



New Jersey Property Tax Appeal Checklist

Deadlines, process, and what to gather — 2026

If your home's assessed value is higher than what it would realistically sell for, you may be overpaying — and New Jersey lets you appeal. Use this checklist to file correctly and on time.

New Jersey at a glance

Appeal deadline	April 1 (County Board of Taxation); May 1 after a revaluation or reassessment; January 15 in Burlington, Gloucester and Monmouth
Effective tax rate	1.88% (about \$9,590/yr on a \$454,400 home)
Assessment basis	100% of true value
Appeals heard by	County Board of Taxation !' New Jersey Tax Court

Assessment notices mailed February 1. Standard deadline is April 1, extended to May 1 where the municipality performed a revaluation or reassessment. Burlington, Gloucester and Monmouth counties use the alternative assessment calendar with a January 15 deadline. Assessments over \$1 million may be filed directly with the NJ Tax Court. Deadlines and forms vary by county — always confirm with your local municipal tax assessor before filing.

Step-by-step checklist

- ☐ **Find your assessment notice.** Note the assessed value and your parcel / account number.
- ☐ **Estimate your home's real market value.** Pull 3–5 recent comparable sales of similar nearby homes.
- ☐ **Check if you're over-assessed.** If assessed value is higher than market value, you likely have a case — use the free calculator at propertytaxedge.com.
- ☐ **Gather your evidence.** Comparable sales, photos of condition issues, repair estimates, and an appraisal if you have one.
- ☐ Receive assessment notice (February 1)
- ☐ File appeal with County Board of Taxation by April 1
- ☐ Attend hearing before County Board
- ☐ If assessed value > \$1,000,000 (statutory direct-filing threshold, N.J.S.A. 54:3-21) or County Board decision unsatisfactory, appeal to Tax Court
- ☐ Tax Court hearing (formal)
- ☐ **After the decision.** Accept the reduction, or pursue the next level of appeal if warranted. A win can lower your bill for years.

Exemptions that may lower your bill

- **Homestead:** ANCHOR Program: up to \$1,500 rebate for homeowners with income under \$150,000
- **Senior / other relief:** Senior Freeze (PTR): reimburses property tax increases for 65+ with income under \$150,000

Evidence that wins appeals

- 3–5 comparable sales lower than your assessed value
- Photos of needed repairs, damage, or condition problems
- Contractor repair estimates
- Independent appraisal (the strongest single piece of evidence)

Free tools at propertytaxedge.com

Over-assessment calculator · appeal letter templates · county deadlines · find a licensed consultant

This checklist is general information, not legal advice. Deadlines, forms, and fees vary by county/jurisdiction and can change — always confirm with your local municipal tax assessor or appeal board before filing. © 2026 Exitus Strategies LLC, operating as Property Tax Edge.