



FAQ

Borough of Harvey Cedars Revaluation Program

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What is a Revaluation Program?

A Revaluation Program seeks to spread property taxes equitably within a taxing district, such as the Borough of Harvey Cedars, by making sure that each property is assessed on the basis of its value. Each parcel in the Borough will be inspected on the exterior and interior, if possible, and appraised. A market value, as of October 1, 2026, will be established. The revaluation process is mandated to be revenue neutral, meaning no additional taxes will be raised as a result of completion of this program.

How will the program work?

First, each property will be physically inspected on the exterior and interior by an experienced field representative. Structural and descriptive details of the property and neighborhood will be noted. The outside measurements of each building will be taken to determine the square footage content of the dwelling or building.

Second, this collected property data will be entered into a computer assisted mass appraisal program and a *preliminary* value estimate will be established utilizing the "Real Property Appraisal Manual of New Jersey Assessors."

Finally, the preliminary value estimate will then be adjusted to a *final* market value estimate using comparable sales data from that neighborhood or a homogeneous neighborhood, if necessary. Some income producing commercial properties may be appraised using an income capitalization method.

Will the comparable sales used in the revaluation be made available to taxpayers?

YES. PPA will provide a full list of sales that were used for comparison in Harvey Cedars, but will not provide comparables for individual properties.

When will the program begin and end?

The program began with the receipt of the firm's tri-fold Q&A brochure and introduction letter mailed to all taxpayers the week of May 18, 2026. Field inspections will run from May through October 2026. All work will be completed by December 2026 in order to use the new assessments for the 2027 Tax Year.

What is expected of property owners?

The validity of a property's market value depends on the collection of accurate data. Property owners have a stake in the outcome of the revaluation program. Equitable assessments depend on the cooperation of the property owners. Interior inspections, especially, require that residents cooperate with the data collectors. Any assistance a taxpayer can provide will aid in the total data collection process. If there is information you believe should be considered in the valuation, please inform the data collector. PPA staff will make every effort to cause property owners the least possible inconvenience. *For safety reasons, PPA doesn't recommend making public which specific areas or neighborhoods they'll be in. They don't want to give potential bad actors information that could help them gain access to someone's home unlawfully. It's best to make an appointment if you want to be there when the PPA Field Team is there.*

Will photographs be used?

YES. Photographs of your property will be taken by the revaluation firm. The photographs will be taken from a public right-of-way on a different date than the property inspection. You do not need to be present or involved in this phase of the project.

Will the field inspector be able to tell me the new assessment?

NO. The data collectors are not responsible for developing the market value estimate. Their job is to collect pertinent information to be used later to develop the property’s value.

What will the data collectors look for?

Data collectors will record such items as the type of interior wall construction, the number of bathrooms, type of heat, type of air conditioning, livable area, and the percentage of finished attic and/or basement areas, in-ground pools and number of fireplaces. The exterior inspection includes measurements of each structure, such as garages or other accessory buildings, determination of story height, roof structure, type of foundation and exterior wall construction. The physical condition of the structure is noted to establish depreciation factors. All factors, relative to market value, are considered. Examples of what would not be noted would be interior decorations, fences, window air conditioners, gas grills, lawn furniture, above ground pools, and small sheds.

What about improvements that have been made without permits?

Per Mayor Imperiale, no zoning violations will be issued based on revaluations. Improvements made without permits will be addressed by the town only when the house is sold. However, improvements will factor into the valuation, for example, an additional bathroom or lower-level living space will be added to your home’s value.

What if I’m not at home?

If you’re not at home when the data collector visits your property, an exterior inspection will be completed, and a notice will be left asking you to call for an interior inspection appointment. Appointments can be scheduled on weekdays and evenings, as well as Saturdays, if need be. If the representative is unable to inspect your home or if you refuse entry, the interior information will be *estimated* which may cause your home’s valuation to be at the highest level for your property type, so your cooperation will be greatly appreciated.

When will I be advised of the proposed assessment?

When every property in the HC has been revalued, you will receive a letter. Letters will likely be mailed in November 2026. You will be given the opportunity to discuss your assessment and review your property description with a representative of the revaluation firm.

Will my assessment increase?

YES. The last town-wide reassessment in HC was in 2004 and property values have increased since that time. Individual values may increase or decrease depending on the time since you purchased the property and the market value at the time of the revaluation.

What I really want to know is what effect will the Revaluation have on my tax bill?

The Revaluation Process is “revenue neutral.” In other words, no additional taxes overall will be raised for the school, county, or municipality as a result of the completion of this process. The 2027 adjusted bill will be mailed in July of 2027. This adjusted billing is where the new assessments will be seen and the tax rate for 2027 is applied.

What can a taxpayer do if he or she is not satisfied as a result of the new assessment?

If for any reason a taxpayer is not satisfied with his or her assessed value in this revaluation the taxpayer has the right to file a formal appeal with the Ocean County Board of Taxation on or before May 1, 2027 (an extension of one month more than any ordinary year). *In any other year, the taxpayer has the right to file a formal appeal with the Ocean County Board of Taxation on or before April 1st of that year.*

Additional information can be found on the Borough’s website: www.harveycedars.org

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