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## COUNTY APPEAL SYSTEM SUBMISSION TIMELINE

Updated December 27, 2016

Participating County	2017 Regular Assessment Appeals			2016 Added/Omitted Assessment Appeals		
	Start Date**	End Date*	Appeal Guide	Start Date**	End Date	Appeal Guide
Monmouth	11/18/2016		<a href="#">Click to view</a>	11/1/2016	12/1/2016	<a href="#">Click to view</a>

Click the appeal guide for more information on the assessment appeal process and what to expect at the hearings.

### BE AWARE OF COMMON MISUNDERSTANDINGS

- ✓ Taxes cannot be appealed, as they are a result of the budget process.
- ✓ Assessments of other properties are not acceptable as evidence of value.
- ✓ You are appealing the total assessment. The land and improvement components cannot be individually appealed.
- ✓ There is a *presumption of correctness* in regard to the present assessment. The property owner appealing the assessment must, through the presentation of sufficient evidence of true market value, overcome this presumption to achieve a change in the assessment. (N.J.S.A. 54:4-23 case notes)

While the sale of the property under appeal is evidential, the true market value should be supported by a minimum of three (3) and a maximum of five (5) comparable sales.