

Updated Lower Township

Property Assessments Online

VILLAS- Updated assessments of Lower Township properties are available on the website: www.townshipoflower.org

A reassessment of all Lower Township properties began June 29 with data finalized Jan. 10.

“We inspected a little over 12,000 properties,” said Lower Township Tax Assessor Art Amonette.

The reassessment was handled in-house rather than hiring a firm for the work which saved the township more than \$1 million, he said. A reassessment is needed when properties in a district are not being assessed at the same rate of true value or they are being assessed well above or below market value.

Amonette said assessments varied by neighborhood. As an example, he said some properties in Diamond Beach lost 5 percent of their assessed value while others lost 20 percent.

Ratables in the township were reduced by about \$500 million, he said.

“We were at \$4.1 billion, now we are down to \$3.6 billion, it’s only about a 12 percent reduction” said Amonette.

He said a lowered assessment does not mean a lower property tax bill. Some property assessments increased. The goal of the reassessment was to place properties at their current market value and decrease the number of tax appeals, he said.

The township has averaged over 300 tax appeals annually for the past two years.

To view an assessment, go to the township’s website and click on “*The 2014 Reassessment is completed.*”

Those with questions may contact the tax assessor’s office at (609) 886-2005.