

# **GENERAL INFORMATION TAX ASSESSMENT**

Tax Assessor: Thomas J. Colavecchio, C.T.A.  
Phone #: (856) 429-4700 ext 226  
Fax # (856) 795-1445

## **Office Hours:**

Monday	9:00 am to 1:00 pm
Tuesday	10:00 am to 2:00 pm
Wednesday	9:00 am to 1:00 pm
Thursday	9:00 am to 1:00 pm
Friday	9:00 am to 1:00 pm

The Tax Assessor is in the office Mondays from 9:00 am to 4:00 pm.

## **Assessment Postcards**

Assessment Postcards which state the current assessment of individual properties are mailed to taxpayers by February 1<sup>st</sup> each year.

## **Appeals**

Tax appeals on current year assessments must be filed by April 1<sup>st</sup> each year. Tax appeals must be filed with the Tax Assessor, Borough Clerk and with the County Board of Taxation. Forms are available at the Board of Taxation and the Tax Assessor's office at Borough Hall.

Appeals are heard by the Camden County Board of Taxation or the Tax Court of New Jersey. Both entities have the authority after a hearing to decrease or reject the appeal petition. Adjustments by the County Board of Taxation are usually within the current tax year and reductions are shown as cancelled or remitted taxes for that year. If the taxpayer believes the decision of the County Board of Taxation to be incorrect, appeal of the decision may be made to the Tax Court of New Jersey.

## **Added Assessments**

When you are issued a Building permit, you may expect visits from both the Tax Assessor and the Construction Code Official, as their duties require. Improvements may be subject to Added Assessments, which begin the 1<sup>st</sup> month following substantial completion, occupancy or use.

Added Assessment Tax bills are mailed after submittal of the list to the County Tax Board on October 1<sup>st</sup> each year and are due by November 1<sup>st</sup>. Tax appeals on Added Assessments must be filed with the Tax Assessor, Borough Clerk and with the County Board of Taxation by December 1<sup>st</sup> the year it is received. Forms are available at the Board of Taxation and the Tax Assessor's office at Borough Hall.

## **Demolition**

If you wish to demolish an old building, consider its tax cost and usefulness before you tear it down. Remember that any building standing as of October 1<sup>st</sup> may be taxable for the entire following year. Also a demolition permit is required from the Construction Code Official.

## **Deductions**

If you are a qualified Veteran, Widow of a Veteran, Senior Citizen, Disabled Person or Surviving Spouse of a qualified Senior Citizen or Disabled Person, you may be eligible for deductions and reduce your property tax liability.

Requirements for these deductions are:

### **VETERANS AND WIDOWS OF VETERANS UP TO \$250.**

**Veterans** – Active service in time of war. Owner of property as of October 1 of the pre-tax year. Honorable discharge or release.

**Widow** – Spouse met above qualifications, must not remarry.

Multiple Veterans or combined Veteran and one other deduction may be allowed. 100% disabled veterans, as determined by the Veterans Administration, may be entitled to complete tax exemption.

## **SENIOR CITIZEN – DISABLED PERSON OR SURVIVING SPOUSE UP TO \$250.**

**Senior Citizen** – Age 65 or over as of December 31 of pre-tax year.

**Disabled Person** – Permanently and totally disabled as of December 31 of pre-tax year.

**Surviving Spouse** – Age 55 or over at time of death of person receiving Senior Citizen or Disabled Person deduction.

### **GENERAL REQUIREMENTS**

- 1. Owner and resident in property as of October 1 of pre-tax year.**
2. Citizen of New Jersey.
3. Not more than \$10,000 income per year, including spouse but excluding Social Security, Railroad Retirement or Government Pension (up to maximum Social Security amount).
4. Only one deduction per person or property may be allowed from this category.

Applications for Senior Citizen, Disabled, Veteran and Surviving Spouse property tax deductions are available in the Tax Collector's office. Completed applications and supportive documentation must be submitted to the Tax Assessor.

### **Uniformity in Assessment**

The State Constitution requires all properties be assessed at "fair market" value. Therefore, it is essential to maintain assessments, keep up with market prices and cope with inflation. At times, market condition warrant Revaluation or Reassessment programs to maintain "fair market value."

Property valuations/assessments are determined on true values as arrived at by a cost approach, market data approach and capitalization of net income (where appropriate). Current assessments are the results of new assessments on a like basis with established comparable properties for newly assessed or purchased properties. This method assures equitable treatment to like property owners. Because of the changes in property resale values annual adjustments could not keep pace with changing values which often results in a divergence of the assessment ratio to true value.