



## SHAMONG TOWNSHIP

Burlington County, NJ

105 Willow Grove Rd.

Shamong, NJ 08088

[www.shamong.net](http://www.shamong.net)

E-mail [info@shamong.net](mailto:info@shamong.net)

Phone # (609) 268-2377

Fax # (609) 268-2701

January 12, 2011

Dear Shamong Resident,

The Burlington County Board of Taxation has ordered Shamong Township to perform a reassessment for the 2012 tax year. The township's Tax Assessor, Jay Renwick, will be managing the reassessment project.

The reassessment will be conducted during 2011 with the new assessments to be effective January 1, 2012. The new assessment will be billed in the 2012/2013 tax bills; to be issued in August or September 2012. The last revaluation in Shamong Township was conducted for the 1989 tax year.

The reassessment is not being conducted to raise money for Shamong Township, Burlington County or the State of New Jersey. The purpose of a reassessment is to estimate a fair market value for every property and equitably distribute the tax burden based on fair market value and the tax laws of the State of New Jersey.

During the reassessment process, all buildings will be inspected (interior and exterior), exterior building dimensions will be measured, and data will be collected for all properties in the township to help ensure the same standard of value. The final process will calculate the current fair market value for each property. To comply with New Jersey law, properties will be assessed at 100% of market value as of October 1, 2011.

Property owners will be mailed a notice prior to the township inspectors visiting their neighborhood. The notice will advise them of an approximate inspection date. Property owners are requested to allow the inspectors to have access to their property for an interior inspection. Exterior measurements and photos of all buildings will also be taken. All inspectors will have a photo identification badge and their automobile descriptions will be registered with the NJ State Police. Do not admit anyone into your home that cannot produce this identification.

Upon final review of all data and calculations, the township will mail each property owner a notice, after November 1, 2011, advising them of their new assessed value. The notice will also explain how to arrange for an informal review with a representative of the Tax Assessor's office to discuss the proposed assessment.

We cannot estimate what your new tax amount will be without a tax rate. The 2012 tax rate cannot be determined until the new assessments and operating budgets for the county government, schools and municipality are certified. The new assessments will be filed with the County Board of Taxation on January 10, 2012, but the budgets are not completed for several months later. **You should not apply the current tax rate to your new assessment in order to calculate your new tax amount; it will not be accurate.**

In an effort to keep you informed a presentation of the requirements, advantages, methodology, inspection process, taxpayer review process and the appeal process will be open to the public. The presentation will be held at the Indian Mills Memorial School, 295 Indian Mills Road, on Monday, January 24, 2011 at 7:00 p.m. Additional information will also be sent out via e-mails to those who have already signed up for the e-mail updates on the Township website at [www.shamong.net](http://www.shamong.net). In addition to these e-mail notifications, please refer to the Township website periodically for additional information.

Shamong Township would like to thank you for your anticipated courtesy and cooperation throughout this process.

Regards,

*James Renwick*

James Renwick, Tax Assessor

Cc: Shamong Township Committee