

Real Estate Tax Appeals Alert | NOW is the Time to Consider a Property Tax Appeal!

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If a town where you pay real estate taxes is undergoing a revaluation or reassessment, it is imperative to review whether or not you should file a real estate tax appeal this year. Property owners (i.e. commercial office buildings, retail space, multifamily properties, restaurants, hospitality properties, industrial and warehouse/storage complexes) may be eligible for a decrease in property tax assessment due to market changes over the past several years. If you are experiencing lower rent, higher vacancy, or operating expenses for these types of properties, Brach Eichler may be able to help you obtain a reduction in your 2024 property taxes.

Every property owner should carefully review your 2024 assessment to determine if an appeal is appropriate. Brach Eichler attorneys thoroughly review every case before filing an appeal so that we only file appeals that we preliminarily determine will reduce taxes. Our preliminary review is at no cost or obligation. Many of our cases result in a substantial reduction in tax either through settlement or trial. We have over 50 years of experience prosecuting real estate tax appeals.

If we can assist in reducing your property tax liability please give us a call for a no-cost review of your assessment. Our Brach Eichler team has significant experience prosecuting and defending appeals in New Jersey and Pennsylvania on behalf of all types of property owners.

The filing deadline for 2024 tax appeals is April 1, 2024 (if a property is located in a revalued or reassessed district, the filing deadline is May 1, 2024). Click [here](#) to view a tentative list of municipalities currently scheduled for revaluations/reassessments in 2024. If you would like an immediate, no-cost review of your tax assessment or if you receive a complaint from a municipality seeking to increase your tax assessment, please contact **Daniel Pollak** at 973-403-3119 dpollak@bracheichler.com, **Allen**

Popowitz at 973-403-3134 apopowitz@bracheichler.com, or **Alan Hammer** at 973-403-3113 ahammer@bracheichler.com as soon as possible so that we can assist you.

**2024 NEW JERSEY REVALUATIONS/REASSESSMENTS (BY COUNTY)
(AS OF 1/19/24)**

2024 NEW JERSEY REVALUATIONS/REASSESSMENTS (BY COUNTY)
(AS OF 1/19/24)

<u>ATLANTIC</u>	None	<u>MIDDLESEX</u>	<u>REASSESSMENT</u> Dunellen Piscataway
<u>BERGEN</u>	<u>REASSESSMENT</u> Allendale Carlstadt Closter Cresskill East Rutherford Edgewater Fairview Hackensack Hasbrouck Heights Little Ferry Lyndhurst Maywood Moonachie North Arlington Oakland Oradell Palisades Park Paramus Ridgefield Ridgefield Park Saddle Brook South Hackensack Teterboro Waldwick Westwood Woodcliff Lake <u>REVALUATION</u> Bogota Teaneck	<u>MONMOUTH</u>	Aberdeen Twp Allenhurst Asbury Park Atlantic Highlands Bradley Beach Brielle Colts Neck Deal Eatontown Englishtown Fair Haven Farmingdale Freehold Boro Freehold Twp Hazlet Highlands Holmdel Howell Interlaken Keansburg Keyport Little Silver Loch Arbour Long Branch Manalapan Matawan Middletown Monmouth Beach Neptune Twp Neptune City Ocean Oceanport Red Bank Roosevelt Rumson Sea Bright Sea Girt Shrewsbury Boro Shrewsbury Twp

MONMOUTH CONTINUED

Lake Como
Spring Lake
Spring Lake Heights
Tinton Falls
Union Beach
Upper Freehold
West Long Branch

BURLINGTON

None

MORRIS

REVALUATIONS

Morristown

REASSESSMENTS

Butler Borough
Chester Borough
Mendham Township
Mountain Lakes Borough
Lincoln Park
Long Hill Township
Pequannock Township
Riverdale Borough
Rockaway Township
Wharton Borough

CAMDEN

None

OCEAN

Ocean Twp
Ocean Gate

CAPE MAY

None

PASSAIC

None

CUMBERLAND

None

SALEM

None

ESSEX

South Orange
Roseland
Maplewood
Irvington

SOMERSET

REASSESSMENT

Bedminster
Bernards
Bernardsville
Bound Brook
Branchburg
Bridgewater
Far Hills

			Franklin Green Brook Hillsborough Manville Millstone Peapack/Gladstone Rocky Hill Warren Watchung
<u>GLOUCESTER</u>	Logan Clayton	<u>SUSSEX</u>	Franklin Vernon Hopatcong Newton Hardyston Walpack
<u>HUDSON</u>	Union City	<u>UNION</u>	Elizabeth
<u>HUNTERDON</u>	Reassessments Town of Clinton Flemington High Bridge Lambertville West Amwell Revaluations Frenchtown	<u>WARREN</u>	None
<u>MERCER</u>	None		