

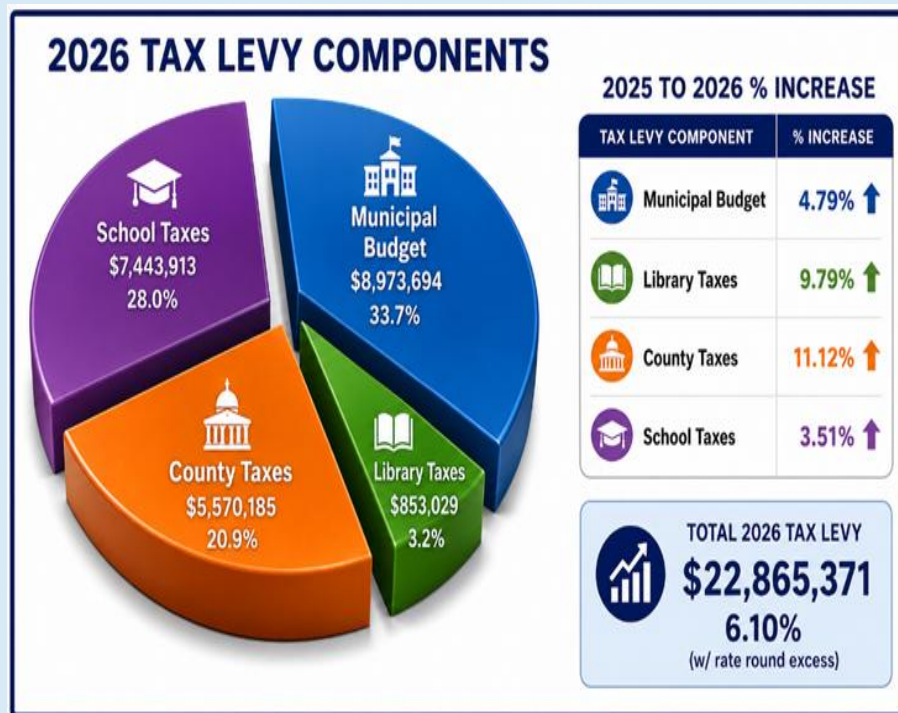
BOROUGH OF BRADLEY BEACH

2026 PROPERTY TAX INFORMATION

Dear Property Owner:

Enclosed you will find your Final 2026 Property Tax Bill, which reflects your full property tax obligation for the 2026 tax year, along with your Preliminary 2027 Property Tax Bills for the 1st and 2nd Quarters of 2027. See the reverse side of this letter for an explanation of how your 3rd and 4th Quarter bills were calculated.

This pie-chart provides a quick overview of the component cost-drivers of our 2026 overall tax increase of 6.1%.



Please note that our overall tax levy is driven largely by increases in County and Library taxes. The school managed their tax levy change to a 3.51% increase. Our municipal tax increase, related to Bradley Beach services, represents roughly one third of the total taxes we pay, and we were able to keep this increase below 5.0% (4.79%). Fortunately, our Council was able to create new shared-services revenues in 2026 and implement cost-saving initiatives in our health insurance program. These measures helped us offset a significant portion of a massive 37.5% increase in our employees' medical premiums, which by itself would have increased our tax levy close to 10%.

Keep in mind that all properties in the Borough are reassessed every year. This helps to ensure that each assessment reflects current market conditions, so the tax levy is distributed fairly across all property owners. If you have questions about the reassessment process, we've put together an FAQ guide to help. Just scan the provided QR code to access it along with a detailed tax levy history. Please do not hesitate to contact the Assessor's Office at eaguiar@bradleybeachnj.gov for additional assistance. Questions regarding tax payments or payment history should be directed to the Tax Collector's Office at ccastronova@bradleybeachnj.gov.

Understanding Property Taxes & Reassessments



Thank you for your attention and for your ongoing support of our community.

Sincerely,

A handwritten signature in black ink, appearing to read "Alan Sautter". The signature is fluid and cursive, with a large loop at the end.

Mayor, Bradley Beach

How Your 3rd and 4th Quarter Tax Bill Was Calculated

Your property tax is billed in four quarterly installments. Your 1st and 2nd Quarter bills were estimates, based on your Final 2025 Property Tax Bill. This is standard practice, since the 2026 budgets were not yet finalized.

Now that the 2026 tax rate is certified, your Final 2026 Property Tax Bill has been calculated. Your 3rd and 4th Quarter bills make up the difference between what you already paid in Quarters 1 and 2 and your Final 2026 Property Tax Bill.

- If the estimated payments were lower than your actual tax, Quarters 3 and 4 will be higher to catch up.
- If the estimated payments were higher than your actual tax, Quarters 3 and 4 will be lower.

You **should not** multiply your 3rd or 4th Quarter amount by four as it will not equal your annual tax. Your true annual total is the **sum** of all four quarters from the current calendar year.

Your 1st and 2nd Quarter Preliminary 2027 Property Tax Bill, enclosed with this mailing, are based on your Final 2026 Property Tax Bill and will be adjusted again next year once the 2027 tax rate is certified.