



Colts Neck Township Municipal Building

Cedar Drive, Colts Neck, New Jersey

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UPDATE FROM THE TAX ASSESSOR'S OFFICE

Property assessments are certified every January. Once the books are certified, property owners will receive their property assessment postcard in early February.

If you disagree with the value placed on your property you have the right to file an appeal. As always, the burden of proof is on the property owner to prove that the **assessed value** placed on your property is incorrect. **You cannot appeal taxes; only your assessed value.** You must use closed sales from the pre-tax year, ie., October 1, 2010 through October 1, 2011 for the 2012 year. You may also use an appraisal from a certified appraiser who must be at Tax Board hearings to stand behind his/her appraisal. Assessments of other properties cannot be used. Appeals may be filed with the Monmouth County Tax Board located in the Hall of Records Building, 1 E. Main Street, Freehold, NJ 07728, between February 1 and April 1, 2012. **The appeal MUST BE RECEIVED-NOT POSTMARKED at the Monmouth County Tax Board by April 1.**

To file an appeal you may go to www.visitmonmouth.com, click on the "Tax Information" link, then click on "Forms" link and scroll down to "Regular Tax Appeal form A-1" to download Appeal Form and Instructions on "How to File an Appeal" or you may call the Monmouth County Tax Board for an Appeal Packet at (732)431-7404, 7405, 7406.

If you are a Senior Citizen with a combined income of \$10,000 or less (not including excludable income. i.e., Social Security Benefits, or Federal Government Retirement/Disability Pension), or a Veteran or Surviving Spouse of a Veteran, you are entitled to a deduction of \$250.00 per year if you meet all eligible requirements. Application forms are available at this office or online at the above website, scroll to Senior Deduction or Veteran Deduction form.

If you have any questions, please call the Tax Assessor's office at (732)462-5470 ext. 113.

Office hours are Monday 10am to 4:30pm, Wednesday 1pm to 4:30pm.

Eldo Magnani, Jr. CTA
Assessor