTIAL
PROPERTIES

in Matawan had their
property tax apportionment
DECREASE.



1,677 HOMES

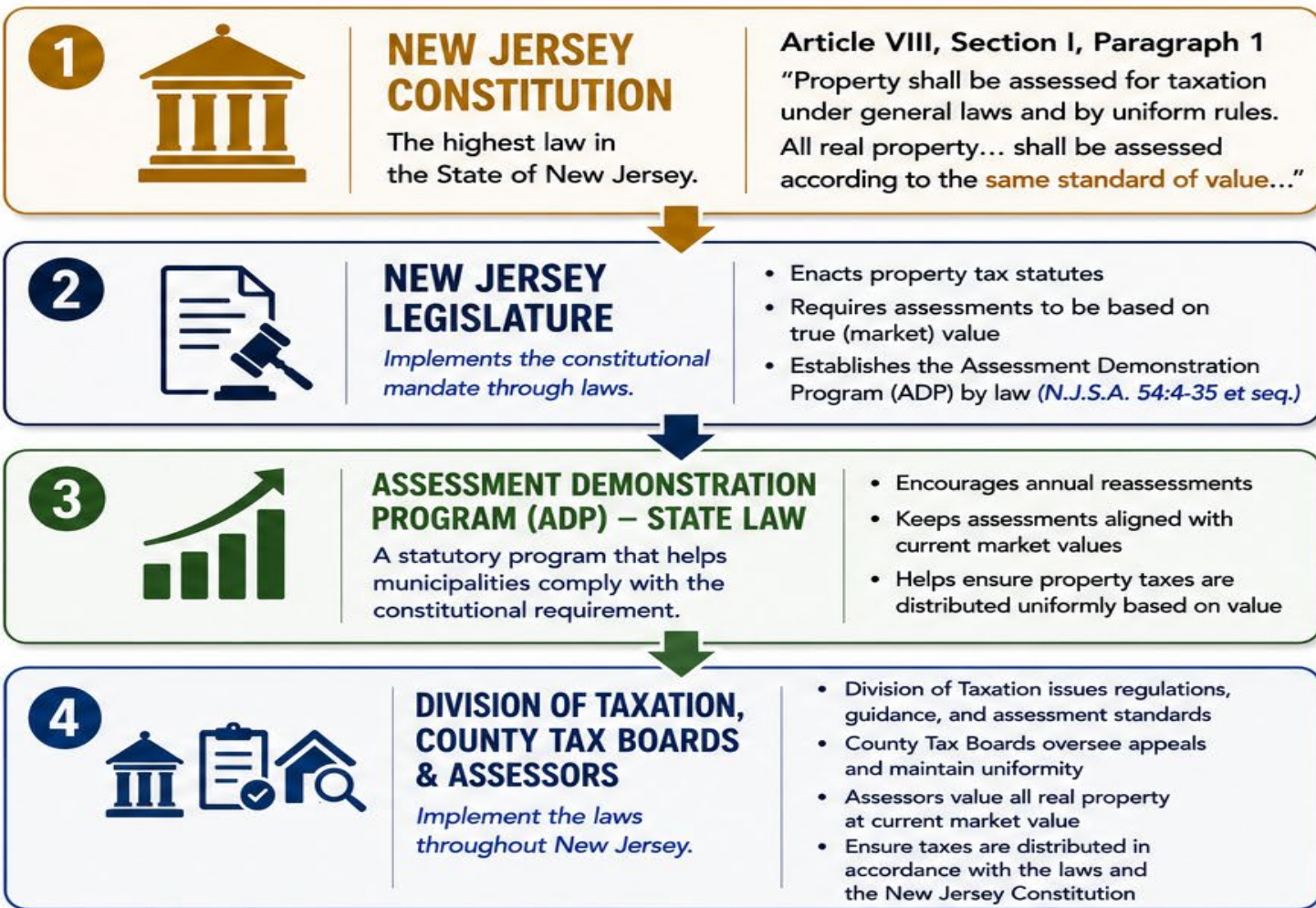
had their taxes increase at a
LESSER AMOUNT than the 8.86% tax levy increase.



Thanks to the reassessment and changes in apportionment,
MORE THAN 2 OUT OF 3 HOMEOWNERS PAID LESS IN 2026
than they otherwise would have absent the reassessment.

WHY ARE PROPERTY TAXES DISTRIBUTED BASED ON PROPERTY VALUE?

It Begins with the New Jersey Constitution

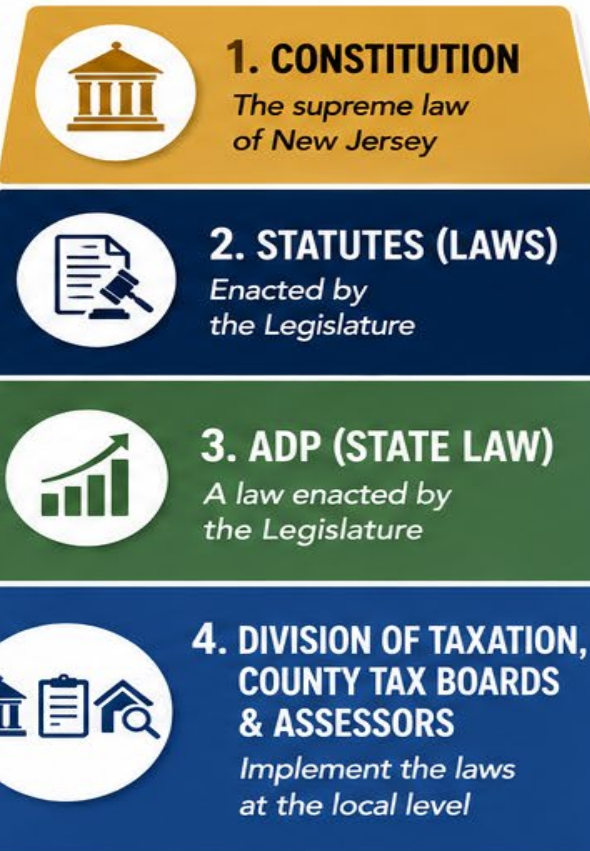


THE HIERARCHY OF AUTHORITY



AUTHORITY FLOWS DOWNWARD—NOT UPWARD.

Each level derives its authority from the one above it.



KEY TAKEAWAY

The requirement that all real property be assessed according to the **same standard of value** is embedded in the New Jersey Constitution. The Legislature enacts the laws. The ADP is a law that helps municipalities comply. The Division of Taxation, County Tax Boards, and Assessors implement those laws and ensure property taxes are distributed in accordance with them.





SECTION 2

HOW ASSESSMENTS ARE DEVELOPED

The process and standards used to establish fair and accurate property values.



FUNDING
COMMUNITY SERVICES



SHARED
RESPONSIBILITY



FAIR & EQUITABLE
DISTRIBUTION



TRANSPARENT
& ACCOUNTABLE



APPRAISAL

An *opinion of value*
based on
property characteristics.

ANY FACTOR
THAT WOULD
INFLUENCE A
SALE PRICE

-  Location
-  Size of Lot
-  Age of House
-  Size of House
-  Quality / Condition
-  Style
-  Amenities
-  Etc.

MASS APPRAISAL



- **Mass Appraisal** is the process of valuing a group of properties as of a given date and using common data, standardized methods, and statistical testing.
- The **goal** is to have each assessment represent what the property would sell for in the market as of **October 1st** of the Pre Tax Year.



**PROPERTIES MUST
BE ASSESSED AT THE
SAME STANDARD OF VALUE**

So that the
**Municipality's Total
Tax Levy**
is distributed
based on property values
relative to one another.



NEW JERSEY CONSTITUTION
Article VIII, Section I, Paragraph 1

*"All real property shall be assessed
according to the same standard of value."*



STEP 1 – MODELING LAND VALUE

*Land value is the foundation of every assessment.
Assessors analyze location and site characteristics to estimate
what the land would sell for in today's market.*



**MODELING MUST BE
DONE WITH
UNIFORMITY**

Every parcel is evaluated using
the same set of standards,
data, and statistical methods.



LOCATION

Neighborhood, schools,
shopping, and amenities.



LOT SIZE

Lot area, width,
depth, and usable
acreage.



STREET TRAFFIC EXPOSURE

Whether the lot is on a
busy street or a quiet
residential street.



WATERFRONT vs. NON-WATERFRONT

Type of water frontage
significantly impacts
land value.



OTHER SITE CHARACTERISTICS

Topography, shape,
view, wetlands, drainage,
easements, and
environmental factors.



Land values are modeled using consistent data, standardized methods,
analysis of land sales, and a land extraction approach to ensure
all properties are valued at the same standard of value.

STEP 1

MODELING LAND VALUE

STEP 2

DATA COLLECTION

STEP 3

MODELING IMPROVEMENT VALUE

STEP 4

MODEL CALIBRATION &
ANNUAL UPDATES



STEP 2 – DATA COLLECTION

Accurate data about each improvement is collected and verified.

These characteristics are used in the model to estimate the contributory improvement value.



MODELING MUST BE DONE WITH UNIFORMITY

Every parcel is evaluated using the same set of standards, data, and statistical methods.



DATA COLLECTION

Data is collected uniformly for every improvement, verified for accuracy, and documented for use in the statistical model.

KEY CHARACTERISTICS COLLECTED



BUILDING DETAILS

Style, quality, number of stories, year built, and room count.



SIZE & DIMENSIONS

Gross living area, basement area, lot coverage, and garage size.



INTERIOR FEATURES

Bathrooms, fireplaces, central air, finished basement, and more.



QUALITY & FINISHES

Kitchen and bath quality, flooring, trim, cabinetry, and overall grade.



EXTERIOR AMENITIES

Decks, patios, porches, pools, sheds, and outdoor improvements.



PARKING

Type of garage, number of spaces, driveway, and carport.



CONDITION

Physical condition based on inspection and market standards.



WATERFRONT vs. NON-WATERFRONT

Type of water frontage and access, dock, and bulkhead.



This verified data becomes the input for the statistical model that estimates the contributory **improvement value** for each improvement.

STEP 1

MODELING LAND VALUE

STEP 2

DATA COLLECTION

STEP 3

MODELING IMPROVEMENT VALUE

STEP 4

MODEL CALIBRATION & ANNUAL UPDATES



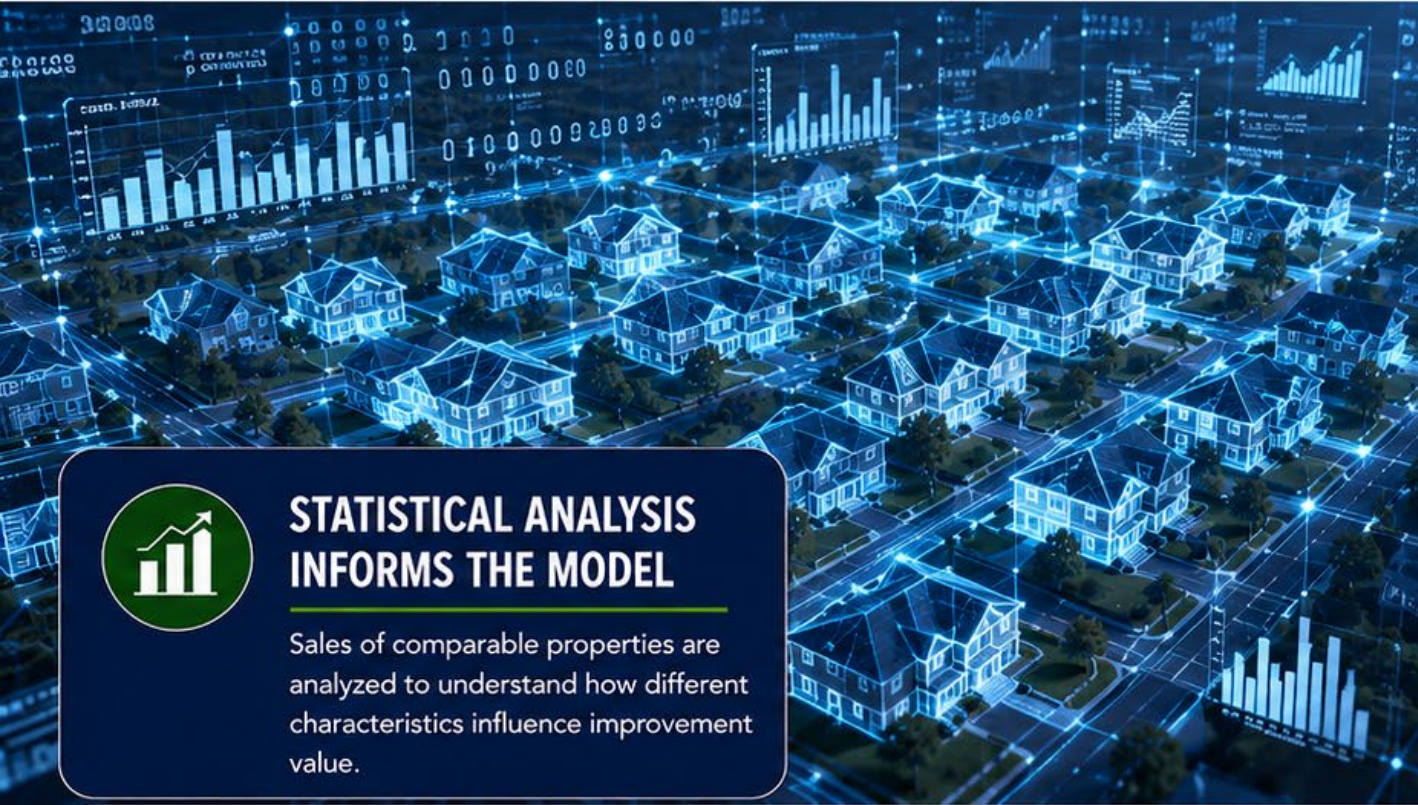
STEP 3 – MODELING IMPROVEMENT VALUE

Using statistical analysis and market evidence, Assessors model the contributory improvement value for each property based on the characteristics collected in Step 2.



MODELING MUST BE DONE WITH UNIFORMITY

Every parcel is evaluated using the same set of standards, data, and statistical methods.



STATISTICAL ANALYSIS INFORMS THE MODEL

Sales of comparable properties are analyzed to understand how different characteristics influence improvement value.



APPLY MODEL TO EACH PARCEL

Using a combination of costing tables and market reaction, apply improvement costing to each parcel uniformly based on its specific characteristics.



REVIEW & VALIDATE RESULTS

Results are evaluated for accuracy, equity, and reasonableness to ensure the model reflects market behavior.



DETERMINE TOTAL VALUE

The estimated improvement value is combined with the modeled land value from Step 1 to determine the total assessed value.



The modeling translates market behavior into value, ensuring that properties with similar characteristics are assessed **equitably**.

STEP 1

MODELING LAND VALUE

STEP 2

DATA COLLECTION

STEP 3

MODELING IMPROVEMENT VALUE

STEP 4

MODEL CALIBRATION &
ANNUAL UPDATES



STEP 4 – MODEL CALIBRATION & ANNUAL UPDATES

Models must be accurate today and stay accurate tomorrow.

Assessors continuously calibrate the model and update it annually to reflect market changes.



MODELING MUST BE DONE WITH UNIFORMITY

Every parcel is evaluated using the same set of standards, data, and statistical methods.



ONGOING CALIBRATION ENSURES ACCURACY

The model is tested, refined, and updated to ensure it reflects current market conditions and remains statistically sound.



Regular calibration and annual updates ensure the model remains **accurate**, **equitable**, and **reflective** of today's real estate market.

THE CALIBRATION PROCESS



MONITOR MARKET INDICATORS

Track sales trends, construction costs, rental rates, and other economic indicators that influence value.



TEST & VALIDATE MODEL PERFORMANCE

Compare model-estimated values to recent sales to measure accuracy, equity, and uniformity.



CALIBRATE MODEL AS NEEDED

Adjust model variables, costing tables, and parameters to improve accuracy and maintain reliability.



UPDATE ANNUALLY

Incorporate new data and market information each year to keep the model current and reliable.

STEP 1

MODELING LAND VALUE

STEP 2

DATA COLLECTION

STEP 3

MODELING IMPROVEMENT VALUE

STEP 4

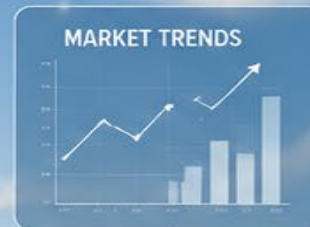
MODEL CALIBRATION &
ANNUAL UPDATES



SECTION 3

WHY ANNUAL REASSESSMENTS MATTER

Keeping assessments current to ensure fairness, transparency, and fiscal health.



FUNDING
COMMUNITY SERVICES



SHARED
RESPONSIBILITY



FAIR & EQUITABLE
DISTRIBUTION



TRANSPARENT
& ACCOUNTABLE

PERFORMANCE MEASURE #1

DIRECTOR'S RATIO

Measures Assessment Accuracy

How closely do assessed values reflect current market value?



ANNUAL REASSESSMENT MUNICIPALITIES (91 DISTRICTS)

94.24%

Average Director's Ratio

Assessments in these municipalities are, on average, 94.24% of verified market value.



CLOSE TO 100% IS OUR GOAL.

NON-REASSESSMENT MUNICIPALITIES (392 DISTRICTS)

55.12%

Average Director's Ratio

Assessments in these municipalities are, on average, only 55.12% of verified market value.



FAR FROM 100%.
A SYSTEMIC PROBLEM.

VS.



The Director's Ratio compares assessed values to verified market sales. A ratio closer to 100% indicates assessments are more accurately aligned with current market value.



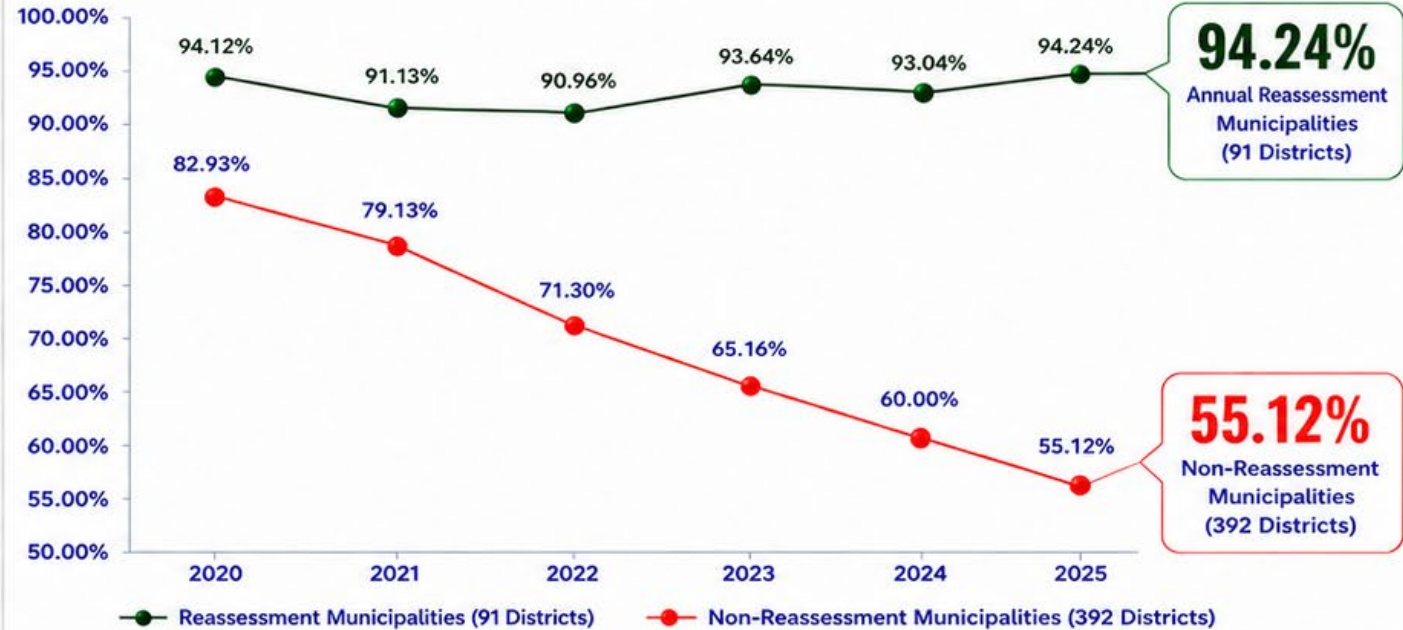
KEY FINDING

Annual reassessments produce assessments that remain dramatically closer to current market value.

**THE DIFFERENCE IS THE SYSTEM.
THE IMPACT IS REAL.**

DIRECTOR'S RATIO COMPARISON

(Average Director's Ratio Weighted by Number of Sales per District)



"Reassessment Municipalities" are the 91 districts that reassessed every year for the past five years.

"Non-Reassessment Municipalities" are the 392 districts that have done no reassessments or revaluations in at least five years.

Source: New Jersey Division of Taxation – Annual Statistical Information

METHODOLOGY

[Director's Ratio Calculation](#)
(See Chapter 6)

[IAAO Standards on Ratio Studies](#)

SOURCES

- New Jersey Division of Taxation – Chapter 123 Definitions (Director's Ratio)
- New Jersey Division of Taxation – Annual Statistical Information
- International Association of Assessing Officers (IAAO) – Standard on Ratio Studies

PERFORMANCE MEASURE #2

COEFFICIENT OF DEVIATION (COD)

Measures Assessment Uniformity

How consistently are similar properties assessed?



THE DIRECTOR'S RATIO SHOWS THE AVERAGE.
THE COD SHOWS THE **RELIABILITY** OF THAT AVERAGE.



Two municipalities can have the same average (Director's Ratio), but very different spreads.



The Coefficient of Deviation (COD) shows how **tightly** assessment ratios cluster around the average.

10.10%

Average COD
Annual Reassessment
Municipalities (91 Districts)



Lower COD = Greater Uniformity
Assessments are more consistent across similar properties.

17.13%

Average COD
Non-Reassessment
Municipalities (392 Districts)



Higher COD = Less Uniformity
Assessments vary widely for similar properties.



KEY FINDING

The Director's Ratio and the Coefficient of Deviation must be viewed together to evaluate assessment quality.

HIGH AVERAGE WITHOUT UNIFORMITY IS NOT FAIR.

COEFFICIENT OF DEVIATION (COD) COMPARISON

(Average COD Weighted by Number of Sales per District)



"Reassessment Municipalities" are the 91 districts that reassessed every year for the past five years.

"Non-Reassessment Municipalities" are the 392 districts that have done no reassessments or revaluations in at least five years.

Source: New Jersey Division of Taxation – Annual Statistical Information

METHODOLOGY

[Coefficient of Deviation Calculation](#)

[IAAO Standards on Ratio Studies](#)

SOURCES

-  New Jersey Division of Taxation – Chapter 123 Definitions (Coefficient of Deviation)
-  New Jersey Division of Taxation – Annual Statistical Information
-  International Association of Assessing Officers (IAAO) – Standard on Ratio Studies

PERFORMANCE VALIDATION

*Independent Recognition of Monmouth County's Annual Reassessments
Under the Assessment Demonstration Program*



★ RECOGNIZED NATIONALLY AND INTERNATIONALLY ★

NATIONALLY RECOGNIZED FINANCIAL EXPERTS

MOODY'S
INVESTORS SERVICE

[Moody's Investors Service](#)

“Fairness has
surprising impact
on credit quality.”

CREDIT RATING AGENCY

NATIONALLY RECOGNIZED ACADEMIA



HARVARD
Kennedy School

2018 INNOVATIONS IN
AMERICAN GOVERNMENT AWARD

★
“A MODEL
ASSESSMENT PARADIGM”



National recognition
for innovation in
government.

NATIONALLY RECOGNIZED ACADEMIC RESEARCH


MONMOUTH
UNIVERSITY

[Monmouth University](#)

“Reduced tax
assessment
inequities.”

INDEPENDENT ACADEMIC
EVALUATION



Independent
academic
evaluation.

INTERNATIONALLY RECOGNIZED ASSESSMENT PROFESSIONALS



IAAO

INTERNATIONAL ASSOCIATION
of ASSESSING OFFICERS
[International Association of Assessing Officers](#)

2019 DISTINGUISHED
ASSESSMENT JURISDICTION AWARD



Highest professional
recognition in property
assessment.



KEY TAKEAWAY

Monmouth County's Annual Reassessment Program is validated by independent experts
across finance, academia, government innovation, and the assessment profession—
both nationally and internationally.



WHY ANNUAL REASSESSMENTS MATTER



Keeping assessments aligned with the market benefits the public at large.

MOST
IMPORTANT
BENEFIT



1. FAIR & EQUITABLE TAX DISTRIBUTION

Keeps assessments aligned with changing market values so property taxes continue to be distributed fairly among taxpayers.



2. REDUCES TAX APPEAL EXPOSURE

More accurate assessments reduce large corrections, refund liabilities, and costly tax appeals.



3. LOWER LONG-TERM COST

Traditional revaluations
every 10 years

\$30–45 Million



Annual inspection /
maintenance program

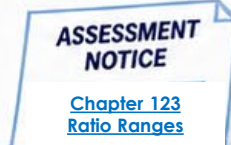
≈ \$8.5 Million

PER 5 YEAR CYCLE



4. GREATER TRANSPARENCY

Annual assessment
notices eliminate
Chapter 123 ratio ranges
and clearly communicate
a property's assessed
value without hidden
equalization multipliers.



5. RECOGNIZED AS BEST PRACTICE

20%

of New Jersey
municipalities now
perform annual
reassessments.

Frequent reassessment
is the norm outside NJ.



KEY TAKEAWAY

Annual reassessments are not simply about updating values—they *protect taxpayers* by keeping property tax apportionment aligned with changing market conditions.



RECOGNIZED BEST PRACTICE IS FREQUENT REASSESSMENT

Regularly updated property values ensure fairness, accuracy, and equitable taxation.

STATES THAT REASSESS PROPERTIES FREQUENTLY



42 STATES + DC

Reassesses properties to market value at least every five years

(up to half of this group reassesses annually)



Frequent reassessments keep values current with market conditions.



Accurate assessments promote fairness and equitable distribution of taxes.



The International Association of Assessing Officers (IAAO) recommends regular reappraisal programs for all properties to maintain market value.



IAAO BEST PRACTICE

The International Association of Assessing Officers (IAAO) recommends maintaining current market value through regular reappraisal programs because they improve:



Equity among taxpayers



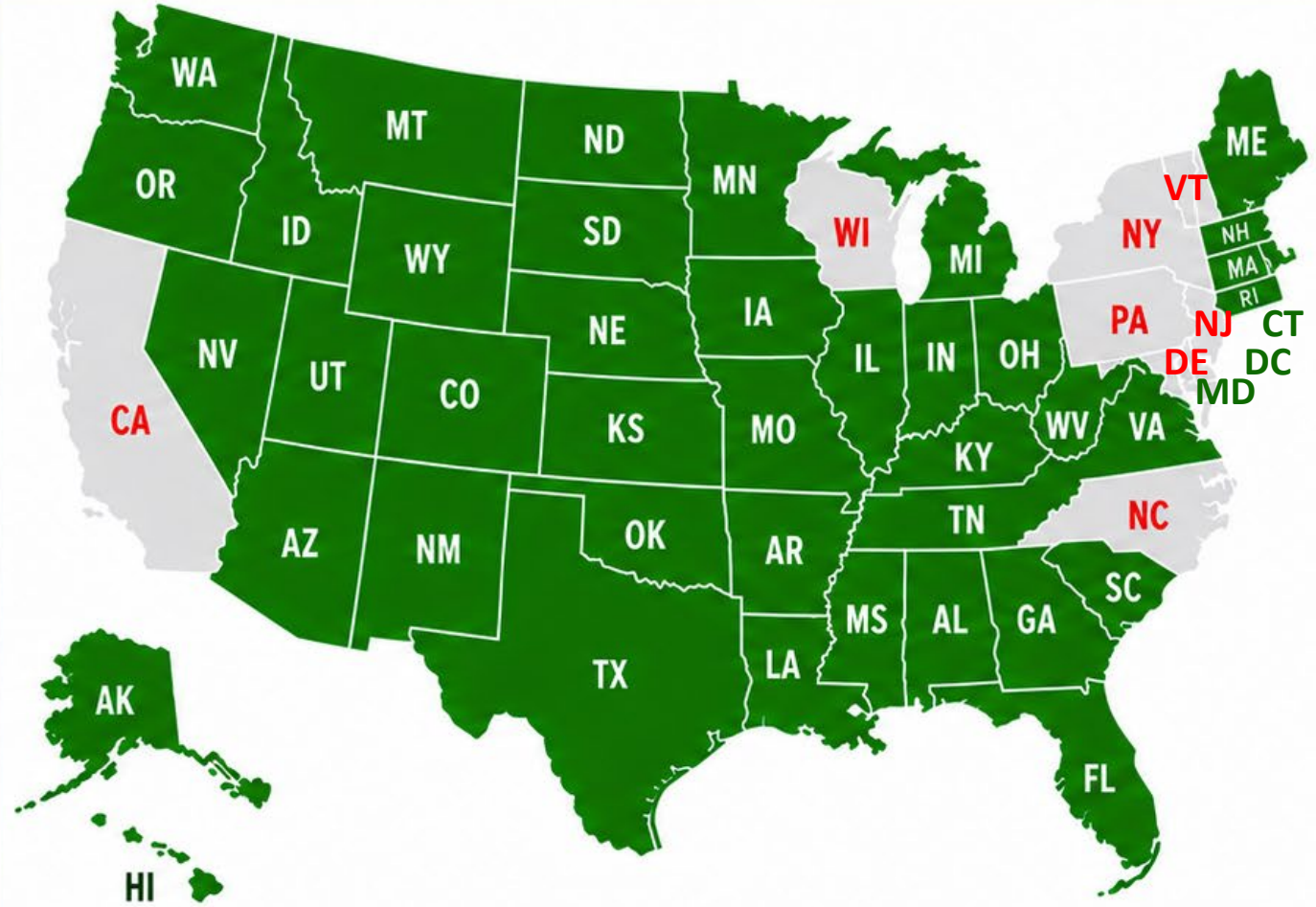
Stability in assessment ratios used for equalization and appeals



Public confidence

IAAO Standard on Property Tax Policy (2020)

ALL 42 STATES + DISTRICT OF COLUMBIA REASSESS PROPERTIES FREQUENTLY



States that reassesses to market value at least every five years (up to half of this group reassesses annually).

No statewide requirement set by law but many counties & localities still update assessments frequently to maintain fairness.



SECTION 4

OCEAN TOWNSHIP CASE STUDY

A local look at how annual reassessments reflect market changes and ensure equitable assessments for our community.



Township of
Ocean
Monmouth County NJ



FUNDING
COMMUNITY SERVICES



SHARED
RESPONSIBILITY



FAIR & EQUITABLE
DISTRIBUTION



TRANSPARENT
& ACCOUNTABLE

A REAL-WORLD EXAMPLE



Understanding the mechanics of property taxes and assessments is important—but the real question is **whether annual reassessments actually produce fairer outcomes.**

Let's examine one municipality over a ten-year period.



ONE TOWNSHIP

Real data.
Real results.



TEN YEARS

2016 to 2026
A full decade
of change.



DIFFERENT MARKET TRENDS.

Different neighborhoods.
Different outcomes.



DATA DRIVEN
DECISIONS



FAIRNESS &
EQUITY



REFLECTING
TODAY'S MARKET



PROTECTING OUR
COMMUNITY



PROTECTING
TAXPAYERS

OCEAN TOWNSHIP CASE STUDY

Value Change

Over the past ten years,
Ocean Township property
values have increased
significantly.

NET VALUE OF MUNICIPALITY

2016: **\$4.22B**

2026: **\$10.38B**

↑ +146%



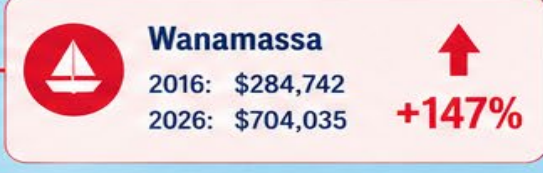
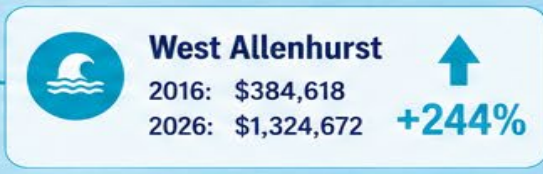
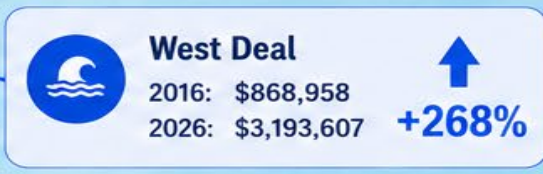
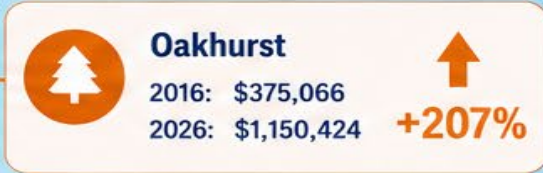
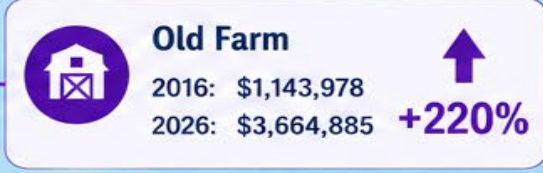
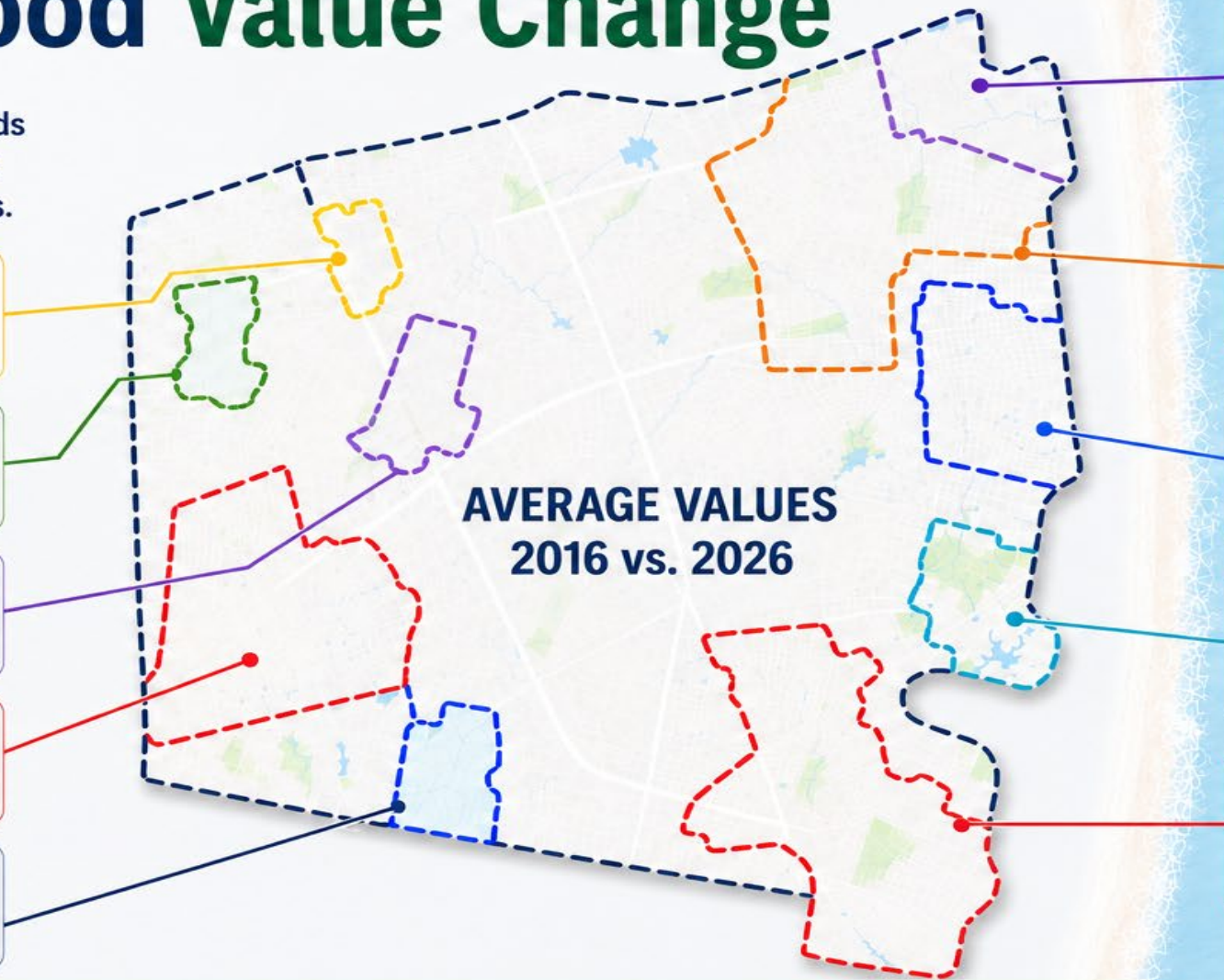
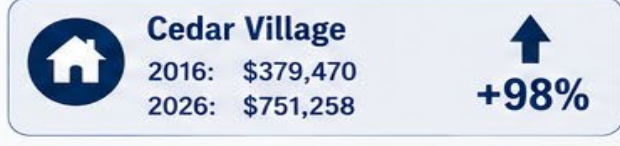
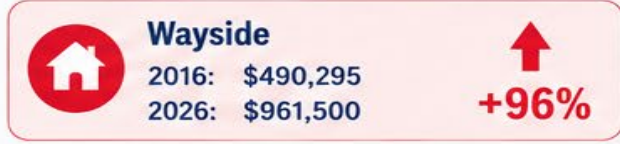
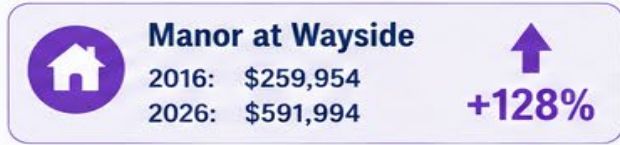
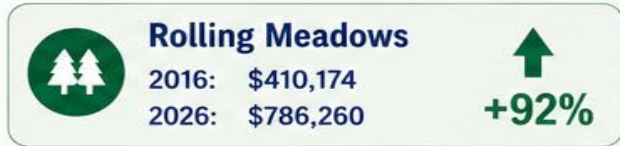
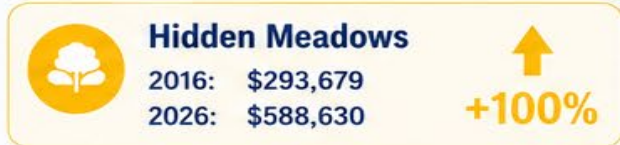
KEY TAKEAWAY:

Ocean Township property values increased by **+146%**
from **\$4.22 billion** in 2016 to **\$10.38 billion** in 2026.

OCEAN TOWNSHIP CASE STUDY

Neighborhood Value Change

Across Ocean Township, neighborhoods have experienced very different levels of appreciation over the past ten years.



KEY TAKEAWAY:

Neighborhood value changes ranged from **+92%** to **+268%** over the past ten years—highlighting why annual reassessments matter.

OCEAN TOWNSHIP CASE STUDY

Where the Tax Levy Was Distributed in 2016 vs. 2026

The percentage below shows each neighborhood's share of the Township's total tax levy based on its proportion of total market value in 2016 vs. 2026.



Hidden Meadows

2016: 2.3%
2026: 1.9%



Rolling Meadows

2016: 3.1%
2026: 2.5%



Manor at Wayside

2016: 1.6%
2026: 1.5%



Wayside

2016: 14.7%
2026: 11.7%



Cedar Village

2016: 2.6%
2026: 2.1%



Old Farm

2016: 4.4%
2026: 5.8%



Oakhurst

2016: 10.8%
2026: 13.5%



West Deal

2016: 4.5%
2026: 6.7%



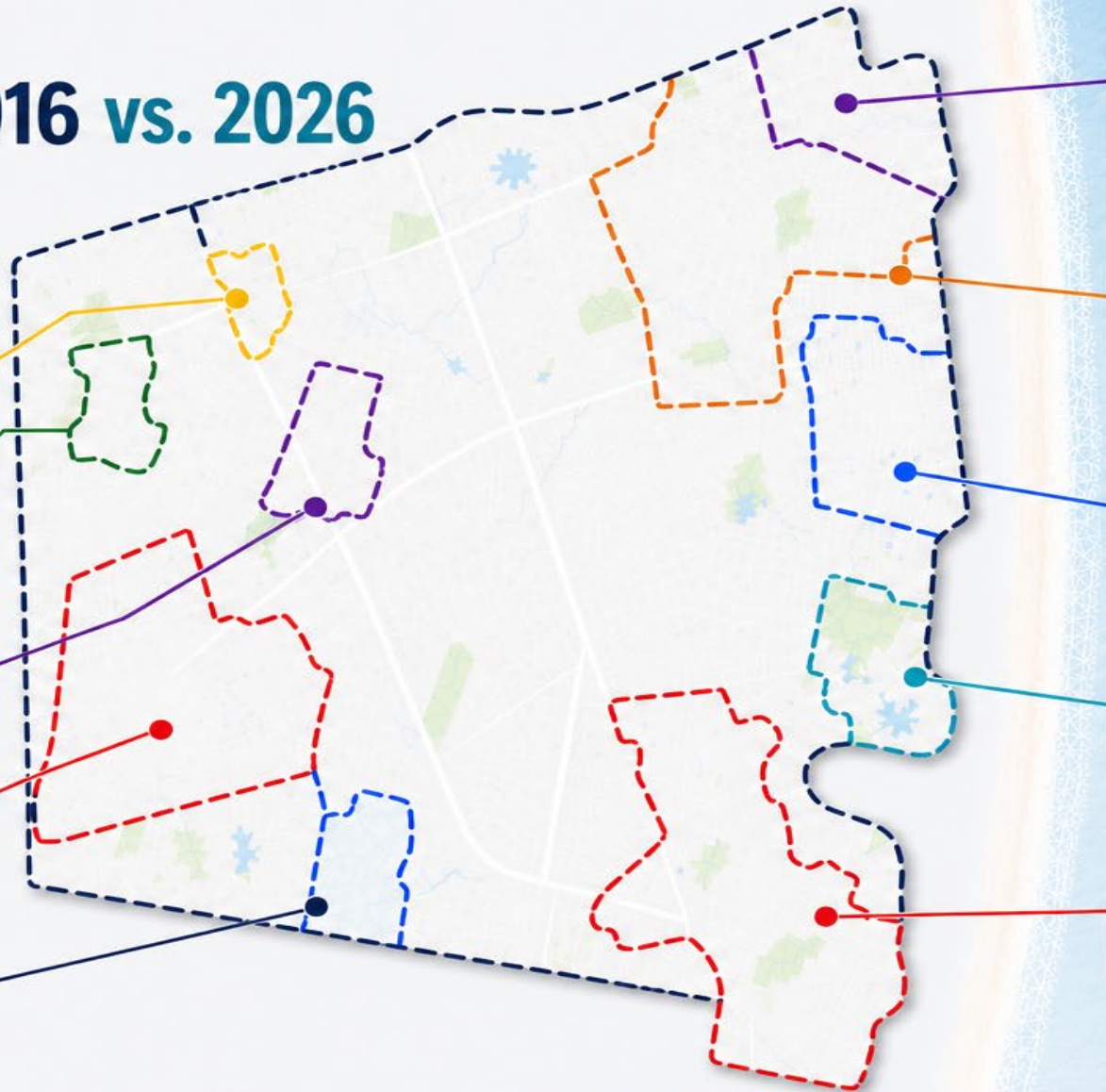
West Allenhurst

2016: 2.8%
2026: 4.0%



Wanamassa

2016: 10.1%
2026: 10.2%



KEY TAKEAWAY:

The distribution of the tax levy has shifted across neighborhoods between 2016 and 2026, reflecting changes in relative market value over time.

OCEAN TOWNSHIP CASE STUDY

Where the Tax Levy Was Distributed in 2016 vs. 2026

The chart shows how each neighborhood's share of the Township's total tax levy has changed from 2016 to 2026.



5 Neighborhoods that Increased Their Share

West Deal, West Allenhurst, Old Farm, Oakhurst, Wanamassa



5 Neighborhoods that Decreased Their Share

Wayside, Rolling Meadows, Cedar Village, Hidden Meadows, Manor at Wayside



Reflecting Changes in Relative Market Value Over Time



KEY TAKEAWAY:

The distribution of the tax levy has shifted across neighborhoods between 2016 and 2026, reflecting changes in relative market value over time.



IMPORTANT NOTE:

Neighborhoods that increased their share did so gradually as a result of market value increases over time — not in a single year.

SHARE OF THE TOWNSHIP'S TOTAL TAX LEVY			
NEIGHBORHOOD	2016 (Share)	CHANGE IN SHARE (Actual Percentage Change)	2026 (Share)
 West Deal	4.5%	 +48.9%	6.7%
 West Allenhurst	2.8%	 +42.9%	4.0%
 Old Farm	4.4%	 +31.8%	5.8%
 Oakhurst	10.8%	 +25.0%	13.5%
 Wanamassa	10.1%	 +1.0%	10.2%
 Wayside	14.7%	 -20.4%	11.7%
 Rolling Meadows	3.1%	 -19.4%	2.5%
 Cedar Village	2.6%	 -19.2%	2.1%
 Hidden Meadows	2.3%	 -17.4%	1.9%
 Manor at Wayside	1.6%	 -6.3%	1.5%



THE COMPLETE PICTURE OF ANNUAL REASSESSMENTS

Public discussions about reassessments often focus on the homeowners whose tax apportionment increased. Far less attention is given to the thousands of homeowners whose tax apportionment decreased because annual reassessments kept tax apportionments aligned with changing market values.

FIVE NEIGHBORHOODS THAT BENEFITED

-  Rolling Meadows
-  Wayside
-  Cedar Village
-  Hidden Meadows
-  Manor at Wayside



These neighborhoods appreciated more slowly than the Township average. Annual reassessments reduced their share of the tax levy over time.

HOW ANNUAL REASSESSMENTS PROTECTED HOMEOWNERS

NEIGHBORHOOD	ACTUAL AVERAGE TAX BILL (2026)	WITHOUT ANNUAL REASSESSMENT	ANNUAL OVERPAYMENT AVOIDED
 Rolling Meadows	\$10,158	\$13,030	+ \$2,872
 Wayside	\$12,423	\$15,575	+ \$3,152
 Cedar Village	\$9,706	\$12,054	+ \$2,348
 Hidden Meadows	\$7,605	\$9,329	+ \$1,724
 Manor at Wayside	\$7,649	\$8,258	+ \$609



\$6.3 MILLION
ANNUAL OVERPAYMENT AVOIDED
by Just Five Neighborhoods



AVERAGE SAVINGS:
\$2,557
PER PROPERTY PER YEAR

Without the annual reassessment program, these five neighborhoods alone would be paying about \$6.3M more in property taxes. (\$2,557/yr each on average)



THE BIG PICTURE

Annual reassessments **did not** increase taxes—they ensured that taxes followed changing market values. As some neighborhoods appreciated faster than others, thousands of homeowners in slower-appreciating neighborhoods were **protected from paying more than their fair share** of the Township's tax levy.





SECTION 5

KEY FINDINGS & TAKEAWAYS

*Summary of insights and
what they mean for our community.*



FUNDING
COMMUNITY SERVICES



SHARED
RESPONSIBILITY



FAIR & EQUITABLE
DISTRIBUTION



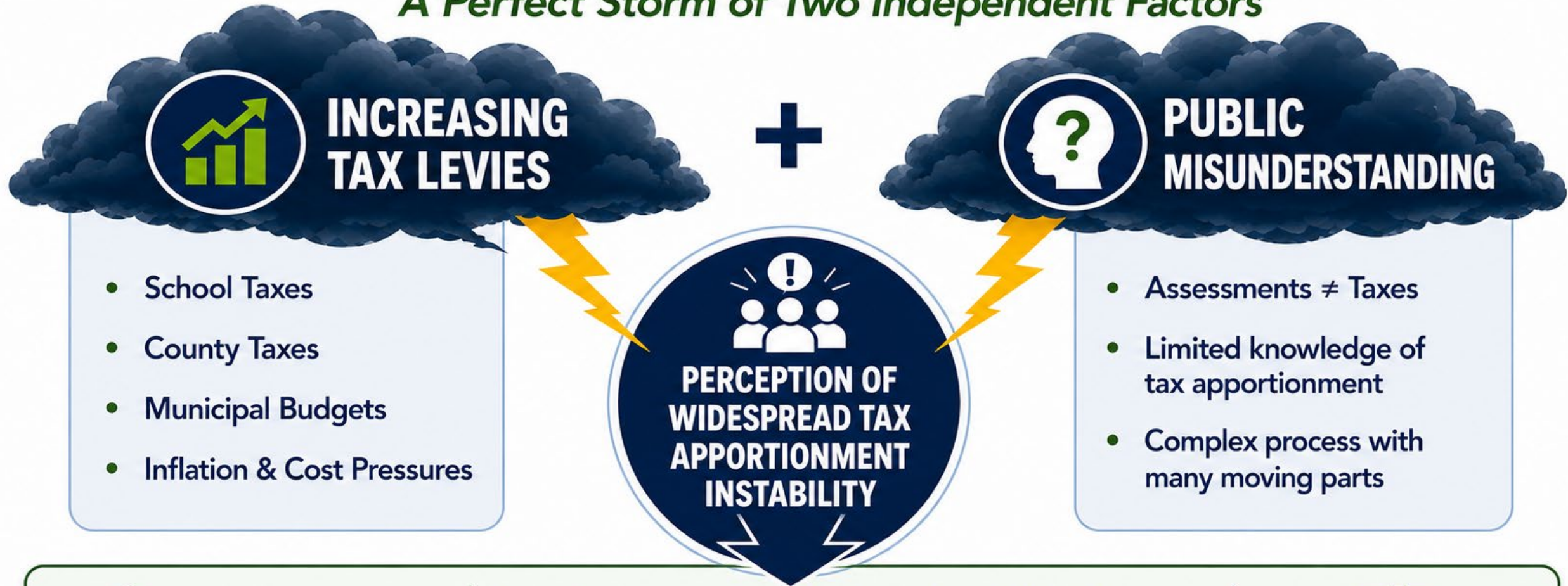
TRANSPARENT
& ACCOUNTABLE

KEY TAKEAWAYS

- ✓ Assessments remain fair and equitable
- ✓ Supports fiscal stability and planning
- ✓ Promotes transparency and accountability
- ✓ Strengthens public trust and confidence

WHY HAS THERE BEEN SOME PUBLIC CONCERN?

★
A Perfect Storm of Two Independent Factors



THE REALITY:

Annual reassessments continue to produce stable and equitable tax apportionment. While isolated situations *deserve review and attention*, they are not representative of the overall assessment system.



OPPORTUNITIES FOR CONTINUED ADVANCEMENT

Building on a Strong Foundation for the Future



BETTER PUBLIC EDUCATION

- ✓ Explain how property taxes are calculated
- ✓ Improve taxpayer communication
- ✓ Increase transparency of assessment data
- ✓ Provide clear, accessible information year-round



CONTINUE IMPROVING ASSESSMENT PRACTICES

- ✓ Modern valuation technology
- ✓ Expanded assessor training and certification
- ✓ Data quality improvements
- ✓ Ongoing quality control and internal reviews
- ✓ Leverage data analytics for greater accuracy



MODERNIZE STATE LAW

- ✓ Continue evaluating legislative improvements
- ✓ Increase transparency and consistency statewide
- ✓ Support reasonable implementation timelines and resources



The proposed MAP legislation seeks to modernize several areas of New Jersey's assessment system, including enhanced assessor training, updated assessment cycles, greater transparency, and administrative improvements. *It remains proposed legislation rather than current law.*

