

2019 update-County Assessment Demonstration Program.

2018 represented year 4 of the 5-year inspection cycle

20% of the physically inspected properties in 2018 were block=50, lot 1 thru block=68, lot=14 100% of the property assessments were amended with 20% physically inspected

2018 net valuation taxable=\$1,188,301,100

2019 Net valuation taxable=\$1,345,674,200 a 13.24% increase

The 2019 tax rate will be adjusted downward to account for the increase in values

The County program requires the Borough to keep the total Assessment of the properties at current market value. The current market value is based on market data compiled by the County and State. According to the attached State chart, the Borough is required to raise the 2019 assessments a minimum of 11.4%, to be compliant with the County requirement of a 100% ratio of assessed value to market value. A margin of error and a review of older sales account for the differences.

The County provides a helpful tool to determine the raises needed to be in compliance. It is called the Adam 360. The program ensures that every municipality is raising their assessments to the proper level. An Assessor merely keeps raising the assessments in each neighborhood until the program states 100% or as close as possible.

The individual total assessments can be appealed thru the Monmouth County Board of Taxation. Sales of non-distressed properties from 2018 can be used to prove the correct market value. Attached is an abbreviated list of sales from 2018.

If you have any questions you may call 732-776-2999 ext 1019 or email EMullane@bradleybeachnj.gov.

Respectfully Submitted,

Assessor

2018 DIRECTOR'S TABLE OF EQUALIZED VALUATIONS (for use in 2019)

Taxing District	2019 Preliminary Tax List Action	1	2	3	4	5	6
		Assessed Value Real Property *	Ratio Assessed To True Value	True Value Real Property *	Class II R.R. Property	Assessed Value Personal Property	Equalized Valuation
01 ABERDEEN TWP	R/R to MV	2,155,910,290	92.16	2,339,312,381			2,339,312,381
02 ALLENHURST	R/R to MV	578,497,700	87.15	663,795,410		223,489	664,018,899
03 ALLENTOWN	No ADP Rev	192,297,000	98.21	195,801,853			195,801,853
04 ASBURY PARK CITY	R/R to MV	1,637,788,300	93.86	1,744,926,806			1,744,926,806
05 ATLANTIC HIGHLANDS	R/R to MV	895,777,900	99.55	899,827,122		1,640,727	901,467,849
06 AVON-BY-THE-SEA	No ADP Rev	921,002,500	88.77	1,037,515,489			1,037,515,489
07 BELMAR BOROUGH	No ADP Rev	1,683,434,200	92.61	1,817,767,196			1,817,767,196
08 BRADLEY BEACH BORO	R/R to MV	1,188,301,100	88.64	1,340,592,396			1,340,592,396
09 BRIELLE BORO	R/R to MV	1,530,792,800	99.00	1,546,255,354			1,546,255,354
10 COLTS NECK TWP	R/R to MV	3,021,200,000	98.22	3,075,951,945		3,876,763	3,079,828,708
11 DEAL	R/R to MV	2,152,851,500	81.80	2,631,847,800		778,315	2,632,626,115
12 EATONTOWN BORO	R/R to MV	2,203,108,100	96.08	2,292,993,443		7,064,920	2,300,058,363
13 ENGLISHTOWN BORO	R/R to MV	248,186,000	96.23	257,909,176			257,909,176
14 FAIR HAVEN	R/R to MV	1,720,609,300	96.97	1,774,372,796		450,480	1,774,823,276
15 FARMINGDALE	R/R to MV	166,874,600	104.89	159,094,861			159,094,861
16 FREEHOLD BORO	R/R to MV	1,055,470,500	96.67	1,091,828,385			1,091,828,385
17 FREEHOLD TWP	RA - No ADP	6,326,367,000	95.63	6,615,462,721			6,615,462,721
18 HAZLET TWP	R/R to MV	2,435,976,000	93.66	2,600,871,236		1,631,921	2,602,503,157
19 HIGHLANDS BOROUGH	R/R to Ratio	606,036,300	89.56	676,681,889		301,259	676,983,148
20 HOLMDEL TWP	R/R to MV	4,213,968,200	98.79	4,265,581,739		6,830,315	4,272,412,054
21 HOWELL TWP	R/R to MV	6,903,932,000	92.13	7,493,685,010			7,493,685,010
22 INTERLAKEN	R/R to MV	261,908,500	86.68	302,155,630		102,122	302,257,752
23 KEANSBURG BORO	R/R to Ratio	452,423,300	84.41	535,983,059		424,972	536,408,031
24 KEYPORT BOROUGH	R/R to MV	710,171,300	99.12	716,476,291		4,364,000	720,840,291
25 LITTLE SILVER	R/R to MV	1,687,350,500	95.50	1,766,859,162		1,167,167	1,768,026,329
26 LOCH ARBOUR	R/R to MV	171,953,900	108.56	158,395,265		68,951	158,464,216
27 LONG BRANCH CITY	R/R to MV	4,539,905,160	91.15	4,980,696,829			4,980,696,829
28 MANALAPAN TWP	R/R to MV	6,641,165,500	90.77	7,316,476,259			7,316,476,259
29 MANASQUAN BORO	No ADP Rev	1,982,950,975	90.74	2,185,310,750			2,185,310,750
30 MARLBORO TWP	No ADP Rev	7,189,317,700	89.87	7,999,685,880			7,999,685,880
31 MATAWAN BORO	R/R to MV	1,085,431,500	97.01	1,118,886,197			1,118,886,197
32 MIDDLETOWN TWP	R/R to MV	10,851,465,700	97.79	11,096,702,833		13,448,084	11,110,150,917
33 MILLSTONE TWP	No ADP Rev	1,863,401,360	96.67	1,927,590,111		6,485,366	1,934,075,477
34 MONMOUTH BEACH	R/R to MV	1,465,914,900	95.81	1,530,022,858			1,530,022,858
35 NEPTUNE TOWNSHIP	R/R to MV	3,906,392,700	94.00	4,155,736,915			4,155,736,915
36 NEPTUNE CITY	R/R to MV	573,706,600	95.96	597,860,150			597,860,150
37 OCEAN TWP	R/R to MV	4,980,357,400	94.58	5,265,761,683		4,022,459	5,269,784,142
38 OCEANPORT	R/R to MV	1,296,265,900	103.23	1,255,706,578		650,759	1,256,357,337
39 RED BANK BORO	R/R to MV	2,128,263,900	92.83	2,292,646,666		7,916,257	2,300,562,923
40 ROOSEVELT	R/R to MV	85,696,100	96.05	89,220,302		118,113	89,338,415
41 RUMSON	R/R to MV	3,574,982,600	97.27	3,675,318,803		1,121,447	3,676,440,250
42 SEA BRIGHT	R/R to MV	737,640,000	91.55	805,723,648		476,674	806,200,322
43 SEA GIRT	R/R to MV	2,451,198,800	95.98	2,553,864,138			2,553,864,138
44 SHREWSBURY BORO	R/R to MV	1,168,426,200	98.27	1,188,995,828		1,120,813	1,190,116,641
45 SHREWSBURY TWP	R/R to MV	57,930,800	109.96	52,683,521		409,645	53,093,166
46 LAKE COMO	R/R to MV	411,608,600	99.03	415,640,311			415,640,311
47 SPRING LAKE BORO	R/R to MV	4,096,227,100	95.65	4,282,516,571			4,282,516,571
48 SPRING LAKE HEIGHTS	R/R to MV	1,240,340,300	97.63	1,270,449,964			1,270,449,964
49 TINTON FALLS BORO	R/R to MV	3,182,355,200	94.03	3,384,404,126		3,706,090	3,388,110,216
50 UNION BEACH BORO	R/R to MV	564,878,300	93.29	605,507,879		502,593	606,010,472
51 UPPER FREEHOLD TWP	R/R to MV	1,250,287,700	96.84	1,291,086,018			1,291,086,018
52 WALL TWP	No ADP Rev	5,962,882,400	94.34	6,320,630,061		7,824,535	6,328,454,596
53 WEST LONG BRANCH	R/R to MV	1,297,298,500	95.19	1,362,851,665		680,770	1,363,532,435
TOTAL		119,708,480,685	94.24	127,023,920,959	-	77,409,006	127,101,329,965

*EXCLUSIVE OF CLASS II RAILROAD PROPERTY

Block/Lot	Property Location	Sq. Ft.	Yr. Buil	Bui	Map	Land Desc	Sale Date	Sale Price	NU C	Ratio	StyDesc
1	2.01 404 LAKE TERRACE	1715	2000	18	2	52 X 72.48	9/25/2018	590000	0	112.0339	COLONIAL
1	3.01 402 LAKE TERRACE	1696	2000	18	2	51.92 X 74.08	10/3/2017	550000	0	119.7273	COLONIAL
4.01	3 516 LAKE TERR	1778	2005	18	1	32.82 X 104.39	7/28/2018	568000	0	102.3768	COLONIAL
4.01	7 508 LAKE TERR	1742	2002	18	1	37.02 X 87.99	6/28/2018	619000	0	92.53635	COLONIAL
9	9 320 LAKE TERRACE	2304	2017	18	2	40.5 X 120	8/21/2018	850000	7	95.50588	COLONIAL
10	11 203 LAKE TERR	1172	1969	17	2	44X86X25X84	8/31/2018	535000	0	116.972	CAPE COD
10	25.01 208 NEWARK AVE	1996	2001	17	2	50 X 93	9/17/2018	805000	0	79.92547	CAPE COD
11	21 123 KENT AVE	916	1902	18	3	36 X 103	12/4/2017	855000	0	93.95322	COLONIAL
12	1.15 1201 OCEAN AVE #3E	960	1990	37	3		11/8/2017	610000	0	86.21311	TOWN HSE/CONDO
14	22 1005 OCEAN AVE	1317	1924	47	4	25 X 64.72	5/30/2018	699000	0	105.9657	MULTI FAMILY
15	2.05 221 NEWARK AVE UNIT 5	1020	2006	37	2	COMMON	4/24/2018	490000	0	116.1224	TOWN HSE/CONDO
15	4.02 215 NEWARK AVE UNIT 2	1144	1919	35	2	COMMON ELEN	6/13/2018	480000	0	96.4375	TOWN HSE/CONDO
15	10.03 200 PARK PLACE AVE, #201	1100	2005	37	2	COMMON-7.83	10/26/2018	469000	0	86.54584	TOWN HSE/CONDO
18	7 507 NEWARK AVE	1626	1909	47	1	50 X 91	10/11/2018	480000	0	108.7708	MULTI FAMILY
18	14 506 PARK PLACE AVE	984	1914	18	1	20X80X15REAR	12/28/2017	350000	0	119.6571	COLONIAL
19	1 1008 MAIN ST	1456	1909	47	1	34.34X99.34	10/2/2018	440000	0	95.15909	MULTI FAMILY
21	4 509 PARK PLACE AVE	1396	1914	18	6	50 X 100	10/10/2018	525000	26	98.09524	COLONIAL
21	5 507 PARK PLACE AVE	1408	1914	18	6	50 X 100	12/1/2017	625000	0	88.992	COLONIAL
21	11 500 OCEAN PARK AVE	1717	1922	18	6	50 X 100	5/24/2018	730000	0	99.67123	COLONIAL
21	19 512 OCEAN PARK AVE	1648	1920	18	6	32 X 100	5/9/2018	546000	0	108.8645	COLONIAL
22	11 903 MADISON AVE	1138	1914	17	2	30 X 50	11/13/2017	529000	0	85.33081	OLD STYLE
24	1 219 PARK PLACE AVE	2600	2018	18	2	50 X 100	3/28/2018	990000	7	91.70707	COLONIAL
24	6.06 200 OCEAN PARK AVE #1F	348	1963	37	2		3/27/2018	175000	0	86.11429	TOWN HSE/CONDO
24	6.15 200 OCEAN PARK AVE #1-O	348	1963	37	2		2/1/2018	152500	0	96.52459	TOWN HSE/CONDO
24	6.51 200 OCEAN PARK AVE #4H	648	1963	37	2		5/22/2018	219000	0	109.9543	TOWN HSE/CONDO
24	10.1 210 OCEAN PARK AVE #10	1079	2005	37	2	COMMON	4/3/2018	535000	0	82.8785	TOWN HSE/CONDO
24	22 216 OCEAN PARK AVE UN. 1	1152	1986	37	2		5/4/2018	489000	0	99.5092	TOWN HSE/CONDO
26	8.02 811 OCEAN AVE UNIT 2	1992	2009	37	4	COMMON	7/26/2018	1175000	24	98.43404	TOWN HSE/CONDO
26	8.03 811 OCEAN AVE UNIT 3	2640	2009	37	4	COMMON	9/27/2018	985000	26	109.1777	TOWN HSE/CONDO
26	8.04 811 OCEAN AVE UNIT 4	1992	2009	37	4	COMMON	7/31/2018	995000	24	102.5226	TOWN HSE/CONDO
27	20.02 212A MCCABE AVE WEST	2700	2017	27	5	COMMON	12/20/2017	749000	26	98.1976	TOWN HSE/CONDO
34	4 509 1/2 MCCABE AVE	1068	1904	18	6	25 X 163	6/26/2018	400000	0	137.05	COLONIAL
34	9 501 1/2 MCCABE AVE	1404	1934	18	6	25 X 100	4/18/2018	531000	0	100.4143	COLONIAL

35	8.01	403 MCCABE AVE	2244	2014	19	5	33 X 100	5/11/2018	865000	0	97.95376	COLONIAL
37	6.03	711 BEACH AVE UNIT 3	0			5	COMMON ELEN	7/19/2018	350000	26	97.42857	
39	3.01	113 LAREINE AVE UNIT 105	736	1986	37	9		3/20/2018	335000	0	125.5522	TOWN HSE/CONDO
39	3.1	113 LAREINE AVE UNIT 201	736	1986	37	9		5/11/2018	381000	0	107.9003	TOWN HSE/CONDO
39	25	631 OCEAN AVE #212	1138	1984	37	9	2.3224	3/8/2018	550000	0	88.72727	TOWN HSE/CONDO
40	1.02	610 CENTRAL AVE #1.02	876	1989	37	8		1/31/2018	420000	0	96.95238	TOWN HSE/CONDO
42	28	602 FLETCHER LAKE AVE	396	1906	15	8	22.54 X 52	1/24/2018	312195	0	97.66332	COLONIAL
43	12	605 1/2 FLETCHER LAKE AVE	1088	1904	18	7	23 X 75	11/9/2018	330000	0	154.3939	COLONIAL
48	5	407 BRINLEY AVE	2191	1919	18	8	50 X 150	10/5/2017	950000	0	76.33684	COLONIAL
51	14	102 FIFTH AVE	5813	2007	47	9	50 X 154.82	6/22/2018	2000000	0	81.1	MULTI FAMILY
52	23	102 FOURTH AVE	1060	1949	17	9	35.02 X 62.09	10/27/2017	617500	0	116.2429	OLD STYLE
53	20	218 FOURTH AVE	1764	1929	17	10	50 X 100	4/12/2018	825000	0	90.8	OLD STYLE
55	16	408 FOURTH AVE	1703	1914	17	10	50 X 150	3/2/2018	1267800	0	64.18205	OLD STYLE
58	14	708 FOURTH AVE	1536	1924	47	11		2/7/2018	430000	0	91.62791	MULTI FAMILY
65	19	108 THIRD AVE	2426	1926	18	14	32 X 150	12/18/2017	1079000	0	92.87303	COLONIAL
66	11.11	209 OCEAN AVE #4	659	1989	37	14		2/21/2018	328650	0	79.59836	TOWN HSE/CONDO
67	7.01	205 THIRD AVE	2832	1998	18	13	50 X 150	6/20/2018	1112500	0	98.93933	COLONIAL
67	7.03	201 THIRD AVE	3380	2014	19	13	50X100	5/14/2018	980000	0	114.5816	COLONIAL
75	11	200 EVERGREEN AVE	1649	1939	18	13	102.4 X 37.91	8/6/2018	980000	0	79.84694	COLONIAL
76	8.1	100 OCEAN AVE UNIT 10D	612	1982	37	14	3.575	7/11/2018	320100	0	94.0956	TOWN HSE/CONDO
77	2	207 EVERGREEN AVE	3951	2015	19	15	50.75 X 28.43	10/30/2018	1550000	0	79.67097	
79	26	426 MONMOUTH AVE	1515	1924	17	12	50 X 128	10/13/2017	575000	0	109.0261	RANCH
81	10	604 MONMOUTH AVE	1124	1922	18	12	25 X 100	11/20/2017	420000	0	128.5238	COLONIAL
88	6	511 BURLINGTON AVE	1600	1924	18	16	33 X 100	9/14/2018	650000	0	104.1692	COLONIAL
88	9	505 BURLINGTON AVE	1602	1925	18	16	50 X 100	1/8/2018	650000	0	104.8615	COLONIAL
88	14	504 BRADLEY BLVD	1530	1935	18	16	50 X 111	10/6/2018	696000	0	93.57759	COLONIAL