Cover letter — Monmouth County Board of Taxation

Date: _____
To: Monmouth County Board of Taxation
Hall of Records, 1 East Main Street, Freehold, NJ 07728

Re: Petition of Appeal, tax year 2027 — Block xxx, Lot xx, Clayton Road (sample), Marlboro Township

I am the owner of the property above and have filed a Petition of Appeal of its tax year 2027 assessment of $362,200.

Based on 5 comparable usable sales in Marlboro Township, the property's true value on October 1, 2026 was about $488,906. The ratio of the assessment to true value is 74.08%, above the upper limit of 66.34% of the common level range for Marlboro Township.

Under N.J.S.A. 54:51A-6, I respectfully request that the assessment be revised to $282,050 (true value × the average ratio of 57.69%).

The comparable sales and calculation are enclosed. Thank you for your consideration.

Sincerely,

_____
Owner name
Phone / email

Enclosure: evidence (following pages)

Evidence supporting the petition

Block xxx, Lot xx, Clayton Road (sample), Marlboro Township, Monmouth County. Current assessment: $362,200 (land $210,400, improvements $151,800). The petitioner contends the assessment exceeds the upper limit of the common level range for tax year 2027 and requests relief under N.J.S.A. 54:51A-6 (Chapter 123).

	Block/Lot	Address	Sq ft	Built	Assessed value
Subject	xxx / xx (sample)	Clayton Road (sample)	1,523	1983	$362,200

Comparable homes are listed by Block/Lot and street; their house numbers are left out for the neighbours' privacy. Each Block/Lot can be looked up in the official records.

1. Chapter 123 calculation

True value is estimated as of October 1, 2026, from 5 comparable usable sales in Marlboro Township.

Current assessment	**$362,200**
Estimated true value, October 1, 2026 ($321 per sq ft × 1,523 sq ft)	**$488,906**
Ratio of assessment to true value	**74.08%**
Marlboro Township average ratio, tax year 2027	**57.69%**
Common level range	**49.04% – 66.34%**
Corrected assessment (true value × average ratio)	**$282,050**

2. Comparable sales: 5 usable sales in Marlboro Township

Usable sales (as coded on the state's SR1A records) of residential properties in Marlboro Township of similar living area and age, nearest to the October 1, 2026 valuation date. Median price per square foot: **$321**.

#	Block/Lot	Street	Sold	Price	Sq ft	$ / sq ft
1	xxxx/ 2	Devon Place	Mar 2026	$435,000	1,543	$282
2	xxxx/ 2	Dartmouth Place	Feb 2026	$401,150	1,543	$260
3	xxxx/ 2	Culford Place	Feb 2026	$460,000	1,543	$298
4	xxxx/ 7	Portland Place	Jan 2026	$550,000	1,543	$356
5	xxxx/ 2	Tanglewood Place	Feb 2026	$505,000	1,584	$319

Requested assessment: $282,050 (land $210,400, improvements $71,650).

Sources: New Jersey Division of Taxation SR1A sales file and Chapter 123 certification for tax year 2027; MOD-IV tax list. Comparable sales: same municipality, residential, usable for the sales-ratio study, living area within 25%, built within 25 years where known.