

FREQUENTLY ASKED QUESTIONS

Telephone (732) 244-7400, Ext. 240 • Fax (732) 818-0372

- Can I contact the Office of the Tax Collector by e-mail?
- How do I determine what my current tax payment status is?
- What are the hours of the Tax Collector's Office?
- When will I receive my tax bill?
- When is my tax payment due?
- What is the interest rate?
- How should I pay my taxes?
- My mortgage company pays my taxes, what are my responsibilities?
- If I were to refinance or sell my home, what do I need to do?
- I receive a senior deduction on my property, what can I do to maintain this deduction?
- Why is property assessed?
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- What is estimated market value?
- What is the assessed value?
- What is the "Notice of Assessment"?
- What should I do with the "Notice of Assessment"?
- How can I appeal my tax assessment?

Can I contact the Tax Collection office by email?

You can send email to: taxcollector@twp.berkeley.nj.us

How do I determine what my current tax payment status is?

Presently there are 3 methods:

- a. Read your current statement.
- b. Call the Office of the Tax Collection (732) 244-7400 ext. 240
- c. Send inquiry via email to: taxcollector@twp.berkeley.nj.us

What are the hours of the Tax Collector's office?

The office of the Tax Collector is open Monday through Friday, 8:30am to 4:00pm

When will I receive my tax bill?

Tax bills are mailed once a year in June. Failure to receive a tax bill does not relieve the owner from paying property taxes.

When is my tax payment due?

The quarterly due dates are as follows: February 1, May 1, August 1, and November 1. There is a ten-day grace period from each of the above dates after which interest is charged.

What is the interest rate?

The interest rate is 8% for balances of less than \$1,500.00, and 18% for balances in excess of \$1,500.00. This will be charged back to the original due date. Also, any delinquency exceeding ten thousand dollars (\$10,000.00) pays a six percent (6%) penalty.

How should I pay my taxes?

Tax payments may be paid by mail or in person. When paying by mail please send a check with the appropriate payment stub. The canceled check will be the receipt. In person, please bring the entire bill and it will be receipted in the office.

My mortgage company pays my taxes, what are my responsibilities?

You should only receive the advice copy of your bill if your lending institution pays your taxes. If you receive an original copy of the tax bill you should copy it for your records and mail the original to your lending institution.

If I were to refinance or sell my home, what do I need to do?

It is in the best interest to you, your mortgage holder and the new buyer that you have your current tax bill on hand at any closing. Should this be a refinance the new mortgage company will need to know the next quarterly amount of tax due. For a sale the new owner will also need this information.

I receive a senior deduction on my property, what can I do to maintain this deduction?

On or before March 1, taxpayers receiving certain tax deductions must file an annual post tax year statement certifying income for the prior year.

Why is property assessed?

Real property is assessed in order to determine the basis on which property taxes are levied on each parcel of real property. All real property is taxable except property specifically exempted by law.

Who assesses property?

The Township's Tax Assessor assesses real property.

What is estimated market value?

Estimated market value is the Assessor's determination of the value of your property for real estate tax purposes only.

What is the assessed value?

The assessed value is a percentage of estimated market value and will be the basis for your real estate tax bill.

What is the "Notice of Assessment"?

This is an official notice of your property's assessment value for the current year which is mailed by the Township's Tax Assessor prior to February 1st.

What should I do with the "Notice of Assessment"?

Absolutely nothing unless you disagree with the Township's determination of your assessment.

How can I appeal my tax assessment?

First, you should contact the Office of the Tax Assessor's (732) 244-7400 ext. 226 to discuss the assessment. If you would still like to file an appeal after that, you may contact the Ocean County Tax Board (732) 929-2008 in Toms River for an Appeal Information Package.