Deal 2027 Reassessment Report

11/1/26



[2026 Reassessment Report]

[Reassessment FAQ]

[Appeal FAQ]

[Property Tax Presentation]

A Message from the Assessor

In recent years, the real estate market has experienced remarkable growth, with property values rising steadily. As of the 2027 reassessment valuation date (October 1, 2026), there were no signs of market decline. The Borough is required to conduct annual reassessments to ensure a fair and equitable distribution of taxes (reflecting current market conditions rather than predicting future trends).

While higher interest rates may eventually influence property values, assessments are still adjusting to the recent period of historic appreciation. This evolving market underscores the critical role of the assessment process, which forms the foundation for distributing county, school, and municipal tax levies.

Under the New Jersey Constitution, annual tax levies are apportioned based on market value. Contrary to common belief, property assessments do not create or raise taxes, they only determine how the total tax burden is divided among property owners. However, many municipalities in the state still rely on periodic "snapshot" reassessments conducted once every 10 to 20 years. Without proactive annual adjustments, these fixed assessments quickly become outdated, leading to inequitable tax distribution (see Exhibit A).

This static approach assumes that all properties appreciate or depreciate at the same rate (an assumption that does not reflect the realities of local real estate markets). In the Borough of Deal, for instance, different property types and price points exhibit varying growth rates. Annual assessment maintenance is therefore essential to uphold tax distribution fairness, as required by the New Jersey constitution.

For the 2027 reassessment, adjustments were made to the overall valuation model to align assessments with current market levels. Neighborhood, submarket, and individual property values were refined to enhance accuracy. The goal is to maintain assessments at 100% of market value, thereby improving statistical measures of uniformity and equity.

For the 2027 tax year, the total assessed property value in Deal will increase by 13.40% compared to 2026. While most property assessments will rise accordingly, this does not translate to a 13.40% increase in individual tax bills. The increase reflects the overall growth in property values across the Borough. Because the tax rate is inversely related to total assessed value, higher assessments generally result in a lower tax rate. Accordingly, the 2027 tax rate is expected to decrease from the 2026 level (see Figure 6).

This report provides an overview of the reassessment process, its rationale, and its implications for property owners in the Borough of Deal.

Erick Aguiar, CTA



Assessor
Borough of Deal

Tax Rate History

2019- 0.709%
2020- 0.714%
2021- 0.650%
2022- 0.576%
2023- 0.460%
2024- 0.427%
2025- 0.411%
2026- 0.416%
***2027- 0.380%**

*Estimated assuming +3% to tax levy and 2027 preliminary net taxable value of Borough less 0.5% to account for appeal reductions

DEAL
REASSESSMENT INSPECTION PLAN

FIRST CYCLE
2014 – 2018
✓ COMPLETE
5 Year Cycle

Year	Planned	Completed	Notes
2014	20%	20%	5 yr cycle (2014 – 2018)
2015	20%	20%	
2016	20%	20%	
2017	20%	20%	
2018	20%	20%	1st cycle complete in 2018

SECOND CYCLE
2019 – 2023
✓ COMPLETE
5 Year Cycle

Year	Planned	Completed	Notes
2019	20%	20%	5 yr cycle (2019 – 2023)
2020	20%	20%	
2021	60%	60%	Tax Board approved moving 2022 & 2023 inspections to 2021 on 5/4/21
2022			
2023			

THIRD CYCLE
2024 – 2028
IN PROGRESS
5 Year Cycle

Year	Planned	Completed	Notes
2024			
2025	RFP		Tax Board approved third cycle plan on 5/4/21… plan amended due to newly imposed state regulation 8/19/21
2026	50%	50%	5 yr cycle (2024 – 2028)
2027	50%		Contract awarded in 2025 for 2026/2027
2028			

FOURTH CYCLE
2029 – 2033
PLANNED

Year	Planned	Completed	Notes
2029			
2030	RFP		
2031	50%		
2032	50%		
2033			

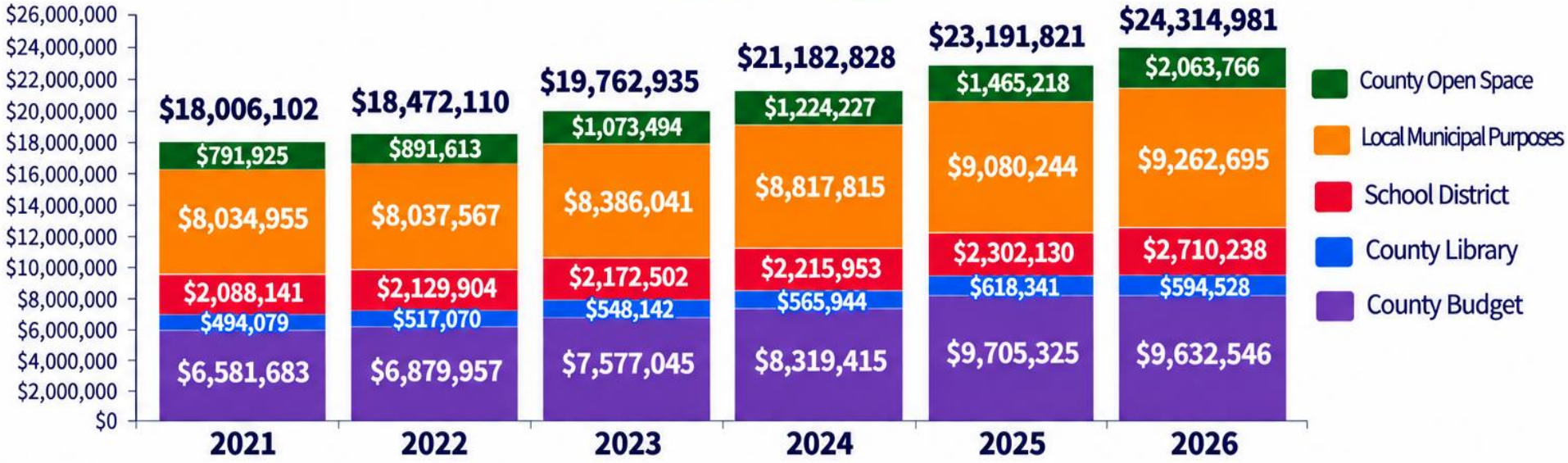
(figure 1)

The Borough is required to inspect every property at least once every five years for assessment purposes. Figure 1 displays the past and future inspection cycles. The entire Borough is scheduled to be inspected in 2026 and 2027 for the current inspection cycle.

DEAL

ANNUAL TAX LEVY BY COMPONENT

2021 – 2026



Tax Levy Component	2021	2022	2023	2024	2025	2026	Percent of 2026 Bill
County Budget	$ 6,581,683	$ 6,879,957	$ 7,577,045	$ 8,319,415	$ 9,705,325	**$ 9,632,546**	**39.61%**
County Library	$ 494,079	$ 517,070	$ 548,142	$ 565,944	$ 618,341	**$ 594,528**	**2.44%**
School District	$ 2,088,141	$ 2,129,904	$ 2,172,502	$ 2,215,953	$ 2,302,130	**$ 2,710,238**	**11.15%**
Local Municipal Purposes	$ 8,034,955	$ 8,037,567	$ 8,386,041	$ 8,817,815	$ 9,080,244	**$ 9,262,695**	**38.10%**
County Open Space	$ 791,925	$ 891,613	$ 1,073,494	$ 1,224,227	$ 1,465,218	**$ 2,063,766**	**8.49%**
Excess for Rate Rounding	$ 15,320	$ 15,999	$ 5,711	$ 39,473	$ 20,563	**$ 51,208**	**0.21%**
Total Tax Levy	**$ 18,006,102**	**$ 18,472,110**	**$ 19,762,935**	**$ 21,182,828**	**$ 23,191,821**	**$ 24,314,981**	**100.00%**

(figure 2)

DEAL

NET VALUATION COMPARISON

2026 FINAL TAX LIST vs. 2027 PRELIMINARY TAX LIST

2026 FINAL NET VALUATION	2027 PRELIMINARY NET VALUATION	CHANGE	CHANGE %
$5,844,947,300	$6,628,250,100	$783,302,800	13.40%

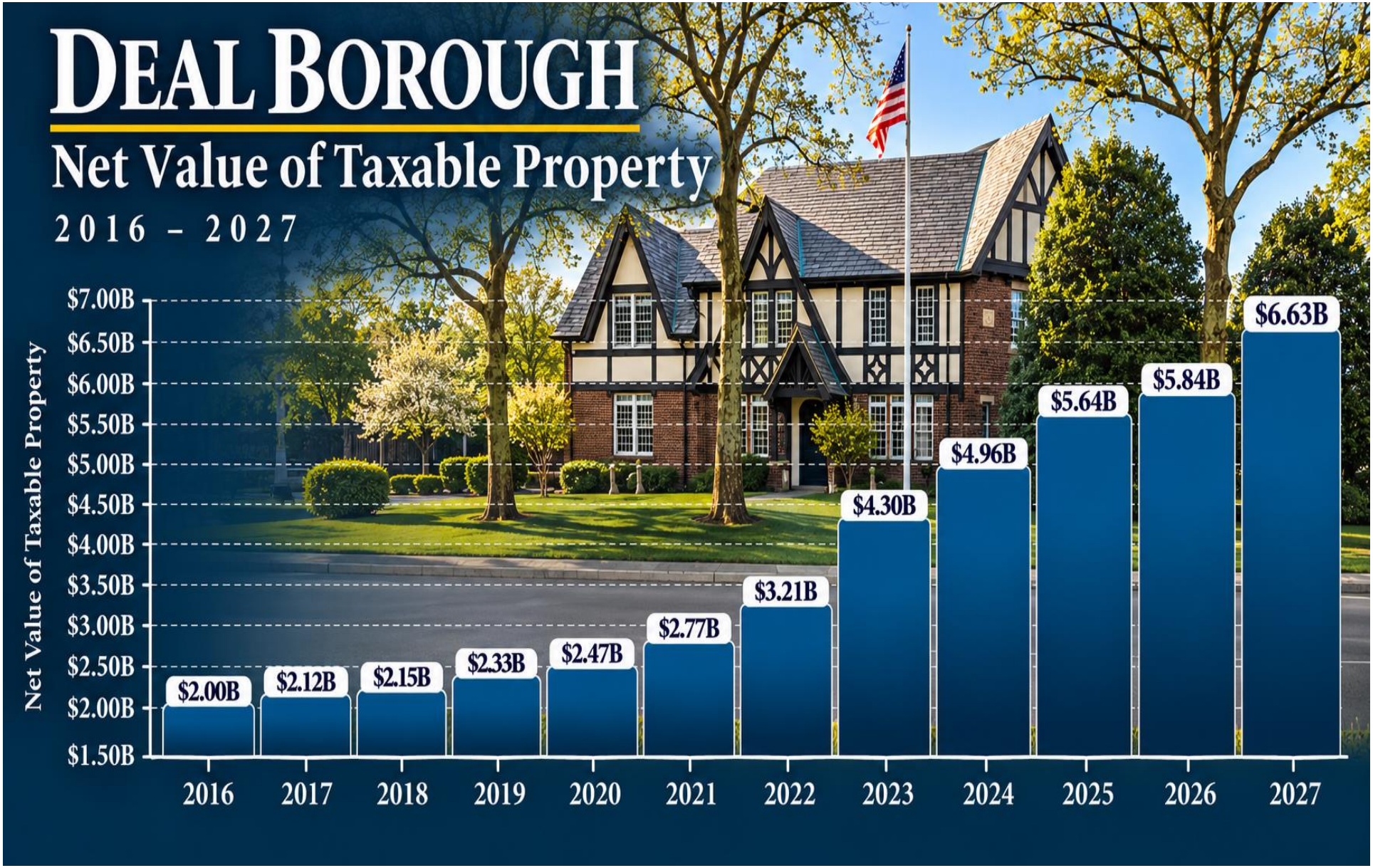
2026 FINAL TAX LIST

Class	Property Type	Count	Value	Average	Share of Township
1	Vacant Land	58	$344,048,700	$5,931,874	5.89%
2	Residential	851	$5,453,328,600	$6,408,142	93.30%
4A	Commercial	14	$36,279,100	$2,591,364	0.62%
4C	Apartment	4	$11,290,900	$2,822,725	0.19%
Net Valuation Taxable			$5,844,947,300		

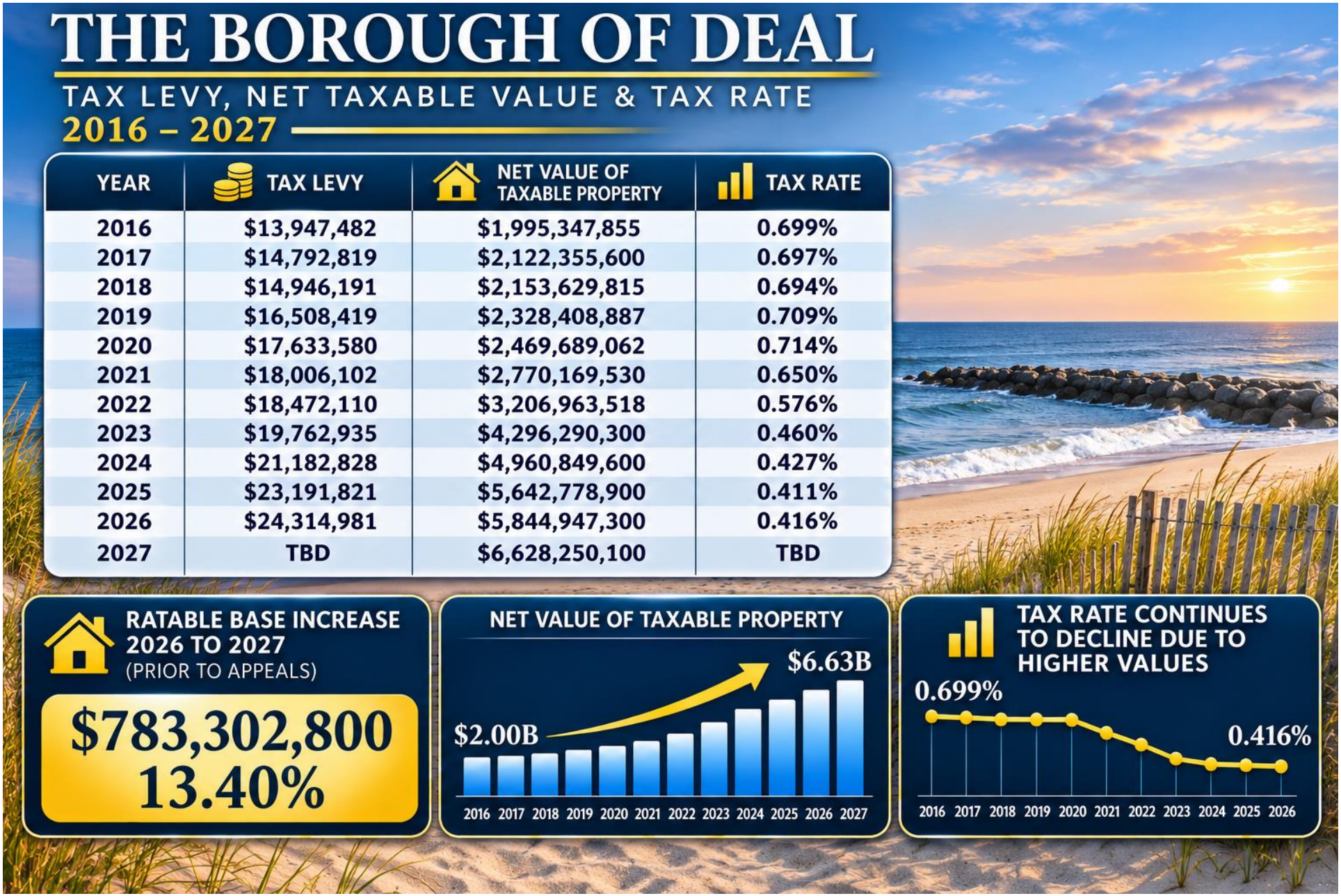
2027 PRELIMINARY TAX LIST

Class	Property Type	Count	Value	Average	Share of Township
1	Vacant Land	47	$276,549,500	$5,884,032	4.17%
2	Residential	862	$6,297,422,600	$7,305,595	95.01%
4A	Commercial	14	$42,091,100	$3,006,507	0.64%
4C	Apartment	4	$12,186,900	$3,046,725	0.18%
Net Valuation Taxable			$6,628,250,100		

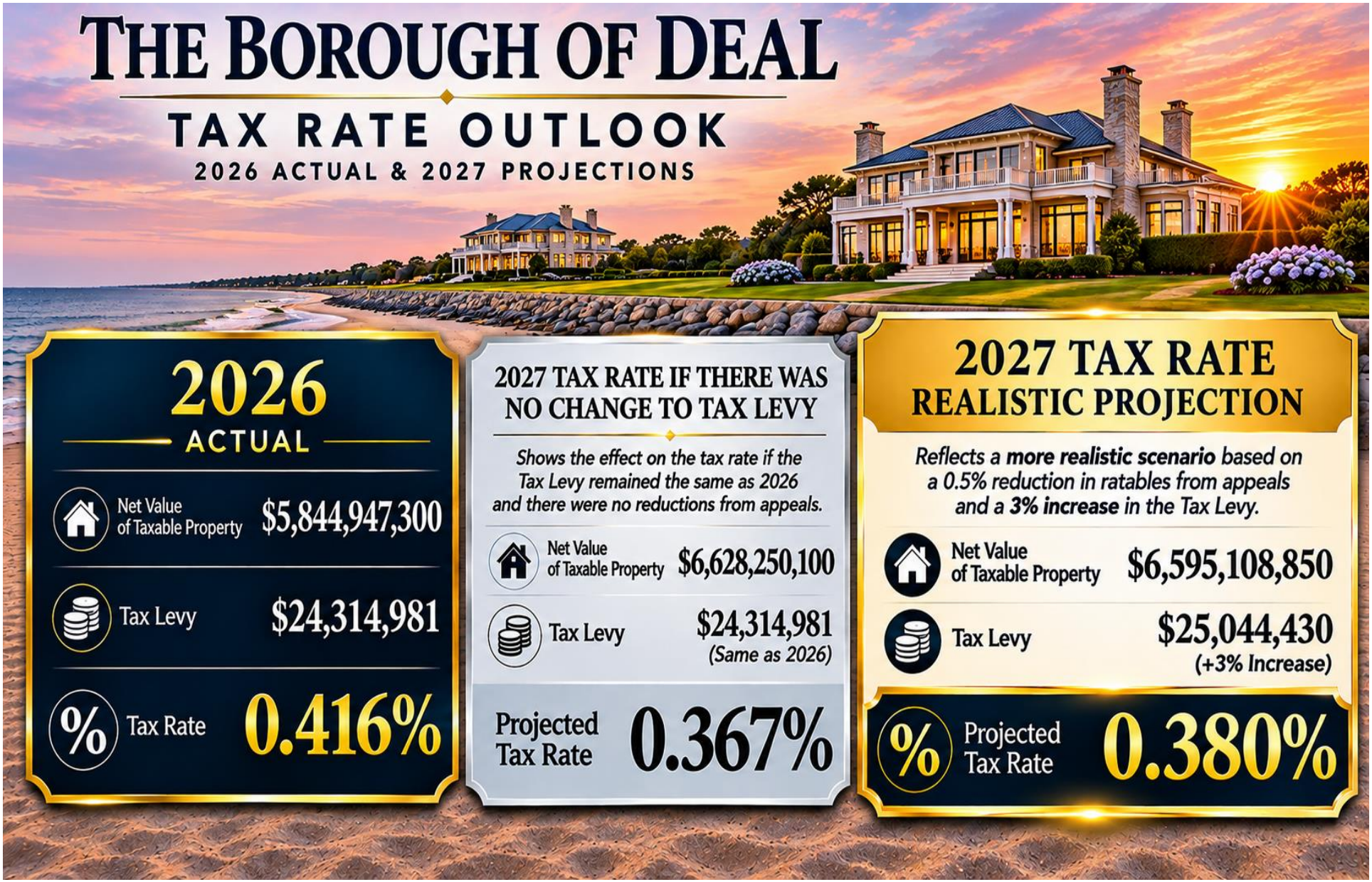
(figure 3)


DEAL BOROUGH
Net Value of Taxable Property
2016 - 2027
Net Value of Taxable Property
$7.00B
$6.50B
$6.00B
$5.50B
$5.00B
$4.50B
$4.00B
$3.50B
$3.00B
$2.50B
$2.00B
$1.50B
$2.00B
$2.12B
$2.15B
$2.33B
$2.47B
$2.77B
$3.21B
$4.30B
$4.96B
$5.64B
$5.84B
$6.63B
2016
2017
2018
2019
2020
2021
2022
2023
2024
2025
2026
2027

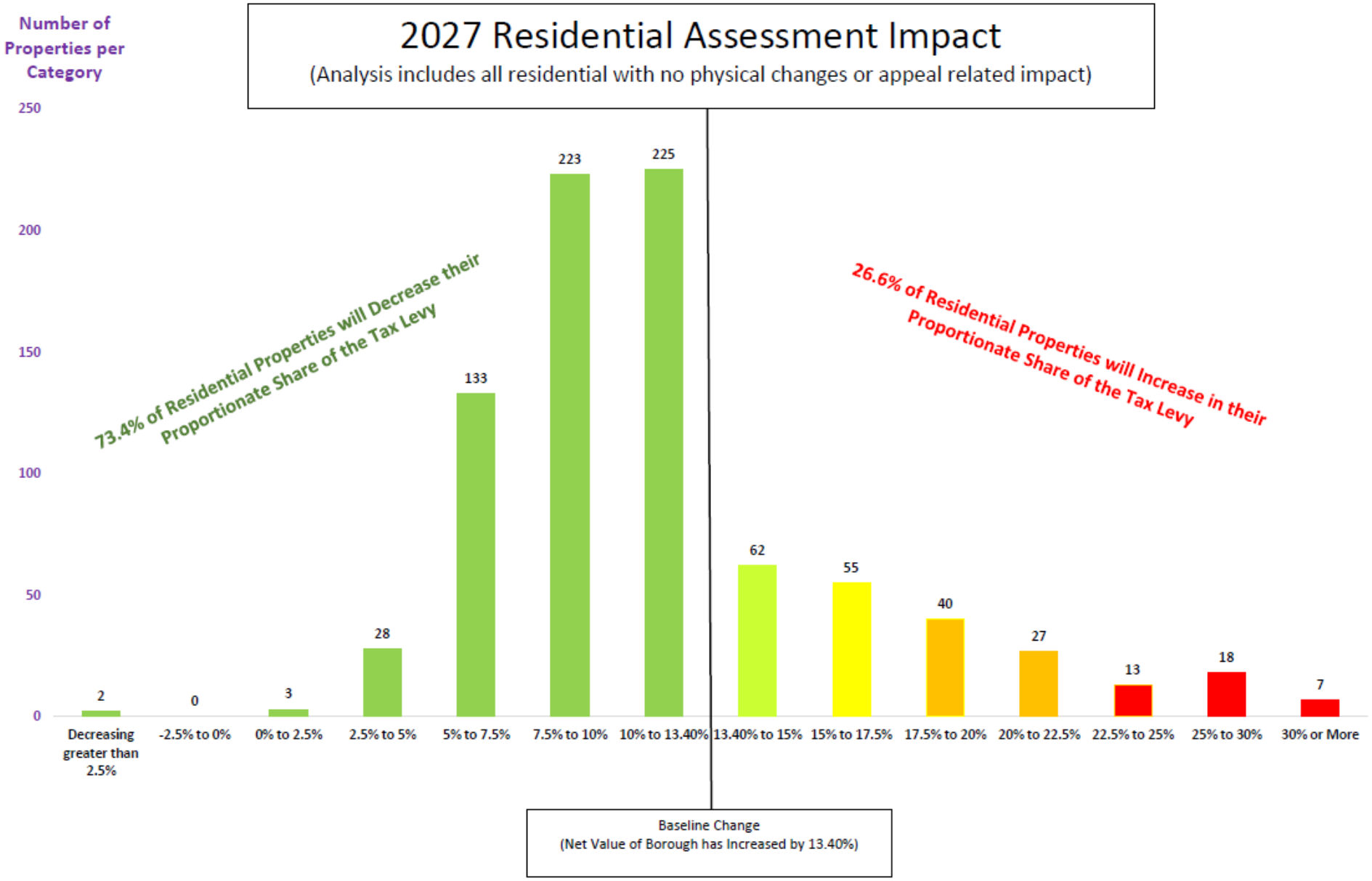
(figure 4)


THE BOROUGH OF DEAL
TAX LEVY, NET TAXABLE VALUE & TAX RATE
2016 – 2027
YEAR
TAX LEVY
NET VALUE OF TAXABLE PROPERTY
TAX RATE
2016 $13,947,482 $1,995,347,855 0.699%
2017 $14,792,819 $2,122,355,600 0.697%
2018 $14,946,191 $2,153,629,815 0.694%
2019 $16,508,419 $2,328,408,887 0.709%
2020 $17,633,580 $2,469,689,062 0.714%
2021 $18,006,102 $2,770,169,530 0.650%
2022 $18,472,110 $3,206,963,518 0.576%
2023 $19,762,935 $4,296,290,300 0.460%
2024 $21,182,828 $4,960,849,600 0.427%
2025 $23,191,821 $5,642,778,900 0.411%
2026 $24,314,981 $5,844,947,300 0.416%
2027 TBD $6,628,250,100 TBD
RATABLE BASE INCREASE 2026 TO 2027
(PRIOR TO APPEALS)
$783,302,800
13.40%
NET VALUE OF TAXABLE PROPERTY
$2.00B
$6.63B
2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026 2027
TAX RATE CONTINUES TO DECLINE DUE TO HIGHER VALUES
0.699%
0.416%
2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026

(figure 5)


THE BOROUGH OF DEAL
TAX RATE OUTLOOK
2026 ACTUAL & 2027 PROJECTIONS
2026
ACTUAL
Net Value of Taxable Property
$5,844,947,300
Tax Levy
$24,314,981
% Tax Rate
0.416%
2027 TAX RATE IF THERE WAS NO CHANGE TO TAX LEVY
Shows the effect on the tax rate if the Tax Levy remained the same as 2026 and there were no reductions from appeals.
Net Value of Taxable Property
$6,628,250,100
Tax Levy
$24,314,981
(Same as 2026)
Projected Tax Rate
0.367%
2027 TAX RATE
REALISTIC PROJECTION
Reflects a more realistic scenario based on a 0.5% reduction in ratables from appeals and a 3% increase in the Tax Levy.
Net Value of Taxable Property
$6,595,108,850
Tax Levy
$25,044,430
(+3% Increase)
% Projected Tax Rate
0.380%

(figure 6)

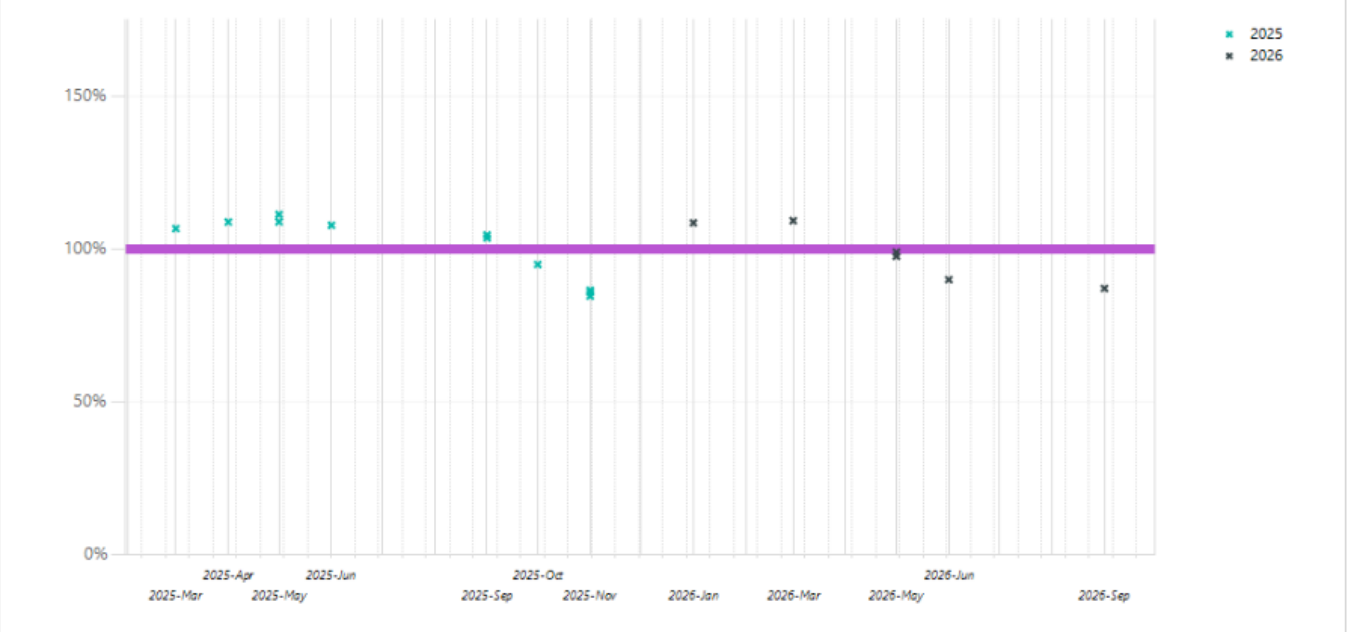

2027 Residential Assessment Impact
(Analysis includes all residential with no physical changes or appeal related impact)
Number of Properties per Category
250
200
150
100
50
0
73.4% of Residential Properties will Decrease their Proportionate Share of the Tax Levy
26.6% of Residential Properties will Increase in their Proportionate Share of the Tax Levy
2
0
3
28
133
223
225
62
55
40
27
13
18
7
Decreasing greater than 2.5%
-2.5% to 0%
0% to 2.5%
2.5% to 5%
5% to 7.5%
7.5% to 10%
10% to 13.40%
13.40% to 15%
15% to 17.5%
17.5% to 20%
20% to 22.5%
22.5% to 25%
25% to 30%
30% or More
Baseline Change
(Net Value of Borough has Increased by 13.40%)

(figure 7)

2027 Assessment : Sale Price (2 Year Sales Study)

PRC Ratio for Municipality: Deal Boro	Sale Date Range: 2 Years	Non Useable Sales :
Property Class: RESIDENTIAL PROPERTY (1 - 4 FAMILY)	Style : ALL	Neighborhood : ALL
VCS : ALL	Outlier : 2.5	

Sample Size	Weighted Average	Average	Standard Deviation	Median	COV	PRD	COD
17	99.07%	99.62%	9.40%	103.53%	9.43%	100.56%	8.49%

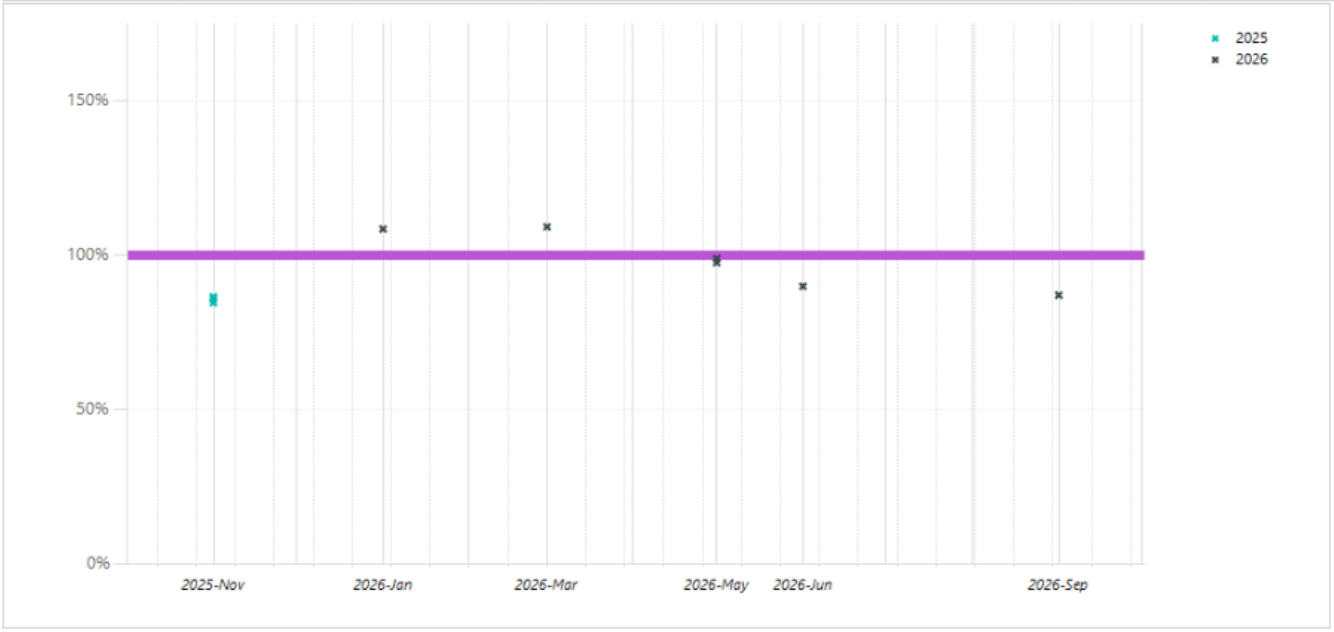


(figure 8)

2027 Assessment : Sale Price (1 Year Sales Study)

PRC Ratio for Municipality: Deal Boro	Sale Date Range: 1 Year	Non Useable Sales :
Property Class: RESIDENTIAL PROPERTY (1 - 4 FAMILY)	Style : ALL	Neighborhood : ALL
VCS : ALL	Outlier : 2.5	

Sample Size	Weighted Average	Average	Standard Deviation	Median	COV	PRD	COD
9	93.39%	94.18%	9.17%	89.89%	9.74%	100.85%	8.29%

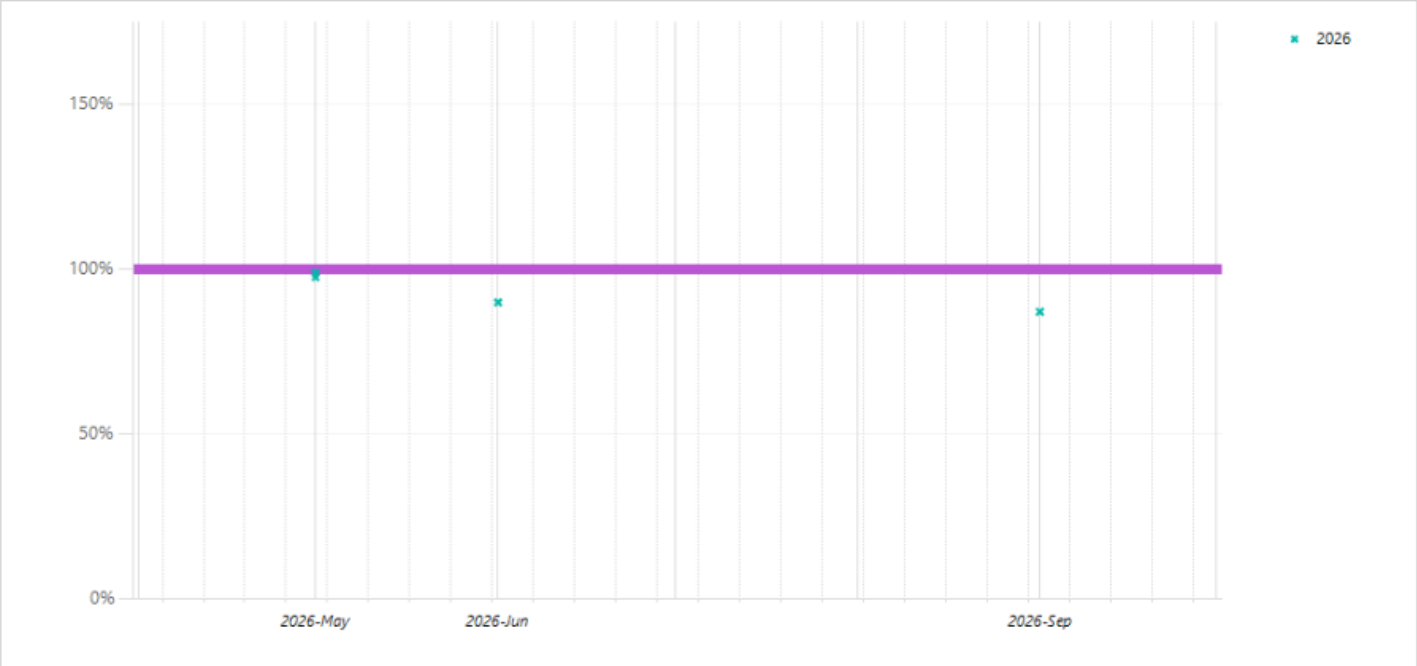


(figure 9)

2027 Assessment : Sale Price (6 Month Sales Study)

PRC Ratio for Municipality: Deal Boro	Sale Date Range: 6 Months	Non Useable Sales :
Property Class: RESIDENTIAL PROPERTY (1 - 4 FAMILY)	Style : ALL	Neighborhood : ALL
VCS : ALL	Outlier : 2.5	

Sample Size	Weighted Average	Average	Standard Deviation	Median	COV	PRD	COD
4	91.81%	93.33%	5.01%	93.71%	5.36%	101.66%	4.88%



(figure 10)

Value Control Sector Modeling Map



(figure 11)

Lot Valuation Matrix (Front Foot Costed VCS)

*does not include property specific adjustments (Traffic, flood zone, economic obsolescence, etc.)

Section	VCS	Desc	Site	FF Calc	50x125 (1.15DF)	100x125 (1.15DF)	150x125 (1.15DF)	200x125 (1.15DF)	300x125 (1.15DF)	50x150 (1.33DF)	100x150 (1.33DF)	150x150 (1.33DF)	200x150 (1.33DF)	300x150 (1.33DF)
Ocean Ave & East	OFST	Ocean Front Standard	5,198,000	64,980	8,934,350	12,670,700	16,407,050	20,143,400	27,616,100	9,519,170	13,840,340	18,161,510	22,482,680	31,125,020
	EOOA	East of Ocean Ave	2,475,000	30,940	4,254,050	6,033,100	7,812,150	9,591,200	13,149,300	4,532,510	6,590,020	8,647,530	10,705,040	14,820,060
	WOOA	West of Ocean Ave	1,733,000	21,660	2,978,450	4,223,900	5,469,350	6,714,800	9,205,700	3,173,390	4,613,780	6,054,170	7,494,560	10,375,340
Norwood Ave to Ocean Ave	NSAO	Northside Almyr to Ocean Ave	1,887,000	23,590	3,243,425	4,599,850	5,956,275	7,312,700	10,025,550	3,455,735	5,024,470	6,593,205	8,161,940	11,299,410
	MTNO	Midtown Norwood to Ocean	1,887,000	23,590	3,243,425	4,599,850	5,956,275	7,312,700	10,025,550	3,455,735	5,024,470	6,593,205	8,161,940	11,299,410
	NSNA	Northside Norwood to Almyr	1,760,000	22,000	3,025,000	4,290,000	5,555,000	6,820,000	9,350,000	3,223,000	4,686,000	6,149,000	7,612,000	10,538,000
	SSNO	Southside Norwood to Ocean	1,683,000	21,040	2,892,800	4,102,600	5,312,400	6,522,200	8,941,800	3,082,160	4,481,320	5,880,480	7,279,640	10,077,960
	LAOA	Lawrence Ave Closer to Ocean	1,377,000	17,210	2,366,575	3,356,150	4,345,725	5,335,300	7,314,450	2,521,465	3,665,930	4,810,395	5,954,860	8,243,790
	MTNA	Midtown Norwood to Almyr	1,377,000	17,210	2,366,575	3,356,150	4,345,725	5,335,300	7,314,450	2,521,465	3,665,930	4,810,395	5,954,860	8,243,790
	PALA	Pleasant Place & Lawrence Ave W	1,224,000	15,300	2,103,750	2,983,500	3,863,250	4,743,000	6,502,500	2,241,450	3,258,900	4,276,350	5,293,800	7,328,700
West of Norwood Ave	WNSS	West of Norwood South Side	1,224,000	15,300	2,103,750	2,983,500	3,863,250	4,743,000	6,502,500	2,241,450	3,258,900	4,276,350	5,293,800	7,328,700
	LAKE	Deal Lake	1,199,000	14,990	2,060,925	2,922,850	3,784,775	4,646,700	6,370,550	2,195,835	3,192,670	4,189,505	5,186,340	7,180,010
	NASO	Norwood Ave South	1,122,000	14,030	1,928,725	2,735,450	3,542,175	4,348,900	5,962,350	2,054,995	2,987,990	3,920,985	4,853,980	6,719,970
	WRSS	West of Richmond South Side	1,071,000	13,390	1,840,925	2,610,850	3,380,775	4,150,700	5,690,550	1,961,435	2,851,870	3,742,305	4,632,740	6,413,610
	WNRB	West of Norwood Runyan to Brighton	1,097,000	13,710	1,885,325	2,673,650	3,461,975	4,250,300	5,826,950	2,008,715	2,920,430	3,832,145	4,743,860	6,567,290
	NANO	Norwood Ave North	941,000	11,760	1,617,200	2,293,400	2,969,600	3,645,800	4,998,200	1,723,040	2,505,080	3,287,120	4,069,160	5,633,240
	WTRK	West of Tracks	866,000	10,830	1,488,725	2,111,450	2,734,175	3,356,900	4,602,350	1,586,195	2,306,390	3,026,585	3,746,780	5,187,170
	WNRC	West Norwood Roseld Ct	750,000	9,380	1,289,350	1,828,700	2,368,050	2,907,400	3,986,100	1,373,770	1,997,540	2,621,310	3,245,080	4,492,620
	PACH	Patch	743,000	9,290	1,277,175	1,811,350	2,345,525	2,879,700	3,948,050	1,360,785	1,978,570	2,596,355	3,214,140	4,449,710

Section	VCS	Desc	Site	FF Calc	50x200 (1.90DF)	100x200 (1.90DF)	150x200 (1.90DF)	200x200 (1.90DF)	300x200 (1.90DF)	50x300 (2.10DF)	100x300 (2.10DF)	150x300 (2.10DF)	200x300 (2.10DF)	300x300 (2.10DF)
Ocean Ave & East	OFST	Ocean Front Standard	5,198,000	64,980	11,371,100	17,544,200	23,717,300	29,890,400	42,236,600	12,020,900	18,843,800	25,666,700	32,489,600	46,135,400
	EOOA	East of Ocean Ave	2,475,000	30,940	5,414,300	8,353,600	11,292,900	14,232,200	20,110,800	5,723,700	8,972,400	12,221,100	15,469,800	21,967,200
	WOOA	West of Ocean Ave	1,733,000	21,660	3,790,700	5,848,400	7,906,100	9,963,800	14,079,200	4,007,300	6,281,600	8,555,900	10,830,200	15,378,800
Norwood Ave to Ocean Ave	NSAO	Northside Almyr to Ocean Ave	1,887,000	23,590	4,128,050	6,369,100	8,610,150	10,851,200	15,333,300	4,363,950	6,840,900	9,317,850	11,794,800	16,748,700
	MTNO	Midtown Norwood to Ocean	1,887,000	23,590	4,128,050	6,369,100	8,610,150	10,851,200	15,333,300	4,363,950	6,840,900	9,317,850	11,794,800	16,748,700
	NSNA	Northside Norwood to Almyr	1,760,000	22,000	3,850,000	5,940,000	8,030,000	10,120,000	14,300,000	4,070,000	6,380,000	8,690,000	11,000,000	15,620,000
	SSNO	Southside Norwood to Ocean	1,683,000	21,040	3,681,800	5,680,600	7,679,400	9,678,200	13,675,800	3,892,200	6,101,400	8,310,600	10,519,800	14,938,200
	LAOA	Lawrence Ave Closer to Ocean	1,377,000	17,210	3,011,950	4,646,900	6,281,850	7,916,800	11,186,700	3,184,050	4,991,100	6,798,150	8,605,200	12,219,300
	MTNA	Midtown Norwood to Almyr	1,377,000	17,210	3,011,950	4,646,900	6,281,850	7,916,800	11,186,700	3,184,050	4,991,100	6,798,150	8,605,200	12,219,300
	PALA	Pleasant Place & Lawrence Ave W	1,224,000	15,300	2,677,500	4,131,000	5,584,500	7,038,000	9,945,000	2,830,500	4,437,000	6,043,500	7,650,000	10,863,000
West of Norwood Ave	WNSS	West of Norwood South Side	1,224,000	15,300	2,677,500	4,131,000	5,584,500	7,038,000	9,945,000	2,830,500	4,437,000	6,043,500	7,650,000	10,863,000
	LAKE	Deal Lake	1,199,000	14,990	2,623,050	4,047,100	5,471,150	6,895,200	9,743,300	2,772,950	4,346,900	5,920,850	7,494,800	10,642,700
	NASO	Norwood Ave South	1,122,000	14,030	2,454,850	3,787,700	5,120,550	6,453,400	9,119,100	2,595,150	4,068,300	5,541,450	7,014,600	9,960,900
	WRSS	West of Richmond South Side	1,071,000	13,390	2,343,050	3,615,100	4,887,150	6,159,200	8,703,300	2,476,950	3,882,900	5,288,850	6,694,800	9,506,700
	WNRB	West of Norwood Runyan to Brighton	1,097,000	13,710	2,399,450	3,701,900	5,004,350	6,306,800	8,911,700	2,536,550	3,976,100	5,415,650	6,855,200	9,734,300
	NANO	Norwood Ave North	941,000	11,760	2,058,200	3,175,400	4,292,600	5,409,800	7,644,200	2,175,800	3,410,600	4,645,400	5,880,200	8,349,800
	WTRK	West of Tracks	866,000	10,830	1,894,850	2,923,700	3,952,550	4,981,400	7,039,100	2,003,150	3,140,300	4,277,450	5,414,600	7,688,900
	WNRC	West Norwood Roseld Ct	750,000	9,380	1,641,100	2,532,200	3,423,300	4,314,400	6,096,600	1,734,900	2,719,800	3,704,700	4,689,600	6,659,400
	PACH	Patch	743,000	9,290	1,625,550	2,508,100	3,390,650	4,273,200	6,038,300	1,718,450	2,693,900	3,669,350	4,644,800	6,595,700

(figure 12)

EXHIBIT A

NEW JERSEY | STATEWIDE STUDY

Does Frequent Reassessment Produce More Accurate and Uniform Tax Distribution?

Assessment Practices & Tax Equity

Reassessment Municipalities vs. Traditional Assessment Municipalities

A seven-year comparison of market-value alignment, assessment uniformity, and the prevalence of high CODs.

2020–2026 | Statewide comparison

Source: NJ Division of Taxation Statistical Studies



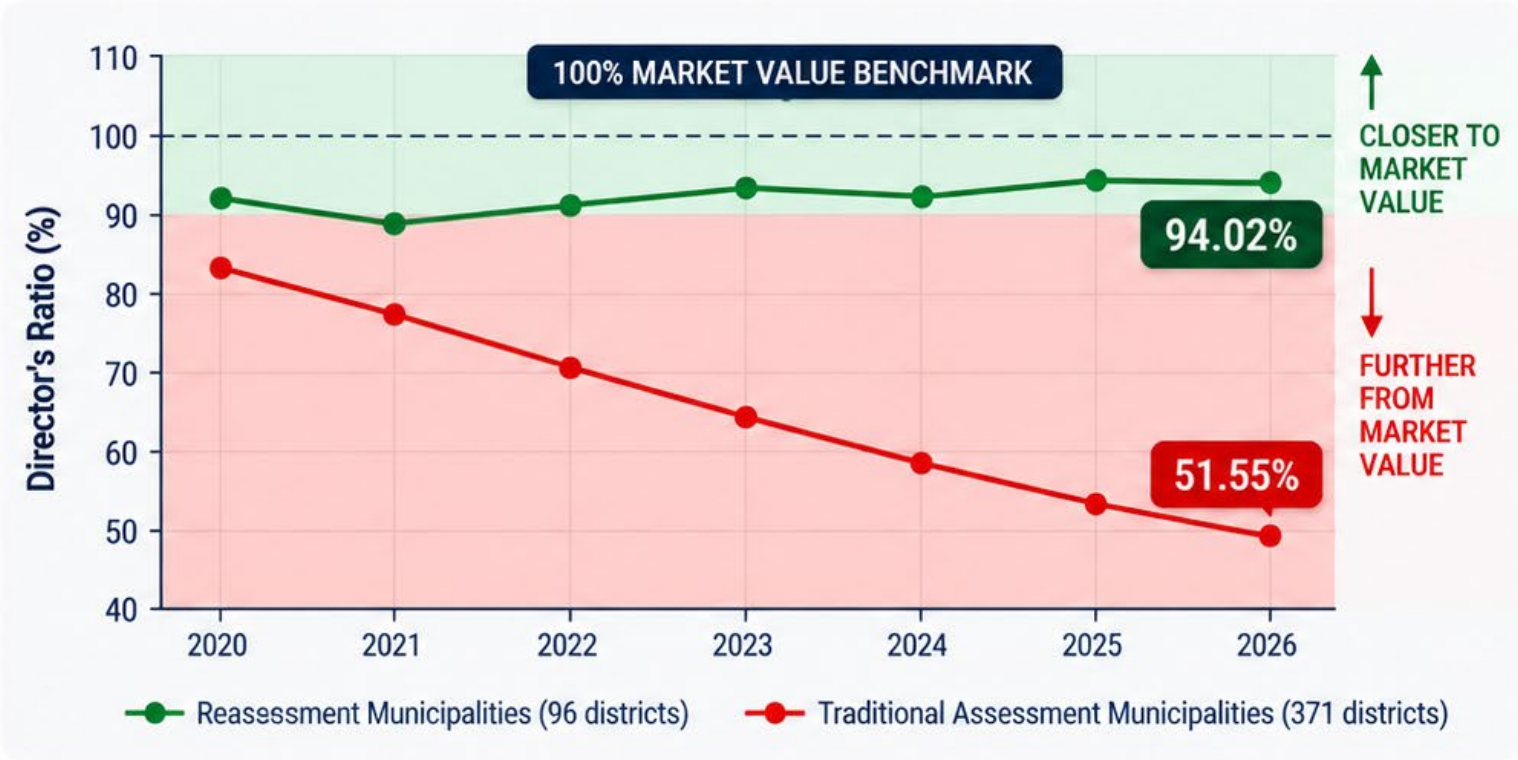
EXHIBIT A

STUDY 1

Market-Value Alignment

Average Director's Ratio (Weighted by number of sales per district) • 2020–2026

The Director's Ratio measures how closely assessed values align with with market value.
A ratio near 100% indicates stronger market-value alignment.



Reassessment Municipalities

96 districts

Reassessed every year for the past five years.

94.02%

Closer to the 100% market-value benchmark.

0% — 100% Market Value

Traditional Assessment Municipalities

371 districts

No reassessments or revaluations in at least five years.

51.55%

Substantially below market-value alignment.

0% — 100% Market Value

Reassessment municipalities remain closer to market value while traditional assessment ratios decline.

FREQUENT REASSESSMENT KEEPS ASSESSMENTS IN LINE WITH THE MARKET.

Source: NJ Division of Taxation Statistical Studies | 2020–2026

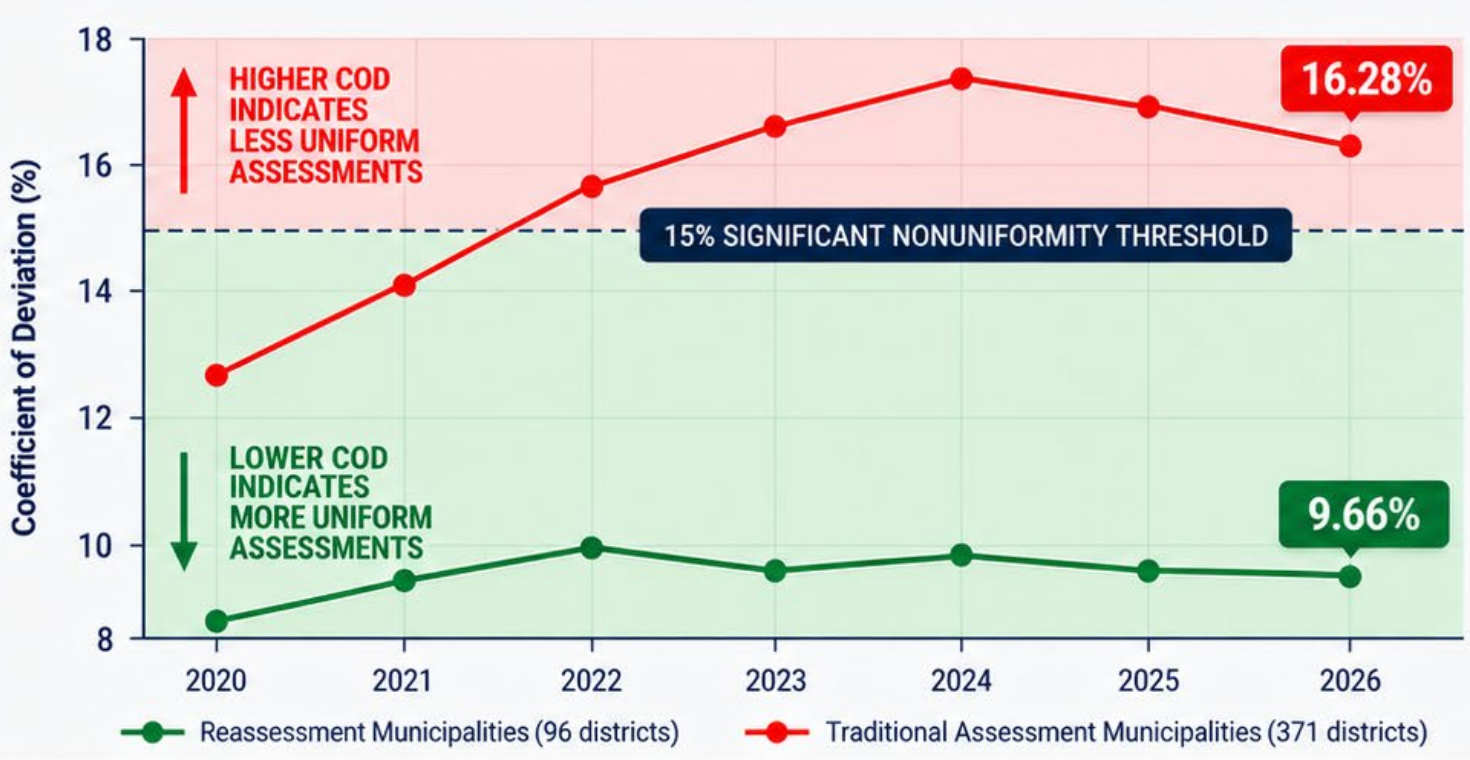
EXHIBIT A

STUDY 2

Assessment Uniformity

Coefficient of Deviation (COD) • 2020–2026

The COD measures assessment uniformity. A lower COD indicates more consistent assessments among properties.



Reassessment Municipalities

96 districts

Reassessed every year for the past five years.

9.66%

Lower COD indicates greater uniformity.



Traditional Assessment Municipalities

371 districts

No reassessments or revaluations in at least five years.

16.28%

Higher COD indicates less uniform assessments.



Traditional assessment municipalities show higher CODs, indicating less uniform assessments.

WITHOUT REGULAR MAINTENANCE, ASSESSMENT UNIFORMITY SUFFERS.

Source: NJ Division of Taxation Statistical Studies | 2020–2026

EXHIBIT A

STUDY 3

Prevalence of Significant Nonuniformity

Percentage of Municipalities with a COD Above 15% • 2026

A COD above 15% is generally considered a significant indicator of assessment nonuniformity by the New Jersey Division of Taxation.

Reassessment Municipalities

96 districts

Reassessed every year for the past five years.

5%

5 out of 100 municipalities have a COD above 15%.





Traditional Assessment Municipalities

371 districts

No reassessments or revaluations in at least five years.

55%

55 out of 100 municipalities have a COD above 15%.





Traditional Assessment Municipalities are **11 TIMES MORE LIKELY** to have significant nonuniformity.

More than half of municipalities that have not performed a reassessment or revaluation in at least five years have a COD above the 15% threshold, compared to just 5% of municipalities that reassess every year.

Traditional assessment municipalities are far more likely to have significant nonuniformity, leading to inequitable tax distribution.

FREQUENT REASSESSMENT PROMOTES FAIRER, MORE UNIFORM TAX DISTRIBUTION.

Source: NJ Division of Taxation Statistical Studies | 2026

PERFORMANCE VALIDATION

Independent Recognition of Monmouth County's Annual Reassessments Under the Assessment Demonstration Program

★ RECOGNIZED NATIONALLY AND INTERNATIONALLY ★

NATIONALLY RECOGNIZED FINANCIAL EXPERTS

MOODY'S INVESTORS SERVICE

Moody's Investors Service

"*Fairness has surprising impact on credit quality.*"

CREDIT RATING AGENCY

Assessment equity supports stronger municipal credit.

NATIONALLY RECOGNIZED ACADEMIA

HARVARD Kennedy School

2018 INNOVATIONS IN AMERICAN GOVERNMENT AWARD

★

"A MODEL ASSESSMENT PARADIGM"

National recognition for innovation in government.

NATIONALLY RECOGNIZED ACADEMIC RESEARCH

MONMOUTH UNIVERSITY

Monmouth University

"*Reduced tax assessment inequities.*"

INDEPENDENT ACADEMIC EVALUATION

Independent academic evaluation.

INTERNATIONALLY RECOGNIZED ASSESSMENT PROFESSIONALS

IAAO INTERNATIONAL ASSOCIATION *of* ASSESSING OFFICERS

International Association of Assessing Officers

2019 DISTINGUISHED ASSESSMENT JURISDICTION AWARD

Highest professional recognition in property assessment.

KEY TAKEAWAY

Monmouth County's Annual Reassessment Program is validated by independent experts across finance, academia, government innovation, and the assessment profession—**both nationally and internationally.**