

Neptune Township Assessors Office – 2025 Preliminary Assessment Update

Preliminary Tax List

The Preliminary Tax List has been filed with the Monmouth County Board of Taxation. The 2025 Preliminary Net Taxable Valuation has increased by nearly 10% compared to 2024. Pursuant to N.J.S.A. 54:4-38.1, the Assessor must notify each taxpayer of their preliminary assessment and the prior years' taxes on or before November 15 of the pretax year. Please note, property owners should not use these preliminary numbers with the 2024 tax rate to calculate their 2025 taxes. Instead, the Monmouth County Tax Board provides a "Tax Estimator - FAQ" tool that can assist in estimating your 2025 tax liability. A link to this tool is provided under the "Helpful Links" section below.

The Assessor's role is to ensure properties are assessed fairly and equitably, but the Assessor does not determine the amount of property taxes you will pay. Property taxes are based on the budgetary needs of the municipality, schools, county, and fire districts, so an increase or decrease in assessment does not necessarily mean your taxes will increase or decrease.

Net Valuation Change (History)

Tax Year	Final Net Valuation
2021	\$4,403,135,600.00
2022	\$5,068,182,700.00
2023	\$5,691,748,200.00
2024	\$6,485,598,100.00
2025 (Preliminary)	\$7,116,506,200.00

Municipal Tax Levy Data

Source	2021	2022	2023	2024
County Budget	10,140,681.44	9,989,191.17	10,440,069.33	11,570,393.63
County Health Budget	207,842.50	205,931.83	207,883.80	217,384.12
County Open Space	1,220,401.85	1,295,264.54	1,479,993.21	1,702,666.24
Municipal Budget	31,785,009.24	32,569,000.00	33,359,000.00	33,728,627.00
Municipal Library	1,468,004.29	1,553,955.00	1,780,745.00	2,050,413.00
District School	43,914,075.00	46,992,357.00	51,000,000.00	59,500,000.00
Total	88,736,014.32	92,605,699.54	98,267,691.34	108,769,483.99

Property Inspections & Data Collections (Third Cycle)

In 2025, the Assessor's Office will begin a new cycle of exterior and interior inspections. We will soon issue Requests for Proposals (RFPs) to hire contractors to assist with this process. By law, the Assessor is required to inspect the entire municipality every five years, which translates to inspecting approximately 20% of properties each year. This ensures that assessments remain accurate and up to date. These inspections are crucial for maintaining fair property assessments and ensuring compliance with statutory requirements. Inspectors are not appraisers; they only collect data for review by the Assessor. Please note, property owners cannot appeal their assessment if they refuse an internal inspection when requested by the Assessor or the County Board of Taxation.

Tax Appeals

Property owners who believe their assessment does not reflect the market value of their property should follow the instructions on the back of their Notice of Assessment card. Assessment Appeals must be filed with the Monmouth County Board of Taxation by January 15 or 45 days from the date the notice is mailed, whichever is later. Information about the appeal process:

- Evidence and Comparable Sales: All required documents must be submitted to the County, Assessor, and Township Clerk at least 7 days before the hearing. The property owner bears the responsibility of proving the property is over-assessed.

- **Hearing Process:** The County will assign a hearing date. During the hearing, the property owner will provide testimony and answer questions, and both parties will have the opportunity to cross-examine evidence. All testimony should be directed to the Commissioner, not the Assessor.
- **Settlement:** Property owners and the municipality can settle before the hearing. Any settlements must be submitted to the County 24 hours before the hearing. Once the hearing begins, the preliminary assessment stands.
- **Decision:** Judgments are typically mailed or emailed about 6 weeks after the hearing.
- **Appeal of the County's Decision:** If you disagree with the County Board's decision, you may file a complaint with the New Jersey Tax Court within 45 days of the judgment date.
- The Assessor's Office is working to add a "Property Sales" section to its website to assist with finding comparable sales.

Property Tax Relief Programs

Local programs offer deductions for Senior Citizens, Disabled Persons, Veterans, and Surviving Spouses of Veterans. For additional information or to download the forms, visit: [Property Tax Relief Forms](#).

State Programs include:

- **ANCHOR Program:**
 - File by phone: 1-877-658-2972 or online: www.state.nj.us/treasury/taxation/.
 - For questions: 1-888-238-1233.
 - Online information: [ANCHOR Program](#).
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- **Senior Freeze (Property Tax Reimbursement):**
 - Questions: 1-800-882-6597.
 - Check status: 1-877-658-2972.
 - Order applications: 1-800-323-4400.
 - Online information: [Senior Freeze Program](#).

Helpful Links

[Assessor's Website](#)

[Property Tax Relief Forms](#) : Download forms for both local and state programs.

[How Property is Valued for Property Tax Purposes](#)

[A Guide to Understanding Property Assessment Appeals](#)

[Online Tax Appeal System](#)

[Mon. County Bd. of Taxation - Frequently Asked Questions About Challenging Your Assessment](#)

[Tax Maps](#)

[Monmouth County Open Public Records Search System](#) : Search for deeds, tax maps, assessed values, sales data, ownership information, property record cards, annual assessment postcards, and more.

[Monmouth County Tax Estimator](#) : Follow the instructions, enter your property details, and generate an estimate for your 2025 taxes. This is only an **estimate**.

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