



2025 Tax Bill & Reassessment Program
August 2025

- Bradley Beach 2025
Tax Levy & Rate
- Role of the
Assessments
- Are You Assessed
Fairly?
- Quarterly Bill
Breakdown
- Q&A



PROPERTY TAXES FUND LOCAL GOVERNMENT SERVICES



Monmouth County Required About \$445M in Property Taxes in 2025 for its Operations. Little Silver Property Owners Paid Their Share of the \$445M Based on the ***Equalized*** Value of Bradley Beach Relative to the other 52 Municipalities in the County. Bradley Beach Represented 1.1% of the County Value, so Bradley Beach Property Owners Paid about \$5M in County Taxes.



The Bradley Beach School District Cost to the Property Owners was \$7.2M in 2025. This Represents 33.4% of Your Tax Bill.



The Entire Operation of the Borough Represents About 39.7% of Your Tax Bill. This is the Only Portion of Taxes that the Borough of Bradley Beach has Control Over (despite the Borough's Responsibility to Collect the Entire Property Tax Amount).

***Equalized Value: For Shared Budgets, the Assessed Value of Each Municipality is "equalized" Based on NJ Division of Taxation Sales Ratio Study Which Analyzes the Relationship Between Assessed Values and Sale Prices Annually**



MONMOUTH COUNTY BOARD OF TAXATION GENERAL TAX RATE CERTIFICATION SCHEDULE 2025



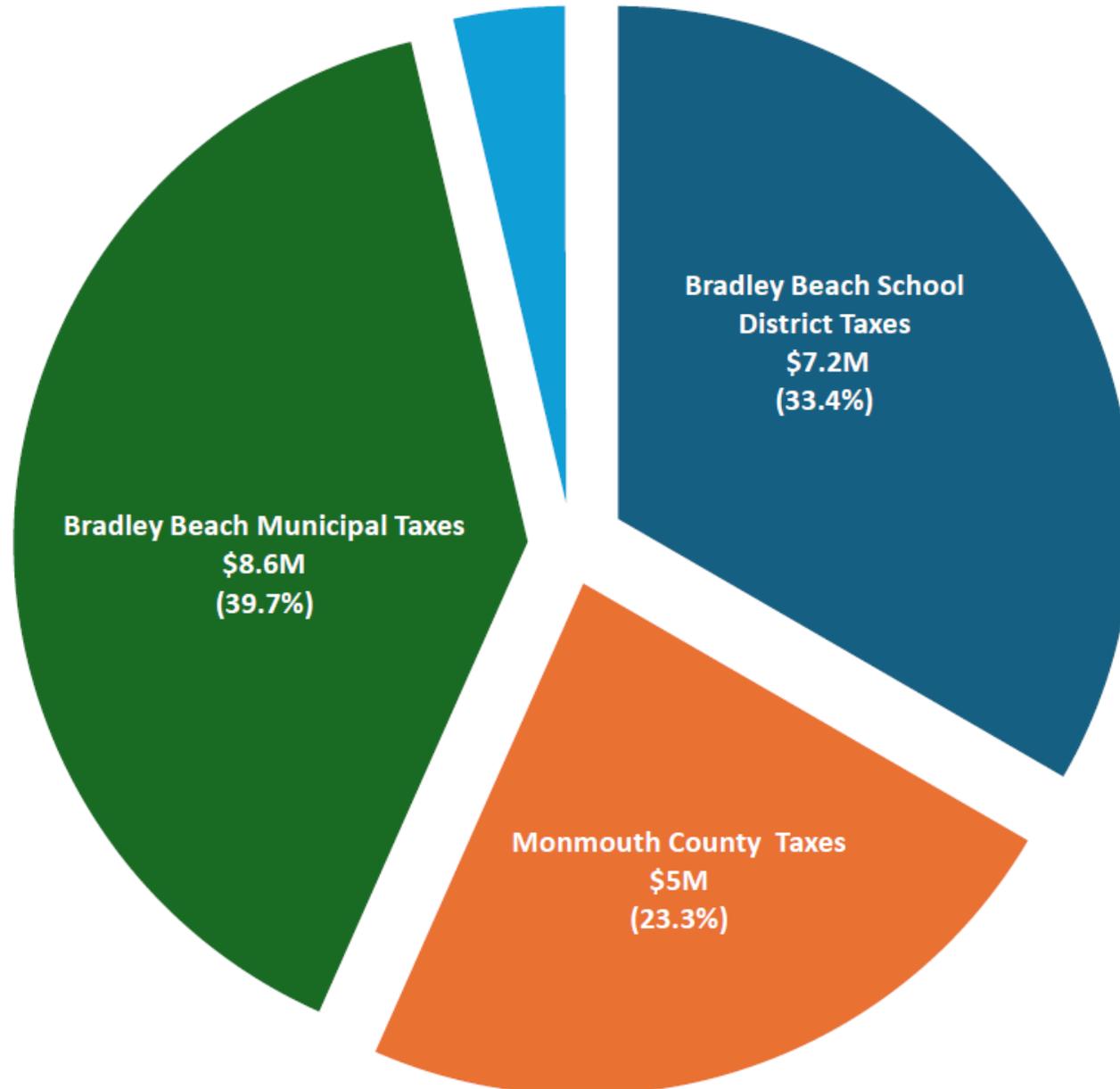
COUNTY APPORTIONMENT RATE:

0.00182258943

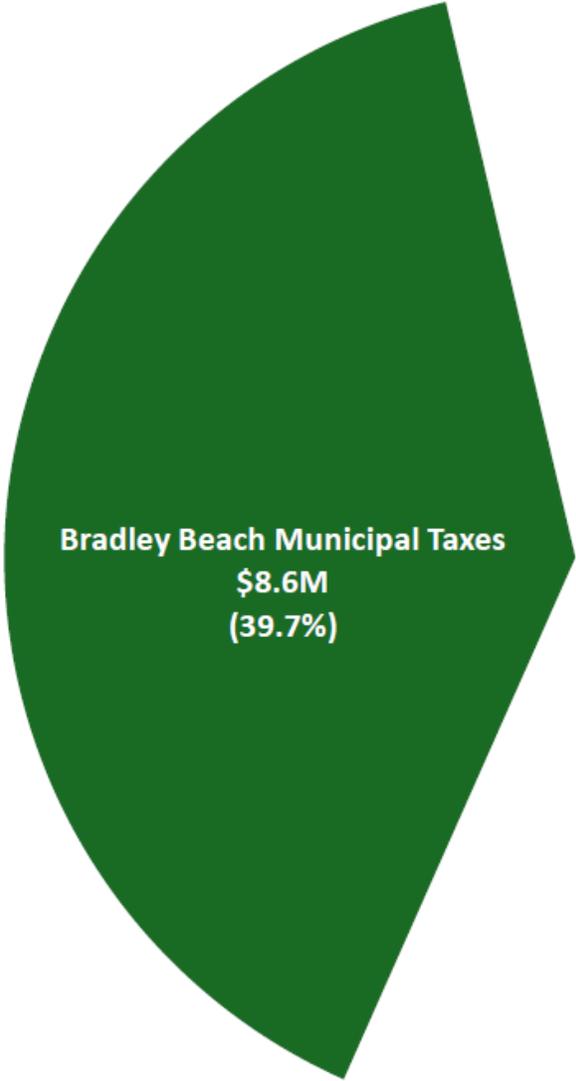
TAX LEVY	AMOUNT	RATE PER \$100	PERCENT
COUNTY BUDGET	\$ 4,290,276.86	0.176	19.89
COUNTY LIBRARY BUDGET	\$ -	-	0.00
DISTRICT SCHOOL BUDGET	\$ 7,191,693.00	0.295	33.33
REGIONAL SCHOOL BUDGET	\$ -	-	0.00
LOCAL MUNICIPAL PURPOSES	\$ 8,563,365.56	0.352	39.77
MUNICIPAL OPEN SPACE FUND	\$ -	-	0.00
MUNICIPAL LIBRARY FUND	\$ 776,937.90	0.032	3.62
COUNTY HEALTH BUDGET	\$ 74,749.44	0.003	0.34
COUNTY OPEN SPACE FUND	\$ 647,705.66	0.027	3.05
TOTAL TAX LEVY ON WHICH TAX RATE IS COMPUTED	\$ 21,544,728.42	0.885	

YIELD FROM	\$ 0.885	\$ 21,551,788.16
TOTAL TO BE RAISED		\$ 21,544,728.42
EXCESS		\$ 7,059.74
NET VALUATION TAXABLE		\$ 2,435,230,300

Bradley Beach Tax Levy Breakdown 2025



Bradley Beach Tax Levy Breakdown 2025



- Police
- Fire
- EMS
- DPW
- Road Maintenance & Repair
- Trash Collection
- Recycling
- Snow Removal
- Municipal Administration
- Construction/Permitting
- Recreation
- Sewer
- Stormwater Management
- Municipal Engineering
- Zoning
- Tax Assessment/Collection
- Parks
- Code Enforcement
- Budget & Financial Management
- Etc.

Bradley Beach Tax Levy Breakdown 2025

Taxing Authority	Tax Amount	Percentage of Total
Bradley Beach School District Taxes	\$7,191,693	33.4%
Monmouth County Taxes	\$5,012,732	23.3%
Bradley Beach Municipal Taxes	\$8,563,366	39.7%
Library Taxes	\$776,938	3.6%
Excess for Rate Rounding	\$7,060	0.0%
Total 2025 Tax Levy	\$21,551,788	

Tax Levy Component	2024 Tax Levy	2025 Tax Levy	YOY Change
County Budget	\$ 3,993,128	\$ 4,290,277	7.44%
District School Budget	\$ 6,997,098	\$ 7,191,693	2.78%
Local Municipal Purposes	\$ 8,333,724	\$ 8,563,366	2.76%
Library Budget	\$ 706,558	\$ 776,938	9.96%
County Health Budget	\$ 75,024	\$ 74,749	-0.37%
County Open Space Fund	\$ 587,601	\$ 647,706	10.23%
Excess for Rate Rounding	\$ 9,319	\$ 7,060	
Total Tax Levy	\$ 20,702,451	\$ 21,551,788	4.10%



**MONMOUTH COUNTY BOARD OF TAXATION
GENERAL TAX RATE CERTIFICATION SCHEDULE
2025**

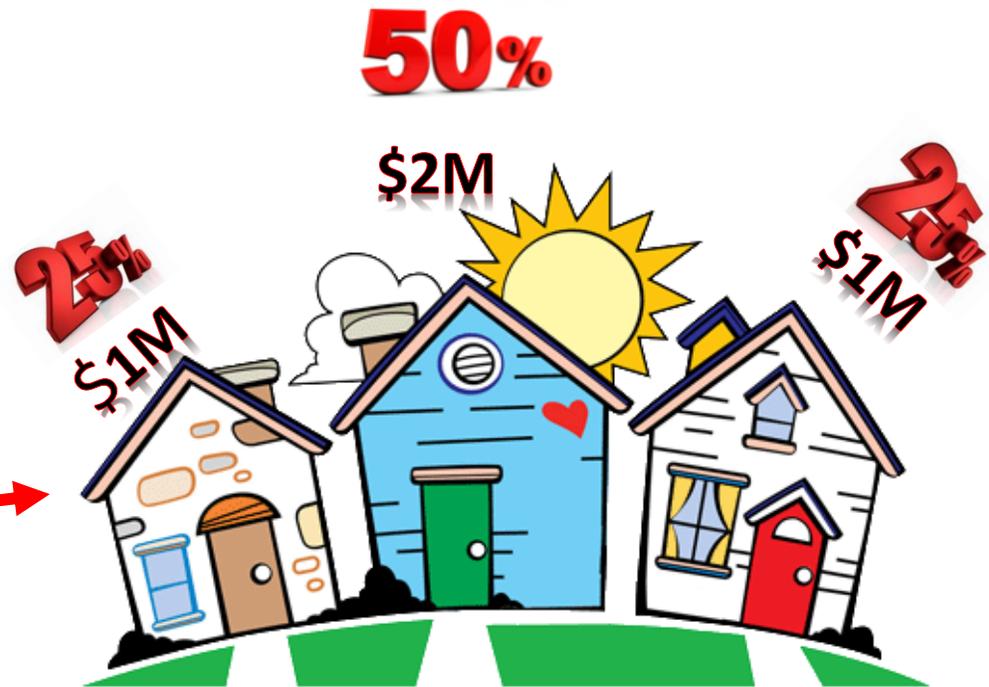


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TOTAL TAX LEVY ON WHICH TAX RATE IS COMPUTED	\$ 21,544,728.42	0.885	

YIELD FROM	\$ 0.885	\$ 21,551,788.16
TOTAL TO BE RAISED		\$ 21,544,728.42
EXCESS		\$ 7,059.74
NET VALUATION TAXABLE		\$ 2,435,230,300



TAX BILL IS DISTRIBUTED BASED ON RELATIVE MARKET VALUE OF PROPERTY

2025 Actual Tax Rate Calculation

$$\frac{\text{2025 Tax Levy } \$ 21,551,788}{\text{2025 Final Net Valuation } 2,435,230,300} = 0.885\% \quad \text{2025 Actual Tax Rate}$$

Year	Total Tax Levy	Net Value of Borough	Tax Rate
2016	\$ 16,023,757	\$ 1,146,191,500	1.398%
2017	\$ 16,255,307	\$ 1,149,597,400	1.414%
2018	\$ 16,446,087	\$ 1,188,301,100	1.384%
2019	\$ 16,925,648	\$ 1,336,939,000	1.266%
2020	\$ 17,823,428	\$ 1,458,545,700	1.222%
2021	\$ 17,992,374	\$ 1,535,185,500	1.172%
2022	\$ 18,345,865	\$ 1,753,906,800	1.046%
2023	\$ 19,787,650	\$ 2,096,149,400	0.944%
2024	\$ 20,702,451	\$ 2,257,628,400	0.917%
2025	\$ 21,551,788	\$ 2,435,230,300	0.885%

THE ASSESSMENT FUNCTION SERVES AS THE DISTRIBUTION MECHANISM OF THE TAX LEVY



But how are the assessments determined?

Appraisal

An opinion of value based on property characteristics:

**Any factor that
would influence a
sale price**

- Location
- Size of Lot
- Age of House (New vs Old)
- Size of House
- Quality/Condition
- Style (Colonial, Ranch, Cape, Etc.)
- Amenities
- Etc.

- **Mass Appraisal** is the process of valuing a group of properties as of a given date and using common data, standardized methods, and statistical testing.



- The goal is to have each assessment reasonably represent what the property would sell for in the market.

Mass Appraisal Modeling

1. Collect Relevant Physical Data of Every Property (all properties inspected at least once every five years- next cycle is 2027/2028)
2. Research and Analyze Sales Data
3. Develop and Test Logical Modeling Rules Statistically Targeting Market Value

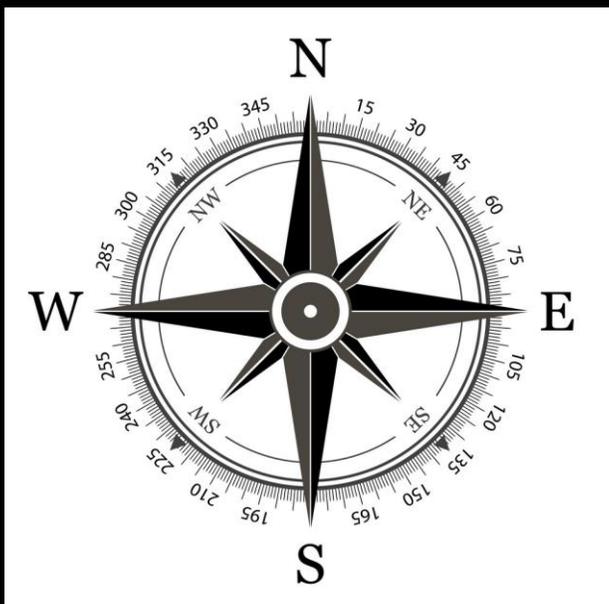
For modeling purposes, assessments are broken up into Two components:

- Underlying Land Value
- Contributory Value of Improvements



Modeling Land Values

Location Variables



Modeling Land Values

Lot Size Variables



Modeling Contributory Value

Property Type

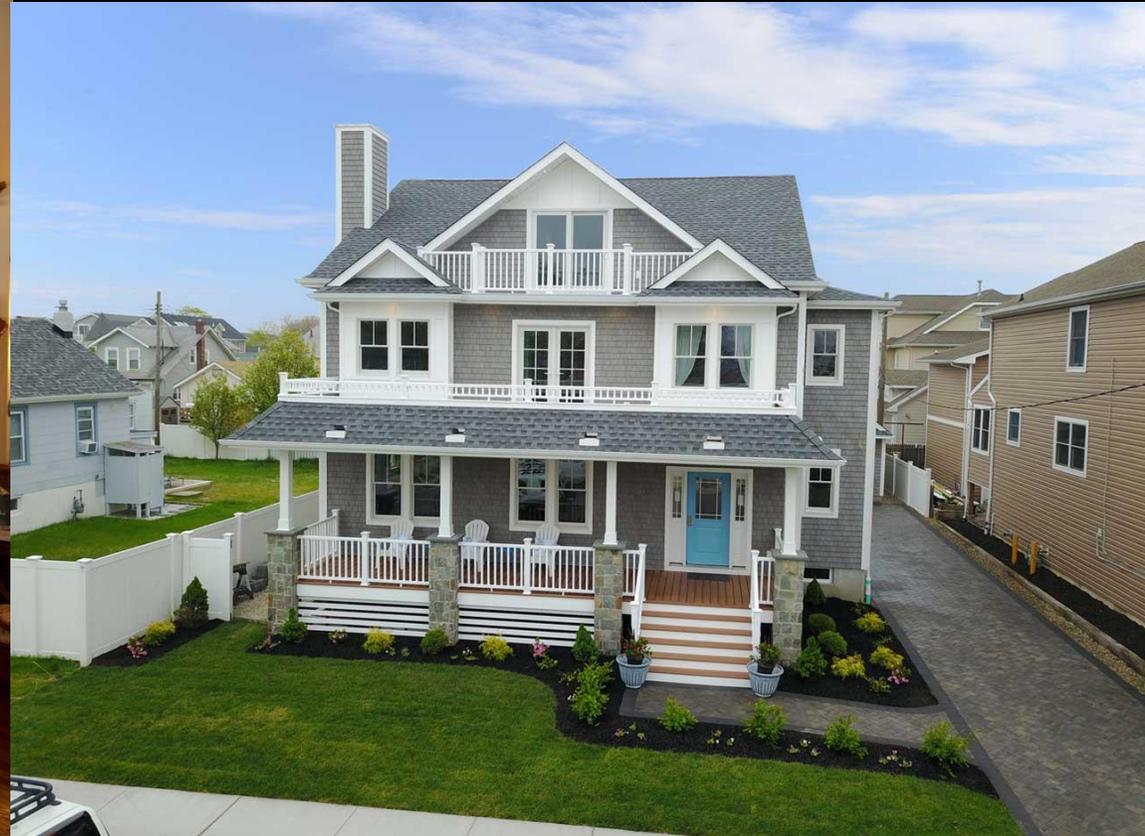
- Residential
- Condo & Townhomes
- Commercial & Apartments
(Income & Expense Capitalization)



Modeling Contributory Value

Condition & Other Factors

- Age
- Condition
- Quality
- Finishes
- Pool
- Etc.



MASS APPRAISAL IS SALE PRICE DRIVEN



HOW DO I KNOW IF I AM
ASSESSED FAIRLY?

COMPARE YOUR ASSESSMENT TO THE SALE PRICES OF SIMILAR HOUSES THAT RECENTLY SOLD
(NOT BANK SALES, SHERIFF SALES, ESTATE SALES, ETC....)

CONSIDER ALL FACTORS THAT WOULD INFLUENCE A SALE PRICE

AGE, SIZE, STYLE, LOCATION, CONDITION, AMENITIES, ETC.



- EMAIL THE ASSESSOR AND ASK FOR YOUR PROPERTY RECORD CARD (PRC)
- MAKE SURE THAT ALL PHYSICAL CHARACTERISTICS ARE PROPERLY NOTED ON THE RECORD
- THE ASSESSMENT SHOULD REASONABLY REPRESENT THE MARKET ASSUMING ALL PHYSICAL DATA OF YOUR PROPERTY IS ACCURATELY REFLECTED

PLEASE READ THE FAQs (POSTED ON OUR WEBSITE)

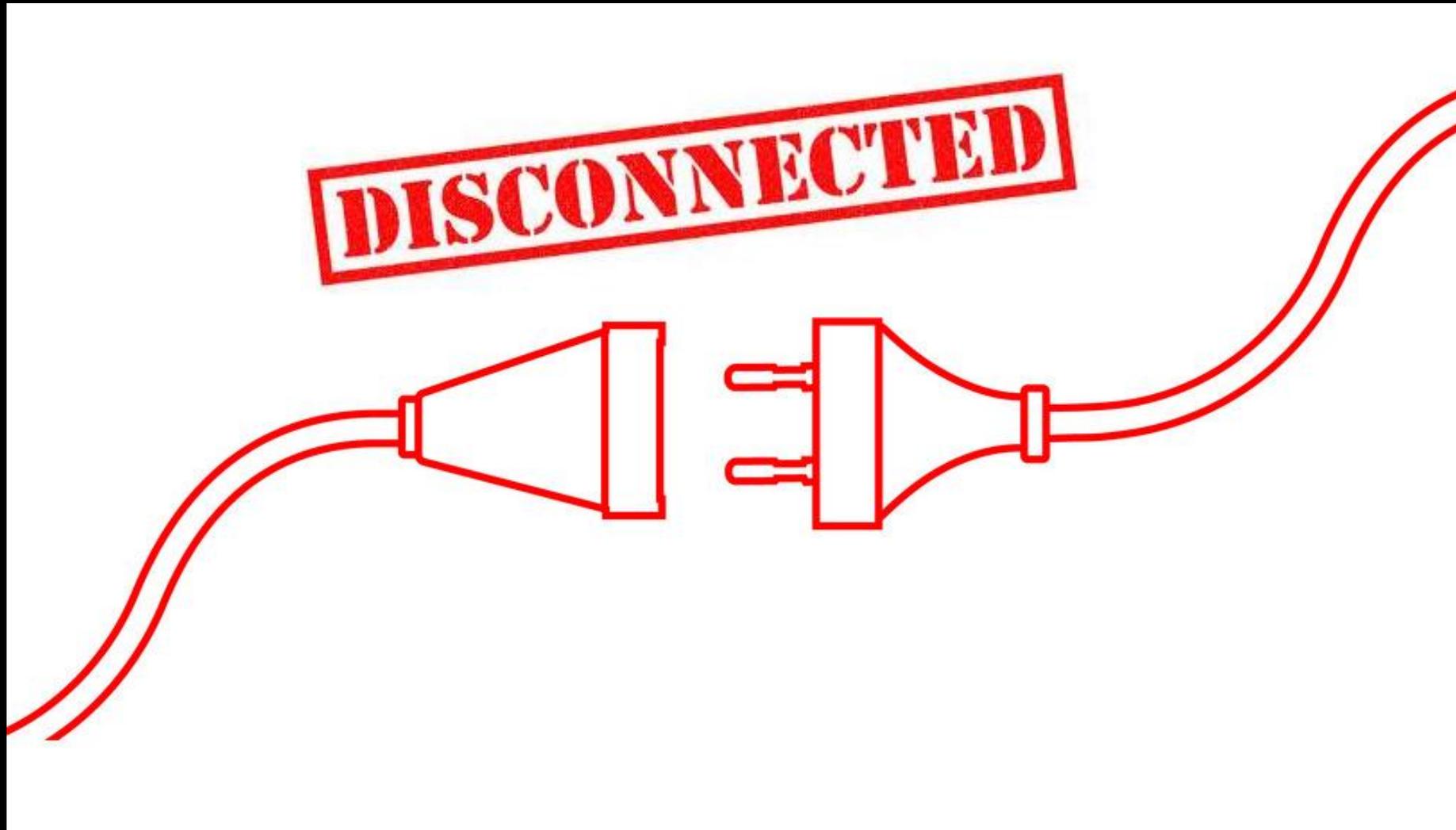
COUNTY TAX BOARD APPEAL FILING DEADLINE IS JANUARY 15TH

CAN BE DONE ONLINE

[HTTPS://SECURE.NJAPPEALONLINE.COM/PRODAPPEALS/LOGIN.ASPX](https://secure.njappealonline.com/prodappeals/login.aspx) (SEE FAQ)

The screenshot displays the 'Appeal Filing System' web application. The browser address bar shows 'secure.njappealonline.com/prodappeals/CreateTaxAppeal.aspx?Action=Crt'. The page title is 'Appeal Filing System' and the 'Appeal Type' is 'REGULAR'. The user is logged in as 'Erick Aguiar' with the 'Monmouth County Board of Taxation' account. The navigation menu includes 'Appeal Management', 'Appeal Calendar', 'Reports', 'Help', 'Appeal Form', 'Evidence', and 'Payment'. The 'File an Appeal' section is active, showing 'Section 1: Property Information'. Instructions for this section are: a) Please select Municipality where property is located, b) Enter property Block and Lot OR Property Street Address (Partial address allowed), c) Click on "Validate Property" button to select property record. You cannot proceed further without completing this step, d) Complete sections 2 through 5. The form fields include: *Municipality (dropdown), *Block, *Lot, Qualifier, [OR], *Property Street Address (with example 'eg., 123 MAIN'), and buttons for 'Validate Property' and 'Clear'. 'Section 2: Property Owner Information' includes fields for *Owner Name, *Address1, *Address2, *City/State/Zip, *Email Address, *First Name, *Address1, *City, *State, *Zip, *Email Address, and *Daytime Phone No. 'Section 3: Additional Information' asks if the user wants to notify someone else instead of the listed person, with 'Yes' and 'No' radio buttons, and includes fields for *Last Name, *First Name, *City, *State, *Zip, *Email Address, and *Daytime Phone No. 'Section 4: Deduction/Exemption Appeal' is partially visible at the bottom.

WHEN YOU FILE AN APPEAL, YOU ARE
DISCONNECTED FROM THE MODEL



TAX BILL QUARTERLY BREAKDOWN

Understanding Your Third and Fourth Quarter Bills

Please do not multiply your third-quarter bill by four to estimate your annual property taxes. The first and second quarter bills are always preliminary estimates, based on one-quarter of the previous year's total.

Each year, the certified tax rate is not finalized by the County and State until mid-year. Once certified, your annual tax is calculated by multiplying your final assessed value by the certified tax rate. The amounts paid in the first two quarters are then credited, and the remaining balance is divided between the third and fourth quarters. This means any increase or decrease in your overall tax obligation is reflected in the second half of the year.

Using EXAMPLE where taxes changed from \$10,000 to \$11,000

Q1- \$2,500 (1/4 of last year's taxes)

Q2- \$2,500 (1/4 of last year's taxes)

Q3- \$3,000 ($(\$11,000 - \$5,000)/2$)

Q4- \$3,000 ($(\$11,000 - \$8,000)$)

Q&A

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