

IMPORTANT INFORMATION REGARDING 2023 ANNUAL REASSESSMENT IN ALLENHURST

As we are sure everyone is aware by now, Monmouth County participates in the Assessment Demonstration Program. This was passed into law in 2013 and Allenhurst along with other Municipalities in Monmouth County have been participating in this program since then. What this means is that Municipalities in Monmouth County must assess each property each year to 100% market value. This is determined by trending real estate market sales.

The real estate market in recent years has been trending upward at a steady pace which means that property values have gone up substantially. This is reflected in the reassessment for 2023 property values.

2023 Assessment postcards will be mailed out from the County around the 2nd week of November. This card will reflect your assessment for 2023. Please understand that the assessment on that card reflects 100% of the anticipated value of your home. If you agree with this assessment and feel that your property is indeed worth what the assessment states, then nothing need be done.

It is common and understandable that the new assessments may raise concerns regarding tax increases. Historically, when assessments go up significantly, our tax rate decreases. The tax rate changes each year based upon budgetary needs so there is no way to tell at this point what the tax rate for 2023 will be. **That is why you cannot appeal your taxes, only your assessment.** If you wish to appeal your assessment, you can do so by following the instructions on the back of the assessment postcard. Please keep in mind however that the burden of proving the assessment is incorrect is on the resident and comparable sales or appraisals are required.

Any Questions or concerns can be addressed to the Allenhurst Tax Assessor, Gail Scaglione by email taxassessor@allenhurstnj.org or calling 732-531-2757 extention #3.