

**INSERT FOR 2024 ADDED & OMITTED ASSESSMENT APPEAL GUIDE**

MONMOUTH COUNTY COMMON LEVEL RANGE	2024			2023			2022			2021		
	Common Level 10/1/2023	Adjusted Range		Common Level 10/1/2022	Adjusted Range		Common Level 10/1/2021	Adjusted Range		Common Level 10/1/2020	Adjusted Range	
		Lower Limit	Upper Limit		Lower Limit	Upper Limit		Lower Limit	Upper Limit		Lower Limit	Upper Limit
1 ABERDEEN	98.43	Reassessment		92.48	Reassessment		91.52	Reassessment		95.16	Reassessment	
2 ALLENHURST	63.32	Reassessment		82.02	Reassessment		84.44	Reassessment		82.43	Reassessment	
3 ALLENTOWN	78.00	66.30	89.70	97.17	82.59	100	93.44	79.42	100	95.29	81.00	100
4 ASBURY PARK	95.70	Reassessment		93.89	Reassessment		94.06	Reassessment		98.89	Reassessment	
5 ATLANTIC HIGHLANDS	92.83	Reassessment		97.23	Reassessment		93.10	Reassessment		98.29	Reassessment	
6 AVON BY THE SEA	89.87	76.39	100	94.30	80.15	100	71.57	Revaluation		77.45	65.83	89.07
7 BELMAR	68.04	57.83	78.25	74.27	63.13	85.41	84.46	71.79	97.13	89.85	76.37	100
8 BRADLEY BEACH	98.89	Reassessment		92.19	Reassessment		96.24	Reassessment		98.77	Reassessment	
9 BRIELLE	97.68	Reassessment		92.96	Reassessment		92.90	Reassessment		98.11	Reassessment	
10 COLTS NECK	95.56	Reassessment		93.20	Reassessment		93.19	Reassessment		96.69	Reassessment	
11 DEAL	97.07	Reassessment		83.14	Reassessment		86.38	Reassessment		86.75	Reassessment	
12 EATONTOWN	85.35	Reassessment		77.52	Reassessment		87.61	Reassessment		90.12	Reassessment	
13 ENGLISHTOWN	102.26	Reassessment		102.22	Reassessment		100.49	Reassessment		101.62	Reassessment	
14 FAIR HAVEN	93.18	Reassessment		88.32	Reassessment		88.83	Reassessment		98.12	Reassessment	
15 FARMINGDALE	92.53	Reassessment		93.31	Reassessment		94.48	Reassessment		98.38	Reassessment	
16 FREEHOLD BORO	102.50	Reassessment		92.65	Reassessment		92.78	Reassessment		95.86	Reassessment	
17 FREEHOLD TWP	89.62	Reassessment		89.49	Reassessment		94.28	Reassessment		95.27	Reassessment	
18 HAZLET	96.48	Reassessment		90.19	Reassessment		91.19	Reassessment		97.61	Reassessment	
19 HIGHLANDS	101.89	Reassessment		95.74	Reassessment		92.71	Reassessment		98.31	Reassessment	
20 HOLMDEL	103.64	Reassessment		95.65	Reassessment		96.14	Reassessment		98.72	Reassessment	
21 HOWELL	92.73	Reassessment		89.51	Reassessment		88.65	Reassessment		95.28	Reassessment	
22 INTERLAKEN	94.96	Reassessment		87.24	Reassessment		93.29	Reassessment		93.24	Reassessment	
23 KEANSBURG	98.87	Reassessment		98.31	Reassessment		85.92	Reassessment		73.93	Revaluation	
24 KEYPORT	96.90	Reassessment		88.49	Reassessment		92.73	Reassessment		97.38	Reassessment	
25 LITTLE SILVER	97.92	Reassessment		97.39	Reassessment		97.45	Reassessment		99.06	Reassessment	
26 LOCH ARBOUR	194.17	Reassessment		155.85	Reassessment		119.34	Reassessment		139.80	Reassessment	
27 LONG BRANCH	89.73	Reassessment		83.63	Reassessment		87.88	Reassessment		91.54	Reassessment	
28 MANALAPAN	99.63	Reassessment		94.50	Reassessment		91.74	Reassessment		94.39	Reassessment	
29 MANASQUAN	60.23	51.20	69.26	66.73	56.72	76.74	74.87	63.64	86.10	81.41	69.20	93.62
30 MARLBORO	71.17	60.49	81.85	76.92	65.38	88.46	84.63	71.94	97.32	88.11	74.89	100
31 MATAWAN	106.94	Reassessment		95.46	Reassessment		90.34	Reassessment		98.90	Reassessment	
32 MIDDLETOWN	99.05	Reassessment		98.10	Reassessment		95.85	Reassessment		98.01	Reassessment	
33 MILLSTONE	73.65	62.60	84.70	81.30	69.10	93.50	88.99	75.64	100	90.49	76.92	100
34 MONMOUTH BEACH	92.18	Reassessment		89.71	Reassessment		89.05	Reassessment		97.44	Reassessment	
35 NEPTUNE TWP	92.53	Reassessment		94.87	Reassessment		94.45	Reassessment		95.53	Reassessment	
36 NEPTUNE CITY	94.21	Reassessment		88.72	Reassessment		91.59	Reassessment		92.84	Reassessment	
37 OCEAN TWP	91.46	Reassessment		84.18	Reassessment		88.67	Reassessment		97.62	Reassessment	
38 OCEANPORT	92.37	Reassessment		88.22	Reassessment		92.12	Reassessment		98.23	Reassessment	
39 RED BANK	91.81	Reassessment		93.42	Reassessment		92.82	Reassessment		91.10	Reassessment	
40 ROOSEVELT	96.04	Reassessment		93.12	Reassessment		99.36	Reassessment		100.19	Reassessment	
41 RUMSON	100.28	Reassessment		95.42	Reassessment		94.60	Reassessment		99.73	Reassessment	
42 SEA BRIGHT	81.52	Reassessment		85.29	Reassessment		87.30	Reassessment		90.56	Reassessment	
43 SEA GIRT	97.30	Reassessment		90.83	Reassessment		96.79	Reassessment		106.34	Reassessment	
44 SHREWSBURY BORO	95.21	Reassessment		92.04	Reassessment		92.76	Reassessment		94.58	Reassessment	
45 SHREWSBURY TWP	95.99	Reassessment		124.68	Reassessment		103.72	Reassessment		114.77	Reassessment	
46 LAKE COMO	95.43	Reassessment		108.29	Reassessment		97.56	Reassessment		99.78	Reassessment	
47 SPRING LAKE	88.80	Reassessment		89.99	Reassessment		87.97	Reassessment		94.36	Reassessment	
48 SPRING LAKE HGTS	98.75	Reassessment		93.00	Reassessment		94.81	Reassessment		100.90	Reassessment	
49 TINTON FALLS	98.26	Reassessment		92.99	Reassessment		93.00	Reassessment		91.20	Reassessment	
50 UNION BEACH	101.56	Reassessment		93.67	Reassessment		92.55	Reassessment		93.96	Reassessment	
51 UPPER FREEHOLD	88.73	Reassessment		88.14	Reassessment		91.10	Reassessment		93.63	Reassessment	
52 WALL TWP	68.25	58.01	78.49	76.00	64.60	87.40	83.90	71.31	96.49	90.23	76.70	100
53 WEST LONG BRANCH	100.17	Reassessment		95.57	Reassessment		91.15	Reassessment		93.49	Reassessment	

**CALCULATED LOWER LIMIT** = Common Level X .85 . (This step LOWERS the Common Level by 15%)

**CALCULATED UPPER LIMIT** = Common Level X 1.15 . (This step INCREASES the Common Level by 15%)

**Common Level** = Promulgated by the *DIVISION OF TAXATION* October 1st of the PRE-TAX-YEAR, for use in the current tax year.

**LEGAL UPPER LIMIT** = The UPPER LIMIT, USED IN Chapter 123, CAN NOT be in excess of the COUNTY LEVEL which is 100%

**Chapter 123 DOES NOT** apply for towns that have undergone Revaluations or Reassessments.