



PROPERTY TAXATION WITHIN THE COUNTY OF MONMOUTH

Matthew Clark, County Tax Administrator
Wednesday February 18th, 2026
Monmouth County Fire Academy

WHAT IS THE INTENT OF THE ADP?



More accurate property assessments;



Fairer distribution of the tax levy to all taxpayers;



Fewer tax appeals (caused by inaccurate assessments);



Improved municipal budget stability and budget planning; and



Significant cost savings to the taxpayers.

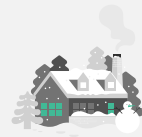


BEFORE WE BEGIN

HOW ARE ANNUAL REASSESSMENTS IMPLEMENTED?

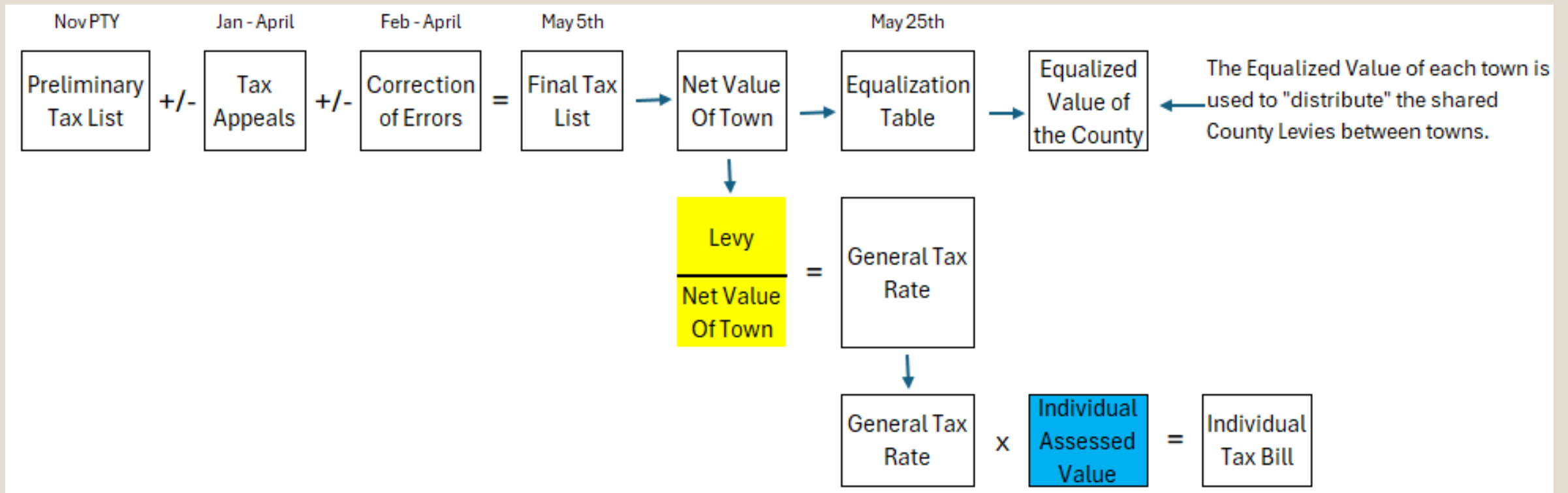


100% of the assessments are revised to the current market value every year.



100% of the properties are inspected every 5 years. (towns may inspect properties in any configuration, 20% a year for 5 years or 100% in one year)

ASSESSMENT TIMELINE



Two Fundamental Truths

#1 TAX BILL and AFFORDABILITY are the issues statewide.

It doesn't matter what County you reside in or how they distribute the property tax, the TAX BILL is stated as the taxpayers' biggest concern.

Even within Monmouth County, the biggest complaint is the Tax Bill, regardless of whether the town is performing annual reassessments.

**#2 Assessments don't raise taxes;
Increased levies raise taxes.**

TOTAL TAX LEVY ANALYSIS (Amount Raised By Property Taxation)

COUNTY	2025	2024	2023	2022	2021	LEVY CHANGE			
	Total Levy	Total Levy	Total Levy	Total Levy	Total Levy	4 Year Change		1 Year Change	
	2025 Abstract	2024 Abstract	2023 Abstract	2022 Abstract	2021 Abstract	(2025 - 2021)	(change / 2021)	(2025 - 2024)	(change / 2024)
1 ATLANTIC	921,315,236	890,975,830	871,770,752	847,856,363	839,271,790	82,043,446	9.78%	30,339,406	3.41%
2 BERGEN	4,775,463,065	4,577,375,118	4,421,802,812	4,284,919,672	4,209,879,637	565,583,428	13.43%	198,087,947	4.33%
3 BURLINGTON	1,554,381,948	1,471,524,105	1,408,984,409	1,363,009,174	1,339,439,216	214,942,732	16.05%	82,857,844	5.63%
4 CAMDEN	1,602,073,241	1,535,701,873	1,484,364,309	1,443,363,281	1,424,930,522	177,142,719	12.43%	66,371,369	4.32%
5 CAPE MAY	672,922,539	647,493,019	621,660,796	588,071,233	563,362,451	109,560,088	19.45%	25,429,520	3.93%
6 CUMBERLAND	305,747,664	291,557,717	286,265,337	279,039,241	271,887,631	33,860,033	12.45%	14,189,947	4.87%
7 ESSEX	2,995,159,998	2,893,829,257	2,831,246,729	2,755,403,664	2,710,521,731	284,638,267	10.50%	101,330,741	3.50%
8 GLOUCESTER	1,000,683,198	967,446,829	939,963,421	919,533,346	907,380,736	93,302,462	10.28%	33,236,369	3.44%
9 HUDSON	2,328,421,274	2,203,227,087	2,122,303,388	1,967,279,559	1,721,808,731	606,612,542	35.23%	125,194,187	5.68%
10 HUNTERDON	645,141,132	615,822,821	592,370,172	574,077,198	558,042,632	87,098,500	15.61%	29,318,311	4.76%
11 MERCER	1,515,293,335	1,463,250,593	1,384,843,309	1,342,579,965	1,332,633,222	182,660,113	13.71%	52,042,742	3.56%
12 MIDDLESEX	3,210,050,324	3,077,528,393	2,981,915,023	2,902,800,216	2,845,299,935	364,750,389	12.82%	132,521,932	4.31%
13 MONMOUTH	2,964,715,560	2,780,643,414	2,651,662,464	2,547,047,941	2,495,895,688	468,819,872	18.78%	184,072,146	6.62%
14 MORRIS	2,463,139,053	2,371,673,998	2,294,557,863	2,235,859,107	2,186,801,809	276,337,244	12.64%	91,465,055	3.86%
15 OCEAN	2,367,772,954	2,208,651,331	2,089,748,984	1,998,211,298	1,941,587,713	426,185,242	21.95%	159,121,623	7.20%
16 PASSAIC	1,750,756,180	1,697,516,734	1,648,531,136	1,607,017,669	1,576,522,860	174,233,321	11.05%	53,239,446	3.14%
17 SALEM	205,495,543	200,699,023	192,009,545	185,416,349	179,521,344	25,974,199	14.47%	4,796,520	2.39%
18 SOMERSET	1,611,860,786	1,535,060,317	1,481,155,725	1,431,729,903	1,403,969,283	207,891,503	14.81%	76,800,469	5.00%
19 SUSSEX	605,409,000	582,321,371	565,447,991	551,269,112	541,562,238	63,846,762	11.79%	23,087,629	3.96%
20 UNION	2,274,041,047	2,185,499,391	2,119,888,489	2,073,129,243	2,042,765,669	231,275,378	11.32%	88,541,656	4.05%
21 WARREN	383,174,209	373,797,860	358,070,585	349,481,609	340,147,821	43,026,388	12.65%	9,376,349	2.51%
State Total:	36,153,017,287	34,571,596,080	33,348,563,240	32,247,095,142	31,433,232,660	4,719,784,628		1,581,421,207	
State Average:	1,721,572,252	1,646,266,480	1,588,026,821	1,535,575,959	1,496,820,603	224,751,649	14.82%	75,305,772	4.3%
NOTES:	Total Levy = Col 12D Abstract of Ratables, Total Tax Levy On Which Tax Rate is Computed								
Source:	http://www.state.nj.us/treasury/taxation/lpt/abstractrate.shtml								

MONMOUTH COUNTY PROPERTY TAX LEVY

Year	County		Municipal		School		Total Levy	
	Levy	% of Total	Levy	% of Total	Levy	% of Total	Levy	% of Total
2015	340,465,554.27	15.65%	550,604,688.26	25.31%	1,284,176,664.00	59.04%	2,175,246,906.53	100%
2016	336,776,806.26	15.16%	565,429,283.68	25.46%	1,318,827,142.00	59.38%	2,221,033,231.94	100%
2017	337,389,624.18	14.89%	576,153,888.18	25.43%	1,351,734,464.34	59.67%	2,265,277,976.70	100%
2018	355,096,043.64	15.24%	593,664,536.24	25.47%	1,381,692,005.00	59.29%	2,330,452,584.88	100%
2019	358,401,125.69	15.01%	609,772,607.49	25.53%	1,420,112,865.00	59.46%	2,388,286,598.18	100%
2020	366,255,774.63	14.97%	629,327,896.69	25.72%	1,450,942,803.00	59.31%	2,446,526,474.32	100%
2021	367,444,762.24	14.72%	646,471,232.29	25.90%	1,481,979,693.00	59.38%	2,495,895,687.53	100%
2022	370,422,686.71	14.54%	665,940,965.45	26.15%	1,510,684,289.00	59.31%	2,547,047,941.16	100%
2023	388,326,138.49	14.64%	698,512,986.58	26.34%	1,564,823,339.00	59.01%	2,651,662,464.07	100%
2024	414,687,949.19	14.91%	723,919,446.37	26.03%	1,642,036,018.00	59.05%	2,780,643,413.56	100%
2025	444,474,255.15	14.99%	756,438,382.61	25.51%	1,763,802,922.00	59.49%	2,964,715,559.76	100%
1-Year Change:	29,786,305.96 7.18%		32,518,936.24 4.49%		121,766,904.00 7.42%		184,072,146.20 6.62%	
10 Year Change:	104,008,700.88 30.55%		205,833,694.35 37.38%		479,626,258.00 37.35%		789,468,653.23 36.29%	
Average Change over 10 years:	3.05%		3.74%		3.73%		3.63%	





PROPERTY TAXATION – A ROLE-BASED SYSTEM

ROLE-BASED SYSTEM

Each function must remain a silo, strictly operating within the laws specific to each role:

- **Elected officials determine their component levy,**
 - School Board
 - Town Council
 - County Commissioners
- The **assessment function determines the distribution model,** and
 - New Jersey Division of Taxation
 - County Tax Board
 - Municipal Assessor
- The municipal **Tax Collector takes possession of the funds.**

 MONMOUTH COUNTY BOARD OF TAXATION 		1	
GENERAL TAX RATE CERTIFICATION SCHEDULE			
2025			
		COUNTY APPORTIONMENT RATE: 0.00182258943	
TAX LEVY	AMOUNT	RATE PER \$100	PERCENT
COUNTY BUDGET	\$ 6,331,415.70	0.171	9.38
COUNTY LIBRARY BUDGET	\$ -	-	0.00
DISTRICT SCHOOL BUDGET	\$ -	-	0.00
REGIONAL SCHOOL BUDGET	\$ 45,930,892.00	1.236	67.76
LOCAL MUNICIPAL PURPOSES	\$ 13,269,990.43	0.357	19.57
MUNICIPAL OPEN SPACE FUND	\$ -	-	0.00
MUNICIPAL LIBRARY FUND	\$ 1,151,405.81	0.031	1.70
COUNTY HEALTH BUDGET	\$ 110,298.51	0.003	0.16
COUNTY OPEN SPACE FUND	\$ 955,881.89	0.026	1.43
TOTAL TAX LEVY ON WHICH TAX RATE IS COMPUTED	\$ 67,749,884.34	1.824	
YIELD FROM \$ 1.824		\$	67,785,200.74
TOTAL TO BE RAISED		\$	67,749,884.34
EXCESS		\$	35,316.40
NET VALUATION TAXABLE		\$	3,716,293.900

Legal Framework For Property Taxation in New Jersey



N.J.S.A. Const. Art. 8, § 1, ¶ 1 - All real property - shall be assessed according to the **same standard of value**, except as otherwise permitted herein, -



N.J.S.A. 54:4-1. Property subject to tax; - All property real and personal within the jurisdiction of this State not expressly exempted from taxation - shall be **subject to taxation annually** Such property shall be **valued and assessed at the taxable value prescribed by law.**



N.J.S.A. 54:4-23. Date of assessment, duty of assessor; determination of taxable value - All real property shall be assessed ... on October 1 in each year. The assessor shall - after examination and inquiry, **determine the full and fair value of each parcel** ... at such price as, in his judgment, **it would sell for at a fair and bona fide sale** ... on October 1 ...

N.J.A.C. 18:12A-1.14 Revaluations; reassessments, compliance plans

The criteria utilized by a board when ordering a revaluation shall include the following. However, a board may consider any other criteria that relate to the need for revaluation.

- 1 **General coefficient of deviation:** A COD > than 15%
- 2 Stratified coefficient of deviation:
- 3 Segmented coefficient of deviation
- 4 The size of the sales sampling.
- 5 **Director's Ratio:** 85 % or lower
- 6 Individual assessment-sales ratios:
- 7 Class weighted ratios:
- 8 District weighted ratio:
- 9 Neighborhood and zoning changes:
- 10 Lack of adequate records:
- 11 **Year of last revaluation or reassessment:** 10 years or more.
- 12 Amount of revenue lost due to appeals.

Assessment Oversight

(How are the rules for property assessment enforced)

New Jersey Division of Taxation, Local Property Branch – statewide assessment function oversight, including the duty to address assessment inequities and non-performing practitioners.

County Board of Taxation – Countywide assessment oversight, including the duty to address assessment inequities and non-performing practitioners.

Assessor – Creates, signs-off-on, and defends individual assessments.



HOW DOES PROPERTY TAX
LEVY DISTRIBUTION
ACTUALLY WORK?

Equalization

(How assessments are used to determine how the levy is distributed)

“**Equalization**” is the process of converting assessments at varying percentages of Market-Value (Ratios) to 100% of Market-Value, for the purpose of determining a “% of the total”.

STATE – DIRECTOR’S TABLE OF EQUALIZED VALUATION

- Distribution of State School Aid
- Equitable Apportionment of Regional School District Cost

COUNTY EQUALIZATION TABLE

- Equitable Apportionment of Shared County Levies

Where *Equalization* provides the mechanism for sharing between towns and between counties, **Equalization DOES NOT address fair levy distribution “within the town”**.

Property Tax Levy Distribution

Intra-municipal levy distribution: If your parcel is worth 5% of the total value of the town, it should pay 5% of the total property tax levy. (distribution between neighbors within the town)

Inter-municipal levy distribution: If your town is worth 5% of the total value of the county, it should pay 5% of the total county property tax levy. (distribution between towns within the county)

Property Tax Levy Distribution

(in other words)

A **zero-sum game** is a situation in which one person's gain is equivalent to another's loss, so the net change in wealth or benefit for all players is zero. In this type of game, there is a fixed amount of resources, and any advantage a player gains is directly at the expense of another participant.

Fixed resources: The total amount of "pie" (money, points, etc.) is constant; no new wealth is created, and none is destroyed.

Direct trade-off: For any gain to occur, there must be an equal and opposite loss from another player.

Competition, not cooperation: The outcome is inherently competitive, as there are no shared interests, and a compromise is not possible without one side losing something.

Property Tax Levy Distribution

(Details if you want them)

HOW IS THE PROPERTY TAX LEVY DISTRIBUTED WITHIN A TOWN

1. Levy Adoption, 2. Levy Distribution, 3. Levy Collection

The **Levy** is distributed to the individual properties based on their "**proportionate share of the town's total value**". In other words, if a parcel is worth 5% of the total value of the town, it should be assigned 5% of the town's levy.

1. LEVY ADOPTION by PUBLIC OFFICIALS: The **Levy** is comprised of the budgets adopted by the **School Board** (Elementary, High School), **Town Council** (Municipal, Municipal Library, Municipal Open Space), and **County Commissioners** (County, County Library, County Health, County Open Space),

2. LEVY DISTRIBUTION by TAX BOARD: Once the Levy is finalized by the public officials, the Tax Board performs several processes to distribute or "apportion" the shared levies to each town. Once the Total Levy is finalized for each town, the Tax Board calculates the General Tax Rate for each town.

3. LEVY COLLECTION by MUNICIPAL TAX COLLECTOR: Once the **General Tax Rate** is calculated, the **General Tax Rate** and any Special District Tax Rates are applied to each property's **Total Assessment**, resulting in the **Tax Bill**. **Tax Bills** are payable to the **Municipal Tax Collector**. (Total Assessed Value x Tax Rate = Tax Bill)

A
STANDARD TAX RATE CALCULATION
Shows that the Tax Rate is simply the Total Levy (Amount to be raised by taxation) divided by the Total Assessed Value of the town

$$\text{Levy} / \text{Total Assessed Value} = \text{Tax Rate}$$

$$100,000 / 750,000 = 0.133$$

	Total Assessed Value		Tax Rate		Tax Bill
1	100,000	x	0.133	=	13,333
2	125,000	x	0.133	=	16,667
3	150,000	x	0.133	=	20,000
4	175,000	x	0.133	=	23,333
5	200,000	x	0.133	=	26,667
	750,000				100,000

B
Shows that a uniform increase in Assessments, with no levy change , does NOT change the Tax Bill

$$\text{Levy} / \text{Total Assessed Value} = \text{Tax Rate}$$

$$100,000 / 1,500,000 = 0.067$$

	Total Assessed Value (Doubled)		Tax Rate		Tax Bill
	200,000	x	0.0666667	=	13,333
	250,000	x	0.0666667	=	16,667
	300,000	x	0.0666667	=	20,000
	350,000	x	0.0666667	=	23,333
	400,000	x	0.0666667	=	26,667
	1,500,000				100,000

C
NON-ANNUAL REASSESSMENT
Shows that when assessments remain unchanged and there is an increase in the Levy, Tax Bills Increase regardless of market value changes.

$$\text{Levy} / \text{Total Assessed Value} = \text{Tax Rate}$$

$$200,000 / 750,000 = 0.267$$

	Total Assessed Value		Tax Rate		Tax Bill
	100,000	x	0.267	=	26,667
	125,000	x	0.267	=	33,333
	150,000	x	0.267	=	40,000
	175,000	x	0.267	=	46,667
	200,000	x	0.267	=	53,333
	750,000				200,000

D
ANNUAL REASSESSMENT
Shows that when assessments are changed based on current market value and the levy is increased, the levy is distributed based on each property's proportionate share of the overall value.

$$\text{Levy} / \text{Total Assessed Value} = \text{Tax Rate}$$

$$110,000 / 787,500 = 0.1397$$

	Total Assessed Value		Tax Rate		Tax Bill
	105,000	x	0.140	=	14,669
	131,250	x	0.140	=	18,336
	157,500	x	0.140	=	22,003
	183,750	x	0.140	=	25,670
	210,000	x	0.140	=	29,337
	787,500				110,014

KEY TAKEAWAY:

- B** If the Assessments are doubled and the Levy is unchanged, the Tax Rate will be cut in half, and all Tax Bills will be the same.
- C** In non-annual reassessment towns, if the Assessments remain static and the Levy Increases, all Tax Bills will increase at the same %, regardless of their actual current market value. This is the "old model" of assessments, where parcels go years of paying more or less than they should. After years of "assessment uniformity decay" the municipality must conduct a traditional revaluation.
- D** In an annual reassessment town, where each assessment is annually revised to current market value and the Levy increases, the levy is distributed uniformly in adherence to the New Jersey Constitution. Levy distribution in annual reassessments towns typically result in 30% of Tax Bills going DOWN year over year.



SHOULD ANNUAL
REASSESSMENTS BE
MANDATORY?

The *Prime Directive* of New Jersey's property assessment function is:

“The creation and maintenance of a model of property assessments to provide for *inter* and *intra* municipal levy distribution based on property values”.

How Do We Check On Our Progress?

The ***Coefficient of Deviation*** (COD) is a measure of assessment accuracy. It simply states how closely the assessments are clustered around the average assessment ratio.

When the dispersion is **greater than 15**, New Jersey law requires a district-wide reassessment because some taxpayers are paying too much or too little in taxes.

Assessment Accuracy

AVERAGE COUNTY COEFFICIENT OF DEVIATION								
	2022	2023	2024	2025	Number of Towns in County	Towns with 2025 COD >15	% of Towns in County with COD > 15	
1 ATLANTIC	19.06	20.45	20.90	19.49	23	20	87%	
2 BERGEN	12.05	12.65	13.18	12.47	70	12	17%	
3 BURLINGTON	15.83	17.35	17.08	17.10	40	21	53%	
4 CAMDEN	17.05	20.32	20.11	19.65	36	29	81%	
5 CAPE MAY	19.58	18.40	19.05	17.63	16	13	81%	
6 CUMBERLAND	25.26	24.76	31.09	31.15	14	14	100%	
7 ESSEX	14.46	14.82	14.81	14.52	22	6	27%	
8 GLOUCESTER	15.09	15.08	15.03	15.06	24	10	42%	
9 HUDSON	15.12	14.72	14.75	15.81	12	4	33%	
10 HUNTERDON	13.81	12.28	13.42	14.10	26	10	38%	
11 MERCER	13.93	14.78	15.02	15.06	13	5	38%	
12 MIDDLESEX	12.86	14.35	15.07	13.49	25	6	24%	
13 MONMOUTH	10.73	11.12	10.31	11.21	53	5	9%	
14 MORRIS	11.87	12.37	13.20	12.63	39	4	10%	
15 OCEAN	17.59	15.64	16.21	15.60	33	18	55%	
16 PASSAIC	15.52	15.78	15.70	15.70	16	7	44%	
17 SALEM	24.64	23.94	30.89	26.40	15	14	93%	
18 SOMERSET	9.01	9.92	10.24	10.79	21	5	24%	
19 SUSSEX	16.23	19.51	19.27	17.50	24	14	58%	
20 UNION	13.45	13.96	14.26	13.62	21	7	33%	
21 WARREN	19.60	20.95	20.88	19.20	22	19	86%	
SOURCE: NJ DIVISION OF TAXATION					State Total:	565	243	43%

Assessment Transparency

2025 for 2026	
	AVG. RATIO ASSESSED TO TRUE VALUE
ATLANTIC	55.55
BERGEN	76.14
BURLINGTON	59.52
CAMDEN	69.00
CAPE MAY	51.91
CUMBERLAND	63.71
ESSEX	67.11
GLOUCESTER	64.80
HUDSON	64.86
HUNTERDON	73.47
MERCER	63.29
MIDDLESEX	44.38
MONMOUTH	90.23
MORRIS	72.15
OCEAN	64.60
PASSAIC	44.66
SALEM	72.37
SOMERSET	88.01
SUSSEX	72.80
UNION	45.34
WARREN	60.55

NEW JERSEY PROPERTY TAXATION ASSESSMENT REVISION ACTIVITY

	2023	2024	2025	2026
Revaluation = R	8 1%	9 2%	14 2%	13 2%
Annual Reassessment = AR	100 18%	101 18%	108 19%	114 20%
Reassessment = RA	0 0%	0 0%	4 1%	14 2%
<u>Periodic Reassessment = PR</u>	<u>7 1%</u>	<u>13 2%</u>	<u>0 0%</u>	<u>0 0%</u>
Total Towns revising assessments	115 20%	123 22%	126 22%	141 25%
Total Towns in State	564	564	564	564

56% of 2026 AR activity is occurring in Monmouth and Somerset Counties.

MANDATORY vs PERMISSIVE Assessment Maintenance

The idea of “permissive, not mandatory assessment maintenance” has failed NJ horribly. The state is looking at a \$210,000,000 price tag just to update the current assessments to return to compliance.

State data suggests that 43% of the state’s 564 municipalities are in violation of the regulatory thresholds of fair assessment.

Until these municipalities correct their assessments, billions of dollars are being paid by the wrong people. Year after year.

Similarly, for the municipalities within Monmouth that have been ordered to perform a traditional revaluation, then return to annual reassessment, a lack of assessment uniformity has certain taxpayers paying significantly more or less than the Constitution requires.

MANDATORY vs PERMISSIVE Assessment Maintenance

- The authority to compel assessment revision is vested in the County Tax Board. Seeing the harm caused by self-interest, understanding that best practices point to annual assessment maintenance and that annual reassessments will cost less than the traditional service model, the Monmouth County Tax Board relinquished its authority to order revaluations.
- Stated again, to remove the possibility of undue influence and ensure the best possible service to the taxpayer at the lowest possible cost, the Monmouth County Board of Taxation established the mandatory need for annual reassessments.
- To protect the average taxpayer from unknowingly having to pay even more than they should because the process was affected by self-interest, do not alter the mandatory nature of annual reassessments within Monmouth County. If you return to an elective system you are not fixing a problem; **the same levy will be collected, just from the wrong people**. And, you will no longer be able to say “It is the Tax Board, which doesn’t report to us, go talk to them”. You will now be responsible for both the “amount to be raised” and “who pays what”. By retaining “mandatory reassessments” you place the discussion of assessments solely on the Tax Board – where it should be.

**Annual
Reassessments
Should Be
Mandatory
because:**

Only annually reassessing property will ensure that changes in “relative value within the town” are captured.

Maintaining an accurate proportionate share of total value for each property results in fair levy distribution within the town.

**Annual
Reassessments
Should Be
Mandatory
because:**

**Tax Boards have failed to
effectively manage the
need for timely assessment
maintenance.**

**Annual
Reassessments
Should Be
Mandatory
because:**

**It will ensure that fair levy
distribution is not affected
by self interest.**



WHY DOES NEW JERSEY'S
PROPERTY TAX FUNCTION
NEED TO BE CHANGED?

New Jersey needs a better solution because:

1. The **size of the levy,**
2. The level of **assessment Inaccuracy,** and
3. The **Cost** of the current system.

New Jersey's 2025 Property Tax Levy

◦ **\$ 36,153,017,287**

Assessment Accuracy

43% or **1,505,000** parcels in
New Jersey are in
*immediate need of
Revaluation*

(translation – almost half
the state is paying too
much or too little)

Cost of Constitutional Compliance

Cost To Implement Revaluation Within Affected Municipalities

A	B	C	D	E
Towns in NJ	Towns With COD >15 as of Oct 1, 2025	% of NJ Towns in Need of Revaluation		
		B / A		
565	243	43%		

Parcels in NJ	% of NJ Towns in Need of Revaluation	Parcels in NJ in Need of Revaluation	Avg. Reval Cost Per Parcel**	Total Revaluation Cost For Current Parcels
		A x B		C x D
3,500,000	43%	1,505,000	140	210,700,000

Why Do We Need A Better System

- **\$ 36,153,017,287** = 2025 Tax Levy
- **43% or 1,505,000** = # of parcels in need of revaluation
- **\$140** = revaluation cost per parcel
- **\$210,700,000** = cost of revaluation
- **10.3** = years to perform revaluations with current vendors

Why Do We Need A Better System

To permanently address the Constitutional requirement for uniform assessments and the scarcity of “revaluation professionals”, New Jersey must adopt “**mandatory annual reassessments performed by the assessor**”.



WHY MUST THE
REASSESSMENT BE
ANNUAL?

Why Must Reassessments Be Annual?

- The public service rests in the “***reduction of the size and duration of the individual assessment errors***”.
- This is only accomplished by annually resetting every assessment to the current market value.

What would “Abandoning Annual Reassessments” Mean?

- Return to **unfair levy distribution within the town.**
- Return to *Chapter 123* “**30% corridor of acceptable assessment errors**” for appeals.
- Return to the **ability to thwart the implementation** of corrective action by self-interest.
- Exposure to **increased cost** for outside valuation services.



CHALLENGE TO STAKEHOLDERS

How To Make It Better

1. Change CTA education and testing to include “*mass appraisal*”.
2. *Amend the appeal filing threshold* to have more matters resolved at the County, using the alternative Calendar, to further reduce the need for refunds.
3. *Review the “exceptions to taxations”*.
4. *Establish “guardrails” that ensure a meaningful portion of State Income Tax goes to the district in which it was collected.*
5. Convene the *ADP Steering Committee* to review the status of the ADP and provide a report to the Legislature.

Conclusion

- It is irrefutable that the performance of annual reassessments reduces the size and duration of assessment errors, which leads to a fairer distribution of the annual property tax levy.
- It is undeniable that traditional revaluations are more costly than the cost of annual reassessments, where the Assessor performs the valuation process supported by an internal inspection vendor.
- The fact that some will pay more tax over time due to annual reassessments does not mean that the service is flawed; to the contrary, annual redistribution based on current data is a transparent process that costs less and reduces long-term overpayments and underpayments.

The ADP Delivers

(What is the
motivation to revert
to a system that
costs more and is
less accurate?)



More accurate property assessments;



Fairer distribution of the tax levy to all
taxpayers;



Fewer tax appeals (caused by
inaccurate assessments);



Improved municipal budget stability
and budget planning; and



Significant cost savings to the taxpayers.