



Notice of Assessment Cards

As required under N.J.S.A. 54:4-38.1 the 2021 Notice of Assessment cards will be mailed on or about November 15, 2021.

What is a "Notice of Assessment"?

- ▶ The law requires that on or before November 15 of the pretax year, the Assessor must notify by mail each property owner of their assessment, preliminary assessment and preceding year's taxes;
- ▶ This notice also contains information instructing taxpayer how to file an assessment appeal should they disagree with their preliminary assessment;
- ▶ The tax amount shown this notice is the amount BILLED, not paid, for the subject property during the prior year.
- ▶ The County Tax Board will make this information available electronically on the Monmouth County Open Public Records Search website within 15 business days after the submission of preliminary data. [Link to Open Public Records Search](#);

Preliminary Assessment

- ▶ The preliminary assessment represents 100% true market value as of the assessment date (October 1st of the pretax year);
- ▶ If your assessment goes up, it does not necessarily mean your taxes will go up. The assessment function does not create revenue for the Town. The purpose of the assessment function is to generate fair distribution of taxes amongst all properties in the district

Disagree With The Assessment Shown?

Prior to filing an appeal the Assessor's office suggest the following:

1. Review your property records to confirm that the physical characteristics on your Property Record Card (PRC) are accurate. If your PRC is incorrect or if you need help, please contact the Assessor's Office. [Open Public Record Search System \(OPRS\) Link](#)
2. Review the FAQ About Challenging Your Assessment. [Frequently Asked Questions About Challenging Your Assessment Link](#)
3. Review the Understanding Property Assessment Handbook. [Understanding Property Assessment Appeals](#)

Monmouth County Board of Taxation

File Assessment Appeal. Monmouth County Board of Taxation has developed an online appeal system accessed via <https://secure.njappealonline.com>. Traditional “paper” appeals may be available at the Assessor’s Office. Assessment appeals filed with the Monmouth County Board of Taxation must be filed on or before January 15 or 45 days from the date mailed, as it appears on the front of your notice of assessment, whichever date is later.

New Jersey Tax Court

If the assessed value exceeds \$1,000,000, you have the option of filing your appeal directly with the Tax Court at PO Box 972, Hughes Justice Complex, Trenton, New Jersey 08625. Pursuant to N.J.S.A. 54:3-21(a)(2), all assessment appeals filed directly to the Tax Court must be filed on or before April 1 or 45 days from the date mailed as it appears on this assessment notice, whichever date is later. Forms which you may use to file your complaint may be found at <https://www.njcourts.gov/selfhelp/catalog.html?keywords=Tax%20Court>

Contact Us:

Please note the Municipal Building is currently closed to public access due to COVID-19. Our drive-up window is open from 8:00 am to 3:30 p.m. to allow for all documents to be dropped off. Thank you for your understanding and cooperation.

Mailing Address: 25 Neptune Blvd, Neptune, NJ 07753

Phone: 732-988-5200

Fax: 732-988-4259

Chris Bedrosian | Assessing Clerk

Extension: 249

Email: cbedrosian@neptunetownship.org

A. Dawn Crozier, CTA | Deputy Assessor

Extension: 247

Email: dcrozier@neptunetownship.org

Bernard C. Haney, CTA

Extension: 248

Email: bhaney@neptunetownship.org