

TOWNSHIP OF MARLBORO

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Tax Assessor
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SUBJECT: Mandatory Assessment Demonstration Program

In March, 2013, Governor Christie signed into law P.L. 2013, Chapter 15 known as the *Assessment Demonstration Program*. Subsequently, Marlboro Township was ordered by the Monmouth County Board of Taxation to implement the program, the key features of which are as follows:

- 20% of the properties within a municipality must be internally inspected annually so that 100% of all properties will be inspected every 5 years.
- The Tax Assessor must annually perform a town-wide reassessment and certify values for all properties to the County Board of Taxation by November 1.
- The deadline for filing a tax appeal with the Monmouth County Board of Taxation is now January 15th of each year.

Note that although the entire Township will be annually reassessed so that the assessment will equal the current market value, only 20% of the properties will be physically inspected each year.

Under State Law, the Tax Assessor is responsible for the valuation of all property and is charged with conducting the annual town-wide reassessment. This new program is intended to maintain property assessments at 100% of current market value and replace the current "10-year revaluation" cycle.

As required, the Township solicited proposals and awarded a contract for field inspections to Realty Data Systems (RDS) of Shrewsbury (the lowest cost applicant), at an annual cost of \$62,000. RDS will be responsible for selecting the properties to be inspected as well as for performing the actual inspections through physical field visits. RDS will only be performing a data collection function and will not be changing the value of properties. The inspections for the 2014 year will be completed by December 31, 2014.

If your property is among those selected by RDS to be inspected, you will be notified via mail approximately two (2) weeks prior to the inspection. If the property owner is not home for the inspection, a "door hanger" will be left at the property with contact information so that the inspection can be rescheduled.

For your protection, all employees of RDS have company-issued photo identification cards as well as a letter of authorization provided by the Tax Assessor.

For additional information, visit <http://www.visitmonmouth.com/page.aspx?ID=134> or the Marlboro Tax Assessor at http://www.marlboronj.gov/tax_assessment_division_main.html.

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