



Borough of Brielle

MUNICIPAL BUILDING
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November 2021

RE: 2022 Property Assessments

Dear Property Owner,

In the next week or so, you will be receiving your 2022 Annual Assessment Postcard in the mail from the Monmouth County Tax Board. We wanted to take this opportunity to provide some background on what is occurring with property assessments countywide, here in the Borough of Brielle and how it affects the Borough's tax rate.

Over the past year, Monmouth County has seen increases in housing values and in many communities corresponding increases in real estate transactions. For the upcoming 2022 tax year, the overall aggregate value of the Borough of Brielle will be approximately 18% higher than it was in 2021.

This does not mean property taxes will go up 18%.

It means that the overall value of properties in the community has increased. The net valuation taxable of all the properties within the Borough and the tax rate are proportionate. When the taxable value of the Borough increases, the tax rate decreases provided the tax levy remains the same. We anticipate that the 2022 tax rate will be lower than the 2021 tax rate due to this increase in property values. The forthcoming assessment will be used to calculate your 2022 property tax bill. Do not multiply the current year tax rate by the 2022 assessment to determine property taxes for next year.

The assessment function serves as the distribution mechanism of the property tax levy which is a combination of municipal, school and county taxes. Since taxes are intended to be split up amongst the property owners based on the market value of the properties, it is critical that the assessment process is uniform, accurate, fair and transparent.

Frequently Asked Questions (FAQ) can be found on the Tax Assessor's page of the Borough website <https://www.briellenj.com/tax-assessor>. The FAQs give better insight into the assessment function, with information on how to file an assessment appeal should you feel your 2022 assessment does not reasonably represent the current market value of your property.

Should you have any questions regarding your property assessment, please do not hesitate to contact this office.

Sincerely,

Scott Imbriaco
Assessor