2027 Property Reassessment and Impact on Property Taxes (Frequently Asked Questions)

1. What is the Assessment Notification Card?

The Notice of Assessment is required by law to be sent out annually to all property owners. The 2027 assessment notification will provide the property owner with the new (2027 assessment), the prior (2026 assessment) and the taxes billed (not paid) for the 2026 tax year. These notices are typically mailed out mid to late November.

2. My assessment DOES reflect the fair market value, but my property taxes are too high. Why? Can I appeal my property taxes?

The assessment function is focused on the uniformity and accuracy of the assessments, not the resulting tax responsibility. When assessments are set annually to the same standards in a uniform way, the tax levy will be distributed fairly.

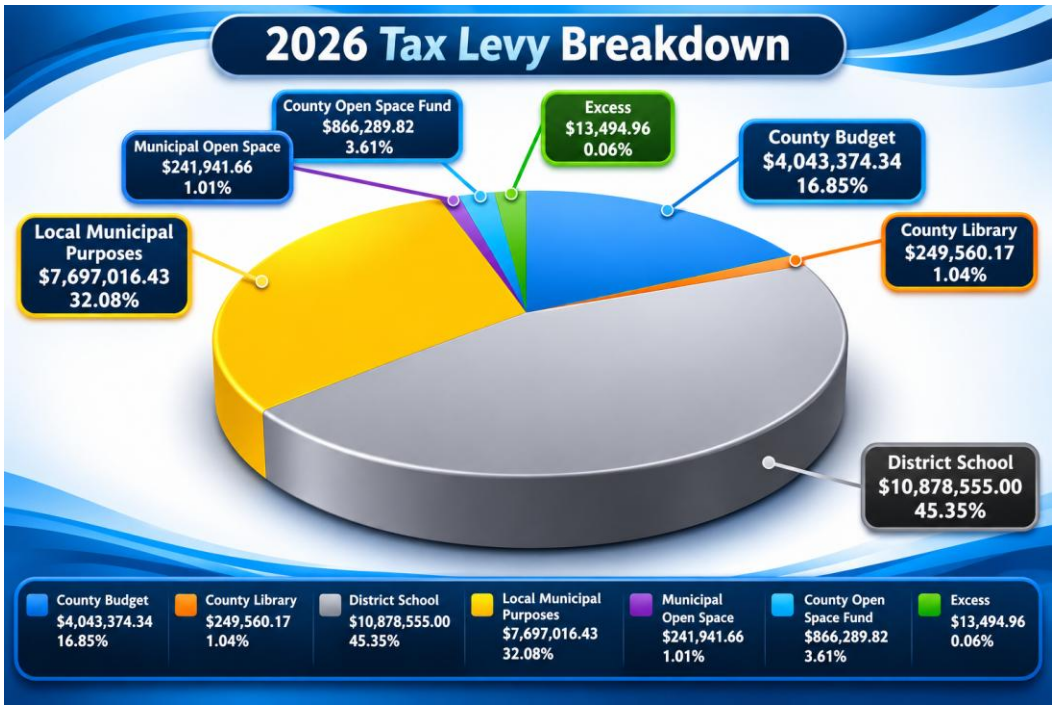
The Tax Assessor has no control over the tax levy. Municipal, school and county budget costs determine the amount of property taxes to be collected. The municipality's general tax rate is calculated by dividing the total dollar amount it needs to meet local budget expenses by the net valuation of all its taxable property. An individual's property taxes are directly correlated to that property's proportionate share ownership of the municipality. To put it simply, if a property was worth 2% of the municipality, it would be assigned to pay 2% of the tax levy.

Property taxes may not be appealed as they are a result of the budgeting process. You may only appeal your property assessment. The instructions for filing an appeal may be found on the reverse side of the Notice of Assessment.

3. Property taxes are utilized to fund local and county government services. Ok, how much money is needed for these services? What's the percentage breakdown of my recent 2026 property tax bill?

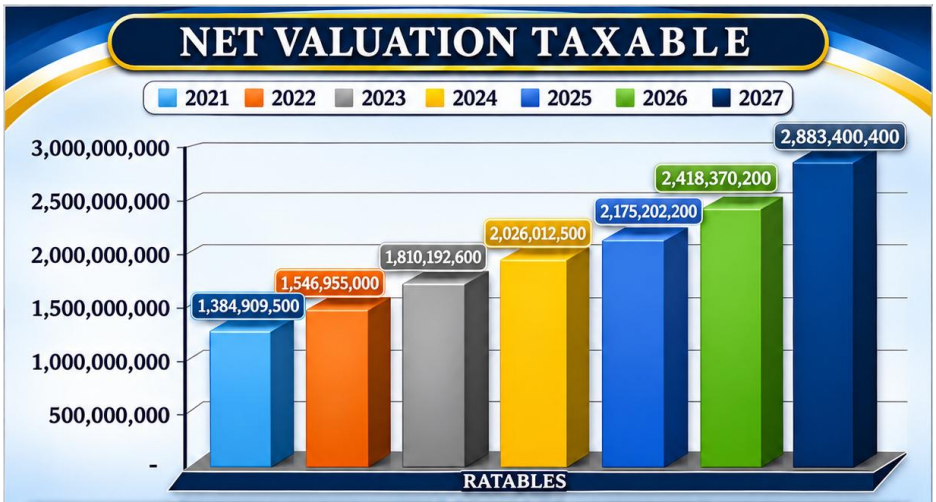


Tax Levy Component	2021 Tax Levy	2022 Tax Levy	2023 Tax Levy	2024 Tax Levy	2025 Tax Levy	2026 Tax Levy	2026 Percentage of Tax Bill
County Budget	$3,036,741.55	$3,124,074.48	$3,250,512.47	$3,454,873.30	$3,774,230.27	$4,043,374.34	16.85%
County Library	$227,932.00	$234,792.31	$235,151.34	$235,024.50	$240,458.65	$249,560.17	1.04%
District School	$9,582,864.00	$9,521,242.00	$9,807,630.00	$10,024,769.00	$10,354,515.00	$10,878,555.00	45.35%
Spring Lake Heights Municipal	$5,343,066.68	$5,944,088.13	$6,322,205.66	$6,899,542.45	$7,111,669.00	$7,697,016.43	32.08%
Municipal Open Space	$138,814.00	$154,695.50	$181,312.67	$202,764.56	$217,762.70	$241,941.66	1.01%
County Open Space Fund	$365,011.51	$404,885.66	$460,517.01	$508,394.86	$569,799.66	$866,289.82	3.61%
Excess	$1,848.51	$15,037.62	$16,827.97	$8,542.96	$5,635.25	$13,494.96	0.06%
Total Tax Levy	**$18,696,278.25**	**$19,398,815.70**	**$20,274,157.12**	**$21,333,911.63**	**$22,274,070.53**	**$23,990,232.38**	**100%**



4. How is the tax rate calculated?

The tax rate is calculated by dividing the total tax levy by the net valuation of the Borough (total of all taxable property assessments). Each property then pays their proportionate share of the taxes based off that rate multiplied by their assessment. Below is the general tax rate.



Year	Tax Levy	Ratables	Tax Rate
2021	$ 18,696,278.25	1,384,909,500	1.350%
2022	$ 19,398,815.70	1,546,955,000	1.253%
2023	$ 20,274,157.12	1,810,192,600	1.120%
2024	$ 21,333,911.63	2,026,012,500	1.053%
2025	$ 22,274,070.53	2,175,202,200	1.024%
2026	$ 23,990,232.38	2,418,370,200	0.992%
2027	TBD	2,883,400,400	TBD
Ratable base change 2026 to 2027 (Prior to Appeals)			465,030,200
Increase Prior to Appeals			19.23%

5. Why does the Borough reassess properties annually?

The goal of annual reassessments is to maintain property assessments at current market value to ensure the fair distribution of the tax levy. In order to accomplish this, assessments must be annually reviewed and revised to market value based on the most recent sales data. A property owner should expect the market value of their property to change annually.

6. I have heard the only reason the Borough completes these annual reassessments is to generate more revenue for the municipality. Is this true?

This is 100% FALSE. Reassessments are revenue neutral. They do not generate any additional tax dollars. In the simplest terms, if the net taxable value of the Borough were to increase by 10%, the tax rate would fall by 10% provided that the tax levy from year to year remains the same and there are no reductions for tax appeals. Any change in the tax levy is outside the control of the Assessor's Office.

7. If my assessment goes up, does that mean I will pay more taxes?

Not necessarily. The assessment function does not generate any additional revenue for the municipality. The assessment function is utilized as the distribution of the separately determined tax levy. The apportionment is to be based on the value of the property. Your property assessment (compared to the other property assessments in the Borough) will not determine your taxes but will determine your apportionment of the taxes. A change to your apportionment is not only dependent on how your assessment changes, but also how the rest of the property assessments in the Borough change as well.

8. My home was recently inspected by Realty Data Systems (RDS). What was the purpose of that inspection?

The NJ Division of Taxation requires any municipality that is performing annual reassessments to have an approved inspection cycle. The inspection cycle for the Borough is 5 years, meaning that your property will be inspected once every 5 years. The purpose of these inspections is to gather pertinent information on each property so that the appraisal process is fair and uniform. The inspectors are not appraisers and do not appraise your home during these inspections. The inspectors are simply collecting data, which is then returned to this office where the reassessment process is completed.

9. I missed the most recent inspection. How do I know if the information on file with your office is accurate?

If the inspector did not gain interior access to your property, they likely estimated the interior of the property. You should contact the assessor's office taxassessor@springlakehts.com and request a copy of your property record card (PRC) to be sure that the information pertaining to your property is accurate. If you find any discrepancies on your PRC, you should contact the assessor immediately.

10. How is the appraisal process completed?

Once all the inspection data is returned to this office, it is reviewed and compared with the most recent sales data. Once this review is completed, the mass appraisal modeling in each market and submarket is targeted to current market value. When assessments are set to market value in a uniform way, the tax levy will be distributed fairly. Remember, the assessment function is focused on the uniformity and accuracy of the property assessments, not the resulting taxes.

11. Where can I find sales that were utilized in the formulation of these new assessments?

A list of sales that have occurred in the Borough up until 10/1/2026 has been posted to our website for the convenience of the taxpayers. A list of those sales can be found by clicking this link: closed sales (* Disclaimer – While we are confident this list includes all sales; we are not responsible for sales that may be missing from this list.) Please also be aware that some sales are categorized as non-useable sales. These sales are typically not considered arm's length transactions and would not be considered by this office in the formulation of the new assessments. Since the real estate market continues to appreciate, recent sales are provided more weight by this office than older sales.

12. I don't believe my 2027 assessment reflects market value. What can be done?

Your assessment notification card will be mailed in mid to late November of 2026. If you believe the 2027 assessment of your property does not reflect market value, you should contact the Assessor's office to confirm the physical characteristics on your property record card (prc) are accurate. If you still believe the most recent assessment does not accurately reflect the true market value of your property, you should file an appeal with the Monmouth County Tax Board on or before January 15, 2027. Here is the link to their appeal site: Tax Appeal Website Their user guide to understanding property assessment appeals can be found at this website as well.

Please be aware that this site will not open until the 2027 assessment postcards have been mailed out. If you miss the January 15th deadline, you will be unable to file an appeal contesting the 2027 assessment with the Monmouth County Board of Taxation. If the Monmouth County Tax Board appeal deadline is missed and your property is assessed for 1,000,000 or greater, an appeal may be filed with the NJ State Tax Court on or before April 1, 2027.

If you choose to file an appeal on your 2027 assessment, you will be required to provide evidence to substantiate that the assessment has been set in excess of true market value. Evidence is typically recent sales of comparable properties. Sales data may be researched at the Monmouth County Open Public Records Site: Open Public Records Search

Updated: 11/13/2026