



Monmouth County Board of Taxation



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February 2, 2026

Dear Monmouth County Government Officials:

The purpose of this letter is to provide an update on the evolving implementation of P.L. 2013, C. 15, “Assessment Demonstration Program” (ADP) within Monmouth County, New Jersey. This document is intended to summarize some of the metrics used to measure the performance of the ADP and to provide you with facts and data that may be helpful for government officials as questions are posed about property assessments.

Brief History and Purpose of the ADP

The ADP was enacted by the New Jersey State Legislature, under P.L. 2013, C. 15, and signed into law in January 2013. The state legislature created this program to provide a framework to revise the property assessment function to provide a more cost-effective and accurate process of real property assessment to benefit taxpayers and governing bodies. Ultimately, the program created by and grounded in this state law is designed to produce:

- 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.

To produce these positive outcomes, the state law called for the creation of a more tightly-coordinated, collaborative, county-municipal assessment model that would implement and leverage uniform, technology-driven tools and a new assessment calendar to improve assessment quality and align assessment timing more closely with municipal budgeting needs.

Today, the ADP, including the program administered through the Monmouth County Board of Taxation, continues to operate within the parameters of this state law. When it was enacted, the ADP law limited participation to four counties in New Jersey and further stated that “no town can join after 2017.” Today, more than 20 percent of the state’s 564 municipalities are performing annual assessments, which is, as you know, a cornerstone of the ADP program.

The ADP in Monmouth County

Today, 48 of the 53 municipalities in Monmouth are either currently transitioning to or currently performing annual reassessments. To ensure accurate assessments and, therefore, fair distribution of the tax levy, the ADP requires that every assessment be reset to the current market value every year. To ensure that the municipal assessor has updated data, all properties are internally inspected once every 5 years. Each town may perform the requisite internal inspections with its staff or by an outside consultant. For budgetary purposes, the town may ask to distribute the inspections over the 5-year term, such as 20% each year, or any other distribution as long as the majority of inspections are not left to the last year of the cycle and 100% is completed within the 5 years.

The Monmouth County towns transitioning to annual reassessment instead of a traditional revaluation are Allentown and Millstone.

The Monmouth County towns that are not performing annual reassessments are Avon, Belmar, Manasquan, Marlboro, and Wall. Belmar, Manasquan, and Wall have been ordered by the Tax Board to perform a traditional revaluation followed by the performance of annual reassessments. This order has been approved by the New Jersey Division of Taxation. All three towns have appealed the order to the Tax Court of New Jersey. Marlboro has been ordered by the Tax Board to perform a traditional revaluation. This order has been approved by the New Jersey Division of Taxation. Marlboro has appealed the order to the Tax Court of New Jersey. The total line items of the 4 towns under revaluation order is 32,699.

Metrics Regarding the ADP Program in Monmouth County

To date, data confirms that the ADP program in Monmouth County is producing the benefits that led to the creation and passage of the state law that serves as the program's foundation. Specifically, as noted below in detail, the program has produced savings for taxpayers and created a fairer distribution of the tax levy grounded in more accurate property assessments.

- **Cost Savings to the Taxpayer:** The ADP has delivered significant cost savings to taxpayers. According to the New Jersey Division of Taxation, as of the date of this correspondence, the average cost of a traditional revaluation, which is a third-party performing both valuation and inspection, is \$128 per line item. The statewide prices for approved revaluations range from \$91.24 to \$225 per line item. Alternatively, the Assessor can perform the valuation, and an outside entity can perform the internal inspections for roughly \$32 per line item. The alternative path of implementation saves up to 75% of the cost of the traditional revaluation. Stated differently, for a 5,000-line-item town, which is close to Monmouth County's average town size, that is a \$480,000 savings per town. This cost-saving alternative has been extended to all non-participants via the 2018 Tax Board resolution. Implementation of the alternative path for the municipalities under current revaluation orders (Belmar, Manasquan, Marlboro, and Wall) would save roughly 75% of the cost of the combined revaluations, or \$3,139,104 of taxpayer dollars saved.
- **Fairer Distribution of Tax Levy:** Based on the New Jersey Division of Taxation's published data, Monmouth County's average "Coefficient of Deviation", which measures the uniformity of assessments, was the lowest in the state. This implies that the levy distribution in Monmouth is the fairest in the State.

- **More Accurate Assessments**, also supporting fair distribution of the tax levy: Based on the New Jersey Division of Taxation's published data, Monmouth County's average "assessment-to-market-value ratio" is the closest to 100% in the state. This implies that Monmouth County's assessments are more transparent and easily understood.
- **Budget Stability**: Due to the revised assessment calendar, there are no "overpayment refunds" associated with the County Tax Board assessment appeal process.
- **Reductions in Tax Bills**: Despite levy increases (school levy, county and municipal), over 30% of properties in Monmouth County annually received TAX BILL REDUCTIONS in annual reassessment towns, compared to 5% of properties not performing annual reassessments.
- **Mandatory Reassessments**: Reassessments must be mandatory to address the self-interests that seek to thwart fair levy distribution in favor of the status quo.
- **Annual Reassessments**: Assessment maintenance frequency must be annual to maximize the accuracy of the levy distribution based on changing market values.
- **Assessor Valuation**: Assessors must conduct the valuation component of the assessment function to maximize the savings to the taxpayer.
- **No Significant Increases in Tax Appeals**: There are 257,847 taxable and exempt parcels in Monmouth County. Less than 1%, or 2,430 have filed an appeal with the Monmouth County Tax Board for 2026. In other words, very few property owners question the accuracy of the individual assessments.

Property Tax Distribution: A Zero-Sum Proposition, Ideally Grounded in Fairness

Property tax levy distribution based on "proportionate share of value," has two modes and is remarkably straightforward. The first is *Inter-municipal levy distribution* or "distribution between towns within the County", is as follows: If your town is worth 5% of the total value of the County, it must pay 5% of the shared property tax levy. Similarly, the second is *intra-municipal levy distribution* or "distribution between neighbors within a town", is as follows: If your property is worth 5% of the total value of the town, it must pay 5% of the town's property tax levy. When viewed this way, it can be said that "property tax levy distribution is a **zero-sum game** in which one taxpayer's gain is equivalent to another's loss, so the net change in wealth or benefit for all taxpayers is zero. In this situation, there is a fixed amount of resources, and any advantage a taxpayer (or town) gains is directly at the expense of another participant

Key Facts for Consideration

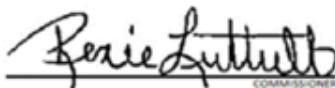
1. Increases in school budgets across Monmouth County, loss of state aid to school systems, and increasing tax levies from other government entities create the need to increase property taxes.
2. Increases in real property assessments, when they occur, ensure fair distribution of the tax levy, but are not the underlying driving force behind increasing tax levies.
3. Removing annual assessments of real property will not prevent increases in property taxes.
4. Without accurate assessments grounded in true market value, about one-third of all taxpayers will overpay their fair share of property taxes, while one-third of taxpayers will underpay their fair share of taxes, shifting the burden to others. This is the current case across much of the state. A review of the statewide data shows that nearly half of the 564 municipalities in New Jersey have statistical data that violates the thresholds set forth in N.J.A.C. 18:12A-1.14 and therefore are in immediate need of revaluation. This implies that nearly half of the state's 3.5 million parcels are paying too little or too much of the state's \$34 billion property tax levy, and that the entities charged with ensuring fair levy distribution are failing to act.
5. The County Board of Taxation administers the ADP program, which is sanctioned by state law. Neither Monmouth County, Monmouth County Board of Taxation, nor any individual political entity has the authority to alter the fundamental components of the state law.

Conclusion

The primary goal of the ADP remains the same: to create and maintain a model for assessments that annually delivers the fairest distribution of the property tax levy at the lowest possible cost. Based on the state's analytics, Monmouth County's implementation of the ADP is succeeding. While there continue to be areas to improve, including integration of additional education and technology, the program is delivering annual savings for taxpayers (by avoiding the necessity to pay for costly revaluations conducted by the private sector), while ensuring fair distribution of the tax levy, grounded in accurate real property assessments.

Ending annual reassessments conducted by the local assessor will increase the overall cost of the assessment function by millions of dollars. Further, ceasing annual reassessments would be to revert to a public service in which people will pay more than they should according to the Constitution's Uniformity Clause, but cannot find relief through assessment appeal due to antiquated laws that permit the town to have a 30% margin of assessment error. In other words, ending annual reassessments conducted by the local assessor will increase the total tax bill for the town, and the increase will be paid by the wrong people.

MONMOUTH COUNTY BOARD of TAXATION

A handwritten signature in black ink, reading "Renee Luttrell".

Renee Luttrell,
President

A handwritten signature in black ink, reading "Matthew S. Clark".

Matthew Clark,
Administrator

CC: Senator Vin Gopal, District 11
Assemblywoman Margie Donlon, District 11
Assemblywoman Luanne Peterpaul, District 11
Senator Owen Henry, District 12
Assemblyman Robert Clifton, District 12
Assemblyman Alex Sauickie, District 12
Senator Declan O'Scanlon, District 13
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