

TOWNSHIP OF VERNON

Annual Reassessment Program

Commonly Used Assessment Terms

Ad Valorem Taxation

Latin for “according to value”. Tax that is based on a percentage of the value of property. All counties in NJ are assessed at 100% of value.

Mass Appraisal

The method used to value a group of properties as of a certain date (October 1 of the pre-tax year). This is accomplished by using common data, standardization and statistical testing. Most commonly used for property assessment for taxation purposes.

Sales Ratio

The ratio between a property’s assessment and sale price. Example: A property sold for \$350,000 and is assessed for \$275,000 has a sales ratio of 78.57%.

Tax Levy

Total amount of money to be collected through property taxes to cover the municipal, school and county budgets.

Tax Rate

Amount of tax paid per \$100 of assessed value. The tax rate is based on the total value of all property within a municipality to provide the necessary tax revenue to cover the annual municipal, school and county budgets (Tax Levy).

Inspection

A walk through of the property, both interior and exterior, for property record card maintenance.

REVALUATION VS REASSESSMENT

- **Revaluation (Reval):** Ordered by the County Board of Taxation when a township's assessment base meets certain criteria. A revaluation is considered an emergency and must be completed by an outside firm approved by the NJ Division of Taxation. A revaluation requires 100% inspection and a full tax map review by the Division of Taxation.
- **Reassessment:** Can be applied for by the municipality or ordered by the County Board of Taxation. A reassessment is performed by the tax assessor either fully in house or with the aid of an outside firm. A reassessment requires 100% inspection.
- **Annual Reassessment:** Can be applied for by the municipality or ordered by the County Board of Taxation. This is a reassessment performed every year to keep assessments in line with market value. A full revaluation or reassessment with 100% inspection must be completed prior to an annual reassessment being implemented. An inspection cycle, for record maintenance, is a requirement during an annual reassessment program.

Myth: Revaluation only required every 10 years by law

Reasons for a revaluation to be ordered by the County Board of Taxation:

- A director's ratio of 85% or less
- Coefficient of deviation greater than 15%
- Revenue lost due to appeals
- Neighborhood and zoning changes which affect value in part or all of a taxing district.
- Lack of adequate records
- A revaluation or reassessment that has not taken place for 10 years or more **may** be a factor in ordering a revaluation.

References: N.J.A.C. 18:12A-1.14

REVALUATION/REASSESSMENT HISTORY

- 1994 Revaluation (1993 ratio 51.02%)
- 2009 Revaluation (2008 ratio 46.65%)
- 2020 Revaluation (2019 ratio 105.68%) **ordered by CTB in 2013*
- 2021-2025 Reassessments (Ratio 100%)

Revaluation/Annual Reassessment/Periodic Reassessment Cost Analysis

	2020 Revaluation	2021-2025 Reassessment Cost	Periodic Reassessment (Every 5 years)
Contract Amount	\$818,780	\$492,800	\$800,000-\$1,000,000
Interest on emergency note	\$14,730	n/a part of budget	\$15,000
Tax Map Cost	\$219,531	\$6,000/yr max for maintenance	\$6,000/yr
Interest on Tax Map note	\$9,754	n/a part of budget	n/a part of budget
Taxes lost in County Tax Appeals	\$2,184,527	\$23,336	unknown
Total Cost:	\$3,247,322	\$546,136	\$845,000-\$1,045,000

11 years between Revals

5 year reassessment program

every 5 years

What is a Ratio?



Sold 2/3/2022 for \$350,000

The Director of the Division of Taxation calculates a sales ratio through the sales ratio study for each municipality in the State of NJ which is applied to each assessment to determine the equalized assessed value. Equalized assessed value should = market value.

Estimated Ratio Example Without Reassessments:

Year	Assessment	Ratio (estimated)	Equalized Assessment
2020 (reval)	\$271,200	100.00%	\$271,200
2021	\$271,200	94.35%	\$287,440
2022	\$271,200	85.35%	\$317,750
2023	\$271,200	74.99%	\$361,648

How a Reassessment Affects the Director's Ratio

	Director's Ratio (Oct. pre-tax year)	Recalculated Ratio after Reval/Reassessment
2019	105.68%	
2020	103.14%	97.97%
2021	94.35%	98.19%
2022	89.19%	100.77%
2023	90.41%	99.74%

WHY DO ANNUAL REASSESSMENT?

- Vernon has a very diverse real estate market.
 - Lake communities/Lakefront homes
 - Condos
 - Hotel condos
 - “Typical” subdivisions
 - Resort commercial properties
 - Large luxury homes
 - Small seasonal homes

WHY DO ANNUAL REASSESSMENT?

- **Tax Appeals**

- Maintaining assessments at actual market value instead of equalized market value takes the burden of filing a tax appeal off the property owner.
- Maintaining assessments at market value means the township will lose fewer appeals.
- Between 2008-2019 the township lost between \$3-\$13 million in ratables per year during County Tax Board appeals. Those lost ratables creates a tax shift towards everyone who didn't win an appeal breaking the uniformity of assessments and the equitable distribution of the tax burden.
- From 2009-2019 the township gave back \$2,277,264 (avg. \$207,024 per year) in taxes due to county tax appeals.
- From 2020-2022 the township has given back \$51,900 (avg. \$17,300 per year) in taxes due to county tax appeals.

2008-2022 County Tax Appeal History

Year	Total # of Appeals	Total Ratables Appealed	Total Ratables Lost	Total Taxes Lost
2008	152	\$30,186,560	(\$7,784,460)	(\$329,127)
* 2009	434	\$91,828,900	(\$5,039,519)	(\$121,301)
2010	473	\$115,612,100	(\$5,585,301)	(\$139,912)
2011	210	\$52,805,900	(\$3,612,800)	(\$94,439)
2012	452	\$107,754,600	(\$8,524,700)	(\$225,734)
2013	512	\$117,065,700	(\$11,638,000)	(\$305,963)
2014	247	\$59,919,100	(\$6,014,850)	(\$158,311)
2015	432	\$97,066,400	(\$13,690,900)	(\$357,059)
2016	791	\$182,746,300	(\$13,702,600)	(\$358,597)
2017**	514	\$109,115,100	(\$5,926,500)	(\$155,334)
2018	442	\$108,524,200	(\$7,874,500)	(\$212,060)
2019	390	\$92,930,800	(\$5,271,600)	(\$148,554)
*2020	84	\$29,184,800	(\$912,600)	(\$28,564)
*2021	71	\$17,724,400	(\$441,000)	(\$13,861)
*2022	29	\$7,206,400	(\$336,100)	(\$9,475)
* Revaluation/Reassessment Year Year				
**100+ appeals not settled filed to State Tax Court Costing the town more \$ in legal fees & also an additional 2 years of tax dollars lost due to the freeze act as they get settled				

WHY DO ANNUAL REASSESSMENT?

Sustains an equitable and fair distribution of the tax burden over time

Lot Size	Yr Built	Style	SFLA	2019 Assmt	2019 Tax	2020 Assmt	2020 Tax	2021 Assmt	2021 Tax	2022 Assmt	2022 Tax	2023 Assmt	2023 Est Tax	Tax Appeal History
0.196	1967	Ranch	1032	\$203,000	\$5,720.54	\$209,600	\$6,560.48	\$206,400	\$6,487.15	\$256,200	\$7,222.28	\$265,300	\$6,767.80	2009: Assmt lowered from \$272,300 to \$270,600; 2013: Assmt lowered from \$270,600 to \$240,000; 2018: Assmt lowered from \$240,000 to \$203,000
0.224	1965	Ranch	1032	\$262,200	\$7,388.80	\$212,900	\$6,663.77	\$209,800	\$6,594.01	\$251,800	\$7,098.24	\$266,900	\$6,808.62	
0.224	1965	Ranch	1032	\$270,400	\$7,619.87	\$218,700	\$6,845.31	\$217,200	\$6,826.60	\$259,000	\$7,301.21	\$255,400	\$6,515.25	
0.224	1965	Ranch	1032	\$265,700	\$7,487.43	\$215,600	\$6,748.28	\$213,200	\$6,700.88	\$255,200	\$7,194.09	\$262,400	\$6,693.82	
0.224	1965	Ranch	1032	\$240,000	\$6,763.20	\$214,500	\$6,713.85	\$211,500	\$6,647.45	\$253,600	\$7,148.98	\$265,900	\$6,783.11	2019: Assmt lowered from \$268,800 to \$240,000
0.249	1965	Ranch	1032	\$267,300	\$7,532.51	\$216,700	\$6,782.71	\$215,700	\$6,779.45	\$258,000	\$7,273.02	\$266,800	\$6,806.07	
0.235	1965	Ranch	1032	\$185,000	\$5,213.30	\$209,400	\$6,554.22	\$206,300	\$6,484.01	\$248,300	\$6,999.58	\$252,400	\$6,438.72	2018: Assmt lowered from \$263,500 to \$185,000
0.224	1965	Ranch	1032	\$268,800	\$7,574.78	\$213,400	\$6,679.42	\$210,400	\$6,612.87	\$252,700	\$7,123.61	\$256,800	\$6,550.97	
0.224	1965	Ranch	1032	\$202,000	\$5,692.36	\$219,300	\$6,864.09	\$217,700	\$6,842.31	\$259,800	\$7,323.76	\$256,700	\$6,548.42	2012: Assmt lowered from \$266,100 to \$218,000; 2014: Assmt lowered from \$218,000 to \$202,000
0.224	1964	Ranch	1032	\$195,000	\$5,495.10	\$217,100	\$6,795.23	\$204,000	\$6,411.72	\$253,700	\$7,151.80	\$264,900	\$6,757.60	2013: Assmt lowered from \$278,100 to \$240,000; 2018: Assmt lowered from \$240,000 to \$195,000

WHEN WILL I BE INSPECTED?

- **100% of the town will be reassessed each year.** Property owners should expect their assessment to change each year, even if the property was not inspected the previous year.
- In 2019 all properties were inspected for the 2020 revaluation.
- 2021-2025 Reassessment requires 20% of the town be inspected each year, inspections started in 2020.
 - Approximately 2,800 properties will be inspected each year
 - The 20% inspection cycle is a requirement of the Director of the Division of Taxation.
 - The purpose of property inspections is to maintain accurate property record cards for each individual property.

Inspection Process

- Inspection Notification Letters will be mailed every year **only** to properties that are scheduled to be inspected that year.
- The Associated Appraisal Group website & the Vernon Township website is updated regularly with the progress of inspections as well as the reassessment as a whole.
- All inspectors will have photo identification and be registered with the assessor's office & the police.



Township of Vernon

21 Church Street
Vernon, New Jersey 07462
Telephone 973-764-4055
www.vernontwp.com

July 23, 2020

«Owner»
«Street»
«CSZ»

Block: «Block»
Lot: «Lot»
Qual: «Qual»
Location: «Location»

Dear Property Owner:

The Sussex County Board of Taxation and the New Jersey Division of Taxation has authorized the Township of Vernon to perform a reassessment program for the 2021 tax year as part of the annual reassessment program that has been implemented within the Township. The Township has contracted Associated Appraisal Group, Inc. to assist in conducting the Reassessment Program.

PURPOSE

- Updating assessments each year will ensure that property taxes are accurate, fair and in line with current market trends. There will no longer be steep property tax changes or "tax shifts" that result from long periods of time between revaluations.
- Maintaining tax assessments at 100% of true market value on a year-to-year basis will help to alleviate burdensome tax appeals that are a drain to the Township's financial stability.

As a requirement of the annual reassessment program, 20% of all properties within the Township need to be inspected each year. In accordance with this requirement your property is scheduled to be inspected in the near future. The purpose of this inspection is to maintain accurate and current data regarding your property. Associated Appraisal Group, Inc. will be supplied with all current Property Record Cards (PRC's) maintained by the Assessor's Office and any recent construction permits issued by the Building Department. Associated Appraisal Group, Inc. representatives will carry photo identification and their names will be registered with the Police Department and the Township Assessor's office. **Please do not allow anyone to enter your home without proper identification.** You will be requested to sign the field form used by the representative to acknowledge when an interior inspection is made. Please advise the occupants of any rental units you may own so they are prepared for the inspection.

Regardless of when a property is visited during this program, the new property values will be determined based on their estimated market value as of October 1, 2020 (the statutory date required by law). **It is important to note that while only 20% of properties are being inspected each year; all properties in town will be valued.** All property owners will be notified by mail of their proposed assessed values and will have an opportunity to question/contest the values.

Any inquiries with respect to the inspection and/or valuation procedure should be directed to Associated Appraisal Group, Inc. at (908) 967-6272. General information about the Reassessment process can be obtained from the Associated Appraisal Group, Inc. website at www.njaag.com.

Sincerely,
TOWNSHIP OF VERNON

Kristen Umansky, CTA
Tax Assessor

INSPECTION PROCESS

First Attempt:

- First inspection visit is unannounced.
- Inspector will verify the exterior information.
- Inspector will ask to inspect the interior if someone 18 years or older is home. A virtual interior inspection can be arranged.
- If no one is home or the inspector is denied entry, a tag with a return appointment will be left on the door.

Associated Appraisal Group
Real Estate Appraisal Services
6 Commerce Drive, Cranford, NJ 07016

Block: _____
Lot: _____
Qual: _____
Date: _____

Dear Property Owner:

A representative of Associated Appraisal Group was here to inspect your property in accordance with our contract to revalue all property located in the municipality. Since we were unable to make an interior inspection, we will return on:

Date: _____ Time: _____ Inspector: _____

If you cannot accommodate us at this time, please call (908) 967-6272 between the hours of 10AM and 4PM Monday - Friday to reschedule to a mutually convenient time.

In the event of inclement weather, this visit will have to be rescheduled.

Second Attempt:

- A second attempt to inspect will be made on the date indicated on the tag left after the first visit.
- An interior inspection typically takes 5-15 minutes depending on the size of the home.
- If no one is home an estimate tag will be left with instructions on how to schedule an appointment if the information is incorrect.

Associated Appraisal Group
Real Estate Appraisal Services
6 Commerce Drive, Cranford, NJ 07016

Block: _____
Lot: _____
Qual: _____

Dear Property Owner:

A representative of Associated Appraisal Group has made a second visit to your property and found no one at home. Since we were unable to make an interior inspection, an estimate has been made as follows:

of units: _____ # of Baths: _____ HVAC: _____
Bath Quality: _____ Kitchen Quality: _____ 1/2 Story: _____
Basement: _____ Overall Condition: _____

Please call (908) 967-6272 between the hours of 10AM and 4PM Monday - Friday to arrange for an interior inspection.

Inspector: _____ Date: _____ Time: _____

HOW DO YOU DETERMINE MARKET VALUE?

- Vernon is divided into neighborhoods based on zoning & location; some condos have a neighborhood for each model type.
- A sales review is done for each neighborhood with a focus of 10/1/2021-10/1/2022 for the 2023 reassessment. Older sales and under contract MLS listings are also reviewed for trending purposes.
- A valuation model for mass appraisal is established based on the sales review.

MARKET PRICE VS MARKET VALUE

Market Price

This home sold on 4/12/2022 for \$360,000 (market price)



Market Value

Market value is determined by reviewing all sales in a neighborhood.

Sale Date	Sale Price	Neighborhood
9/14/2022	\$207,000	LKPN
7/18/2022	\$310,000	LKPN
6/22/2022	\$300,000	LKPN
6/8/2022	\$300,000	LKPN
4/12/2022	\$360,000	LKPN
3/17/2022	\$285,000	LKPN
3/1/2022	\$376,000	LKPN
2/14/2022	\$272,000	LKPN
1/6/2022	\$295,000	LKPN
12/1/2021	\$310,000	LKPN
11/2/2021	\$440,000	LKPN

Allocation of Assessment: Land & Improvement

Municipality	Block	Lot	Lot Size	Land Assmt	Municipality	Block	Lot	Lot Size	Land Assmt	Municipality	Block	Lot	Lot Size	Land Assmt	Municipality	Block	Lot	Lot Size	Land Assmt
Andover Borough	12	2.02	0.48	\$93,900	Hampton	2001	11	0.84	\$138,100	Sandyston	11	44	0.35	\$49,600	Sussex	302	7	0.19	\$32,500
	29	1	0.55	\$72,700		205	37	1.37	\$70,800		35	25.02	1.16	\$55,400		301.11	35	0.23	\$60,700
	2	5	0.58	\$91,400		1801.01	32.09	2.23	\$107,300		1602	21	0.24	\$87,500		504	22	0.27	\$41,800
	5	9	1.72	\$84,400		2203	5.01	4.08	\$141,500		503	14	0.44	\$51,700		203	16	0.30	\$56,400
	25	8	2.76	\$114,800		16.32	1.07	0.18	\$143,900		1403	15	0.48	\$87,000		103	11	0.36	\$29,300
Andover Twp	14	2	0.14	\$76,400	16.02	17	0.24	\$102,700	502	79	1.04	\$54,300	202	13	0.62	\$64,100			
	27	6	0.26	\$69,900	17	29	0.36	\$52,300	1001	11.1	1.61	\$73,000	86	13	0.22	\$41,700			
	39	2	0.26	\$97,600	44	32	0.52	\$73,500	1105	7.1	1.65	\$91,700	2	43	0.25	\$62,500			
	7	6.06	1.00	\$100,000	6	4	0.94	\$87,200	201	15	2.10	\$73,500	42.06	9	0.32	\$63,200			
	1	6.05	4.95	\$119,800	60.04	8	1.25	\$102,500	501	13	3.67	\$88,800	59	39	0.33	\$42,500			
Byram	125	34	0.12	\$153,900	20	12	1.84	\$73,000	4030	25	0.18	\$157,200	44.04	4	0.52	\$73,900			
	4	881	0.25	\$105,000	16	14.06	2.30	\$69,300	3023	65	0.20	\$360,000	15.09	19	0.60	\$66,900			
	97	352	0.39	\$80,000	10712	61	0.08	\$157,400	3001	23	0.21	\$113,400	2.03	6	0.84	\$63,400			
	21	238	0.46	\$65,800	10212	5	0.11	\$65,800	2003	48	0.26	\$135,400	133.01	1.34	0.94	\$67,100			
	69	11	0.58	\$79,600	31603	47	0.11	\$113,900	2024	3	0.30	\$94,500	37	13.03	0.96	\$59,600			
Frankford	9	1.04	0.92	\$89,500	10810	33	0.19	\$79,500	3009	9	0.46	\$143,400	11	13.02	1.00	\$70,000			
	6.01	11	0.92	\$104,000	30411	12	0.28	\$83,300	2001	48	0.52	\$125,800	23	12	1.10	\$61,000			
	19	8.09	2.29	\$98,000	20212	12	0.34	\$74,900	4002	122	0.55	\$240,300	123	1.09	1.18	\$53,900			
	1	10.14	2.30	\$168,000	40005	8	0.73	\$68,500	7001	23	0.61	\$118,500	42	7.08	1.40	\$54,900			
	2	5.02	7.00	\$125,000	50101		1.64	\$90,300	18001	6	1.10	\$138,700	2	12.05	1.45	\$63,800			
Franklin	604	16	0.16	\$74,700	6	23	0.93	\$96,500	6001	10	1.12	\$166,200	13.01	18	1.52	\$75,200			
	104	27	0.25	\$72,000	8	12.02	1.72	\$91,100	3005	19	1.50	\$150,000	1.01	23.08	2.20	\$68,400			
	1401	23	0.39	\$94,200	5.01	11	2.84	\$128,400	1001	76	1.98	\$180,300	12.01	13.21	2.49	\$74,900			
	2201	25	0.97	\$94,600	10.01	6	3.56	\$128,800	3014	12	2.15	\$157,500	39	11.05	4.71	\$88,600			
	204	22	2.01	\$109,000	22.01	10	5.09	\$146,000	1003	18	3.06	\$170,300							
Fredon	106	22	0.46	\$99,600	33	9	5.50	\$115,800	11001	18	3.06	\$195,000							
	101	10.02	0.53	\$85,800	4.01	8	6.00	\$138,000	1001	14	5.14	\$195,400							
	802	10	1.01	\$120,100	4	19	0.50	\$55,000	12005	10	6.00	\$185,000							
	1603	2.02	1.85	\$107,800	7.01	14	0.57	\$61,400	11304	24	0.21	\$54,300							
	401	8.03	2.88	\$123,800	5	34.03	0.92	\$57,100	11602	12	0.22	\$116,000							
Green	801	32.2	5.33	\$161,700	4	37.07	1.84	\$83,400	10304	4	0.23	\$76,500							
	801	32.24	8.37	\$144,700	4	60.05	1.99	\$67,400	10704	1.09	0.36	\$120,700							
	44	18	0.45	\$122,500	5	60	2.18	\$61,400	11105	4.01	0.37	\$145,800							
	18.02	53	0.80	\$128,000	1	8	2.31	\$100,200	10605	7	0.43	\$86,300							
	19	57	1.75	\$115,100	9.02	11	0.09	\$59,700	11801	9	0.56	\$95,900							
Hamburg	12	17	2.51	\$110,100	18.02	27	0.16	\$45,100	10212	1	1.14	\$135,700							
	3	3.05	3.23	\$116,400	7.12	10	0.16	\$63,200	11502	2.04	1.56	\$130,700							
	30	28	0.12	\$66,000	2.01	51	0.26	\$64,600	2501	9	0.22	\$39,600							
	17	3	0.17	\$53,600	16.02	45	0.31	\$70,300	306	7	0.27	\$108,700							
	1	11	0.31	\$53,500	2.01	6	0.38	\$58,600	1501	24	0.42	\$63,400							
Hampden	34	2	0.37	\$65,100	3.04	9	0.54	\$64,600	404	22	0.50	\$49,600							
	7	34	1.10	\$15,300	24.02	15	0.75	\$76,300	203	37	0.98	\$55,200							
									2911	5	1.56	\$72,500							
									603	27	2.02	\$69,000							

ALLOCATION OF ASSESSMENT: LAND & IMPROVEMENT

It is well established that the division of an assessment between land and improvements is an administrative action that does not create two separately contestable assessments.

A taxpayer seeking to establish a taxable value must demonstrate the value of the entire property, not merely the value of either land or improvements.

References:

In re Appeals of Kents, Inc. 34 N.J.21 (1961)

William Kingsley, "The Kents Case - A Remedy for Assessment Inequality," New Jersey Municipalities, February, 1961, pp. 4-8

Brown v. Borough of Glen Rock

Superior Court of New Jersey, Appellate Division

Allocation of Assessment: Land & Improvement



CAMA (Computer Assisted Mass Appraisal) software is used to assist in the calculation of the improvement portion of the assessment using the Real Property Appraisal Manual for New Jersey Assessors.

The improvement value is cost to replace which is depreciated based on the age & condition of the home.

RESIDENTIAL COST APPROACH					
Basement					
Main Bldg					
FIRST STORY	846 x	58.970	+27064	x1.00	x1.00= 76953
UPPER STORY	950 x	41.670	+ 8360	x1.00	x1.00= 47947
Heat/AC					
HW BASEBOARD	1796 x	3.250	+ 1200	x1.12	x1.00= 7881
Plumbing					
3 FIXTURE BATH	2- 2	x2595.000	+ 0	x1.12	x1.00= 0
2 FIXTURE BATH	0- 1	x1895.000	+ 0	x1.12	x1.00= -2122
Fireplace					
FREE STANDING F	1	x3505.000	+ 0	x1.15	x1.00= 4031
Attic					
Deck/Patio/Garage/Misc					
DECK	460 x	5.203	+ 203	x1.15	x1.00= 2986
R303					0
Summary					
Base Cost:	137676	CCF:	152	CLA:	100
Phys Depr:	23.40 (Y)	Func Depr:		Cost New:	210231
Loc Depr:		Mkt+:	Mkt-:	Net Depr:	77.00
				Bldg Value:	161878
Detached Items:					
SHED 1STY	140 x	14.560	+ 1019	x1.20	x0.25 x1.53= 1401

Assessment Breakdown: Land & Improvement

Methods of Establishing the Land Portion of an Assessment:

Abstraction Method:

The abstraction method involves using the cost approach to help in estimating a land value from sales of improved properties. The appraiser subtracts the depreciated cost of the improvements from the sale price, yielding an indicated land value for the property.

Unit Measure:

- Front Foot – Commonly used in urban areas
- \$/Acre – Commonly used in rural and suburban areas

Site Improvements:

Can be classified as on-site and off-site improvements. On-site improvements include grading, landscaping, paving, utility lines and hookups. The site value can be influenced by the value of the off-site improvements such as streets, curbs, sidewalks and traffic.

References:

Real Property Appraisal Manual for New Jersey Assessors

Abstraction Examples



Sold 11/24/21 \$465,000
 2.858 Acres
 3136 sqft Colonial
 Improvement value: \$366,100
 Sale price – Improvement
 Land Value = \$98,900



Sold 6/21/2022 \$295,000
 1.208 Acres
 1512 sqft Colonial
 Improvement value: \$141,200
 Sale price – Improvement
 Land Value = \$153,400



Sold 9/14/2022 \$207,000
 0.428 Acres
 692 sqft Ranch
 Improvement value: \$55,800
 Sale price – Improvement
 Land Value = \$151,200



Sold 8/4/2022 \$215,000
 0.279 Acres
 956 sqft Ranch
 Improvement value: \$82,000
 Sale price – Improvement
 Land Value = \$133,000



Sold 11/30/2021 \$335,000
 0.459 Acres
 1700 sqft Bi Level
 Improvement value: \$139,900
 Sale Price – Improvement
 Land Value = \$195,100



Sold 5/3/2022 \$535,000
 0.274 Acres
 1168sqft Ranch
 Improvement value: \$111,600
 Sale Price – Improvement
 Land Value - \$423,400



Sold 1/10/2022 \$546,000
 0.864 Acres
 2846 sqft Colonial
 Improvement value: \$317,300
 Sale Price – Improvement
 Land Value = \$228,700



Sold 11/10/2021 \$401,000
 0.924 Acres
 2336 sqft Colonial
 Improvement value: \$279,400
 Sale Price – Improvement
 Land Value = \$121,600

Residential Land Formula Examples

```
Code ID: 210
Category: AC LAND FORMULA
Description: PRICE PER ACRE+ SITE
                **
Lookup Code: GLW6
To Size*: 9999
Factor: 5000000 /1000 = 5000.000
Constant: 145000 = 145000.000
                = Value Used In Calculations
```

```
Code ID: 210
Category: AC LAND FORMULA
Description: PRICE PER ACRE+ SITE
                **
Lookup Code: VN03
To Size*: 9999
Factor: 5000000 /1000 = 5000.000
Constant: 150000 = 150000.000
                = Value Used In Calculations
```

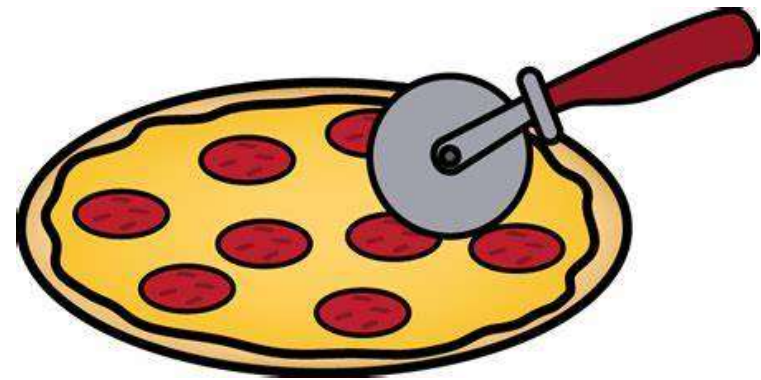
```
Code ID: 210
Category: AC LAND FORMULA
Description: PRICE PER ACRE+ SITE
                **
Lookup Code: SX04
To Size*: 9999
Factor: 5000000 /1000 = 5000.000
Constant: 160000 = 160000.000
                = Value Used In Calculations
```

```
Code ID: 210
Category: AC LAND FORMULA
Description: PRICE PER ACRE+ SITE
                **
Lookup Code: GGTC
To Size*: 9999
Factor: 0 /1000 = 0.000
Constant: 60000 = 60000.000
                = Value Used In Calculations
```

Will a reassessment raise my taxes?

- Overall a reassessment is revenue (tax) neutral
- Does not change the total amount of taxes to be collected
- Redistributes the tax burden based on current market value

How big is my slice?



2022 Total Tax Levy: \$79,121,817.32 (size of pie)

2022 number of taxed properties: 13,498 (number of slices)

2022 Average Residential Assessment: \$237,500 (size of slice)

2022 Average Residential Taxes: \$6,695.13 or 0.008% of the pie (size of slice)

HOW TO CALCULATE TAXES

DO:

(Assessment/100) x Tax Rate

Example: (390,000/100) x 2.819 = \$10,994.10

Example: 390,000 x 0.02819 = \$10,994.10

DON'T:

Do not multiply one Qtr x 4.

Do not add 3rd & 4th Qtrs of current year with 1st & 2nd Qtrs of following year

Taxes							
Make a Payment View Tax Rates View Current Bill Project Interest							
Year	Due Date	Type	Billed	Balance	Interest	Total Due	Status
2023	02/01/2023	Tax	2,748.53	2,748.53	0.00	2,748.53	OPEN
2023	05/01/2023	Tax	2,748.52	2,748.52	0.00	2,748.52	OPEN
Total 2023			5,497.05	5,497.05	0.00	5,497.05	
2022	02/01/2022	Tax	2,564.69	0.00	0.00	0.00	PAID
2022	05/01/2022	Tax	2,564.69	0.00	0.00	0.00	PAID
2022	08/01/2022	Tax	2,914.81	0.00	0.00	0.00	PAID
2022	11/01/2022	Tax	2,949.91	0.00	0.00	0.00	PAID
Total 2022			10,994.10	0.00	0.00	0.00	
2021	02/01/2021	Tax	2,549.39	0.00	0.00	0.00	PAID
2021	05/01/2021	Tax	2,549.38	0.00	0.00	0.00	PAID
2021	08/01/2021	Tax	2,627.32	0.00	0.00	0.00	PAID
2021	11/01/2021	Tax	2,532.66	0.00	0.00	0.00	PAID
Total 2021			10,258.75	0.00	0.00	0.00	

Last Payment: 11/07/22

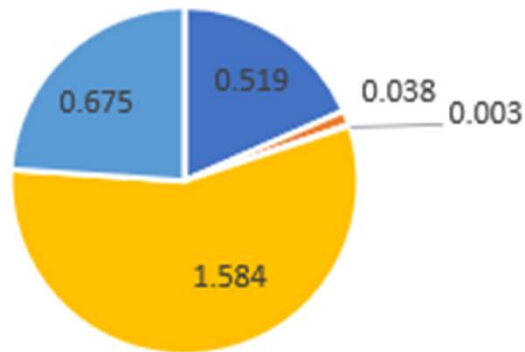
[Return to Home](#)

TOWNSHIP OF VERNON 2021-2				TOWNSHIP OF VERNON 2021-1			
SUSSEX COUNTY				SUSSEX COUNTY			
TAX COLLECTOR'S STUB - DETACH AND RETURN WITH YOUR CHECK 2021 2ND QUARTER TAX DUE MAY 1, 2021				TAX COLLECTOR'S STUB - DETACH AND RETURN WITH YOUR CHECK 2021 1ST QUARTER TAX DUE FEBRUARY 1, 2021			
BLOCK NUMBER	LOT NUMBER	QUALIFICATION	BANK CODE	BLOCK NUMBER	LOT NUMBER	QUALIFICATION	BANK CODE
TAX ACCOUNT NUMBER	TAX BILL NUMBER	TAX AMOUNT DUE	DATE	TAX ACCOUNT NUMBER	TAX BILL NUMBER	TAX AMOUNT DUE	DATE
		1495.47	05 MAY 1, 2021			1495.47	01 FEBRUARY 1, 2021
		CREDIT:				CREDIT:	
		AMT DUE:				AMT DUE:	0.00
		INTEREST				INTEREST	
		CASH				CASH	
		CHECK				CHECK	
		TOTAL				TOTAL	

TOWNSHIP OF VERNON 2020-4				TOWNSHIP OF VERNON 2020-3			
SUSSEX COUNTY				SUSSEX COUNTY			
TAX COLLECTOR'S STUB - DETACH AND RETURN WITH YOUR CHECK 2020 4TH QUARTER TAX DUE NOVEMBER 1, 2020				TAX COLLECTOR'S STUB - DETACH AND RETURN WITH YOUR CHECK 2020 3RD QUARTER TAX DUE AUGUST 1, 2020			
BLOCK NUMBER	LOT NUMBER	QUALIFICATION	BANK CODE	BLOCK NUMBER	LOT NUMBER	QUALIFICATION	BANK CODE
TAX ACCOUNT NUMBER	TAX BILL NUMBER	TAX AMOUNT DUE	DATE	TAX ACCOUNT NUMBER	TAX BILL NUMBER	TAX AMOUNT DUE	DATE
		1471.72	01 NOVEMBER 1, 2020			1475.47	01 AUGUST 1, 2020
		CREDIT:				CREDIT:	
		AMT DUE:				AMT DUE:	0.00
		INTEREST				INTEREST	
		CASH				CASH	
		CHECK				CHECK	
		TOTAL				TOTAL	

WHERE DO MY TAX DOLLARS GO?

2022 Tax Rate 2.819



- County Tax 0.519
- County Library Tax 0.038
- County Open Space Tax 0.003
- District School Tax 1.584
- Local Municipal Tax 0.675

Tax Impact

Calculated by taking the prior year's tax rate and dividing by the current year's change to the overall ratable base.

2023 Tax Impact Example:

$2.819 \text{ (2022 tax rate)} / 1.104 \text{ (change to ratable base after reassessment)} = 2.553 \text{ (impact to the tax rate)}$

Does not take into account any change to the school, county or municipal budgets

2023 Reassessment Tax Impact

VERNON								
PROPERTY CLASS	No. OF ITEMS 2022	2022 ASSESSED VALUE	% OF TOTAL	No. OF ITEMS 2023	2023 ASSESSED VALUE	% OF TOTAL	INCR.	SHIFT
1. VACANT	2,159	\$57,834,100	2.1%	2,194	\$62,139,100	2.0%	1.074	-0.001
2. RESIDENTIAL	10,655	\$2,530,421,100	90.1%	10,660	\$2,799,743,900	90.3%	1.106	0.002
3A. FARM (Reg)	110	\$36,433,200	1.3%	110	\$39,946,100	1.3%	0.000	0.000
3B. FARM (Qual)	205	\$1,190,700	0.0%	204	\$1,252,900	0.0%	0.000	0.000
4A. COMMERCIAL	340	\$145,785,900	5.2%	346	\$157,551,600	5.1%	1.081	-0.001
4B. INDUSTRIAL	25	\$30,974,400	1.1%	25	\$34,375,400	1.1%	1.110	0.000
4C. APARTMENT	3	\$2,542,200	0.1%	3	\$2,660,000	0.1%	0.000	0.000
TOTAL COMMERCIAL	368	179,302,500	6.4%	374	194,587,000	6.3%	1.085	-0.001
6A. LCL TEL EXCH	1	\$2,326,708	0.1%	1	\$2,326,708	0.1%	1.000	0.000
GRAND TOTAL	13,498	2,807,508,308	100.0%	13,543	3,099,995,708	100.0%	1.104	0.000

CURRENT DATA

Current Tax Rate \$2.819

ADJUSTED 2022 TAX RATE

Current Tax Rate 2021 \$2.819
Adjustment to Ratable Base 1.104

Current Tax Rate \$2.819 = \$2.553 Predicted Tax Rate *WITHOUT* a Budget Increase
Adjustment to Ratable Base 1.104

Average Residential Property (2022 Assessed Value) \$237,500 X 2022 Tax Rate \$2.819 = 2022 Avg. Tax \$6,695.13

Average Residential Property (2023 Assessed Value) \$262,600 X 2022 Est. Adj Rate w/o Budget Inc. \$2.553 = 2022 Adj Avg. Tax \$6,704.24

Average Residential Tax Dollar Difference \$9.12

* The *actual* Tax Rate in 2023 will be based on the actual 2023 Total Tax Levy and final 2023 assessments

* Figures are subject to change as 2023 assessments are preliminary and still under review with informal meetings

TAX IMPACT

Example 1

- 2022 Assmt: \$383,000
- 2022 Taxes: \$10,796.77
- 2023 Assmt: \$423,300
- 2023 Tax Impact: \$10,806.85

Example 2

- 2022 Assmt: \$225,800
- 2022 Taxes: \$6,365.30
- 2023 Assmt: \$239,500
- 2023 Tax Impact: \$6,114.44

TAX LEVY 2019-2022

	<u>County</u>	<u>Library</u>	<u>Health</u>	<u>Open Space</u>	<u>School</u>	<u>Municipal</u>	<u>Total</u>	<u>% Chg</u>
2019	\$13,220,561.28	\$910,751.84	\$0	\$55,577.80	\$40,961,144	\$17,750,655.59	\$72,898,690.51	4.206%
2020	\$13,339,612.82	\$957,539.31	\$13.19	\$54,881.69	\$42,993,996	\$17,931,213.03	\$75,277,256.04	3.263%
2021	\$13,644,536.82	\$972,643.55	\$13.26	\$55,306.18	\$43,649,760	\$18,975,394.75	\$77,297,654.56	2.684%
2022	\$14,551,664.85	\$1,055,858.61	\$56.42	\$57,661.18	\$44,481,118	\$18,975,458.26	\$79,121,817.32	2.360%

Tax Impact Over Time With & Without Reassessment

Examples of Reassessment vs Revaluation Tax Impact over Time											
2023 Assessment	2023 Estimated Tax (2.553/3.290)	2022 Assessment	2022 Tax (2.819/3.290)	2021 Assessment	2021 Tax (3.143/3.214)	2020 Assessment	2020 Tax (3.130)			Total Tax Paid 2020-2023	Reassessment Impact
\$225,500	\$5,757.02	\$191,700	\$5,404.02	\$189,100	\$5,943.41	\$181,200	\$5,671.56		Actual (Reassessment)	\$22,776.01	
\$182,200	\$5,994.38	\$182,200	\$5,994.38	\$181,200	\$5,823.77	\$181,200	\$5,671.56		Estimated (No Reassessment)	\$23,484.09	(\$708.08)
\$489,500	\$12,496.94	\$427,200	\$12,042.77	\$396,700	\$12,468.28	\$387,000	\$12,113.10		Actual (Reassessment)	\$49,121.08	
\$387,000	\$12,732.30	\$387,000	\$12,732.30	\$387,000	\$12,438.18	\$387,000	\$12,113.10		Estimated (No Reassessment)	\$50,015.88	(\$894.80)
\$356,200	\$9,093.79	\$338,200	\$9,533.86	\$300,200	\$9,435.29	\$289,200	\$9,051.96		Actual (Reassessment)	\$37,114.89	
\$289,200	\$9,514.68	\$289,200	\$9,514.68	\$289,200	\$9,294.89	\$289,200	\$9,051.96		Estimated (No Reassessment)	\$37,376.21	(\$261.32)
\$355,900	\$9,086.13	\$355,000	\$10,007.45	\$376,500	\$11,833.40	\$381,100	\$11,928.43		Actual (Reassessment)	\$42,855.40	
\$381,100	\$12,538.19	\$381,100	\$12,538.19	\$381,100	\$12,248.55	\$381,100	\$11,928.43		Estimated (No Reassessment)	\$49,253.36	(\$6,397.96)
\$292,100	\$7,457.31	\$276,400	\$7,791.72	\$233,600	\$7,342.05	\$229,400	\$7,180.22		Actual (Reassessment)	\$29,771.30	
\$229,400	\$7,547.26	\$229,400	\$7,547.26	\$229,400	\$7,372.92	\$229,400	\$7,180.22		Estimated (No Reassessment)	\$29,647.66	\$123.64
\$253,800	\$6,479.51	\$230,100	\$6,486.52	\$206,000	\$6,474.58	\$196,700	\$6,156.71		Actual (Reassessment)	\$25,597.32	
\$196,700	\$6,471.43	\$196,700	\$6,471.43	\$196,700	\$6,321.94	\$196,700	\$6,156.71		Estimated (No Reassessment)	\$25,421.51	\$175.81
\$328,200	\$8,378.95	\$274,100	\$7,726.88	\$230,800	\$7,254.04	\$227,700	\$7,127.01		Actual (Reassessment)	\$30,486.88	
\$227,700	\$7,491.33	\$227,700	\$7,491.33	\$227,700	\$7,318.28	\$227,700	\$7,127.01		Estimated (No Reassessment)	\$29,427.95	\$1,058.93
\$343,000	\$8,756.79	\$290,800	\$8,197.65	\$274,000	\$8,611.82	\$257,600	\$8,062.88		Actual (Reassessment)	\$33,629.14	
\$257,600	\$8,475.04	\$257,600	\$8,475.04	\$257,600	\$8,279.26	\$257,600	\$8,062.88		Estimated (No Reassessment)	\$33,292.22	\$336.92

Property Tax Comparison Example

1700-1800 sqft Bi Levels Built 1970-1980

Sussex County	
Municipality	2022 Avg Tax
Sparta	\$9,041.89
Newton	\$8,946.70
Franklin	\$8,781.63
Ogdensburg	\$8,376.77
Byram	\$8,318.74
Stanhope	\$8,197.44
Andover Township	\$7,946.86
Vernon	\$7,243.75
Hopatcong	\$7,230.74
Sussex	\$7,157.85
Green	\$7,052.58
Wantage	\$6,967.67
Stillwater	\$6,805.40
Fredon	\$6,769.93
Hardyston	\$6,769.56
Hampton	\$6,678.26
Lafayette	\$6,408.27
Sandyston	\$6,299.11
Montague	\$6,088.45
Frankford	\$5,779.01
Branchville	\$5,602.64

County	2022 Avg Tax
Warren	\$7,408.05
Sussex	\$7,526.06
Morris	\$8,908.93
Passaic	\$10,081.46
Bergen	\$10,765.58

Contact Information

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REASSESSMENT Q & A