

Dear Property Owners:

The State of New Jersey has until July 1, 2019 to pass their budget. Since the State provides State Aid to municipalities, school districts and counties we have had to send out estimated tax bills until these figures are finalized.

Importantly, **do not** multiply the estimated 3rd quarter bill by 4 to estimate your annual property taxes. This will produce an inaccurate annual amount. Please remember that any change in property taxes occurs over two quarters, in the 3rd & 4th quarter billing. The 1st & 2nd quarter bills are based on your previous year's total tax bill. A typical example of how a tax bill is calculated:

2018 Total Property Taxes = \$12,000.00

Remember - 1st & 2nd Quarter bills are attached to your previous year's 3rd & 4th quarter bill.

2019 1st Quarter Billed = \$3,000.00 ($\$12,000 \div 4$)

2019 2nd Quarter Billed = \$3,000.00 " "

2019 Total Property Taxes = \$12,500.00

2019 3rd Quarter Bill = \$3,250.00 ($\$12,500 - \$6,000 \div 2$ Quarters)

2019 4th Quarter Bill = \$3,250.00 " " "

Notice the 3rd & 4th Quarter bills reflect the total change in annual property taxes. Therefore you should not multiply your 3rd or 4th Quarter bill by 4 as you will overestimate your annual property taxes!

Lastly, since the tax rate is not certified yet, tax bills will not reflect any changes to your property taxes as a result of a successful appeal. As a result, once the tax rate is certified and the total change can be calculated the change will be reflected in the 4th quarter billing amount.

If you have questions regarding your assessed value, please contact the assessor's office at 973-857-4837.

If you have questions regarding your tax bill, please contact the tax collector's office at 973-857-4777.