pravo.

PROPERTY TAX

Property Tax Valuation Analysis

DATA INSIGHTS

FAIRER OUTCOMES

STRONGER COMMUNITIES

PREPARED FOR

123 Sample Street
Rumson, New Jersey

Tax year 2027 · Monmouth County · Prepared 2026-10-25

Sample analysis. Fictional property, created to show the document. Every figure is illustrative.

Pay what you owe. Nothing more.

Analysis, not legal advice. For legal representation, consult a licensed NJ attorney.

Tax year 2027 · Monmouth County, New Jersey

Prepared 2026-10-25 · Model v3.10

What this report is. This is a property valuation research and evidence preparation product. What you choose to do with this report — including whether to file a tax appeal — is entirely up to you. Pravo provides the analysis; you decide.

Over-Assessment Finding.

123 Sample Street, Rumson, NJ

Block 00999 · Lot 00999 · Built 1998

Current assessed value	$3,167,000
What the market evidence says it's worth (own sale, time-adjusted — ZIP-level home-value index (property ZIP))	$2,617,241
Assessment ratio (assessment ÷ market value)	121.0%
Legal threshold — Chapter 123 upper limit	111.10%

ASSESSMENT FINDING

STRONG — 121.0% estimated assessment-to-value ratio vs the 111.10% Chapter 123 upper limit

Sale record verified against recorded deed. Comparable sales corroborate.

Evidence classification, not a prediction of a Board decision.

> "You bought this house for $2,350,000; the town taxes you like it's worth $3,278,000."

$6,385	Up to $19,155	$2,528,517	1.5 mo
EST. SAVINGS / YEAR	EST. 3-YEAR SAVINGS, IF THE FREEZE ACT APPLIES*	ASSESSMENT IF APPEAL SUCCEEDS	PAYBACK PERIOD

*If the NJ Freeze Act applies to this parcel. Exceptions exist; certain settlement terms may waive Freeze Act protection. Not guaranteed.

Your analysis at a glance

Sample analysis. Fictional property, created to show the document. Every figure is illustrative.

ASSESSMENT FINDING

Our analysis supports an appeal. The market evidence — your own recorded purchase, time-adjusted to the valuation date — values this home at $2,617,241. The town assesses it at $3,167,000: an assessment ratio of 121.0%, above the 111.10% Chapter 123 legal line for Rumson. The sections after this page are the evidence; Section 8 states its limits plainly.

$3,167,000	$2,617,241	$549,759	$6,385	$19,155
CURRENT ASSESSMENT	MARKET VALUE (MARKET EVIDENCE)	OVERASSESSMENT — ASSESSMENT ABOVE MARKET VALUE	EST. SAVINGS / YEAR	EST. 3-YEAR SAVINGS — THE SAME REDUCTION HELD FOR THREE YEARS*

Filing deadline — Monmouth County: January 15, 2027 (received, not postmarked). You file your appeal with the Monmouth County Board of Taxation; Pravo prepares this analysis and does not file for you. Section 7 lists the Board's address, phone number, and official links.

What this analysis contains

- ✓ Deed verification — your recorded purchase, checked against state sale records, time adjustment shown step by step (Section 5)
- ✓ Comparable-sales exhibits — 6 sales presented, ranked by comparability (Section 6)
- ✓ Excluded-sales disclosure — 4 sales left out, each with a plain-English reason (Section 6)
- ✓ The Chapter 123 legal test, applied to your numbers (Section 2)
- ✓ Potential savings, year by year (Section 3)
- ✓ Case strength — where the evidence stops supporting a reduction (Section 4)
- ✓ Public filing information and the Board's official resources (Section 7)
- ✓ Analysis integrity — sources, model, and honest limits (Section 8)
- ✓ Money-back guarantee — the full terms (Section 9)

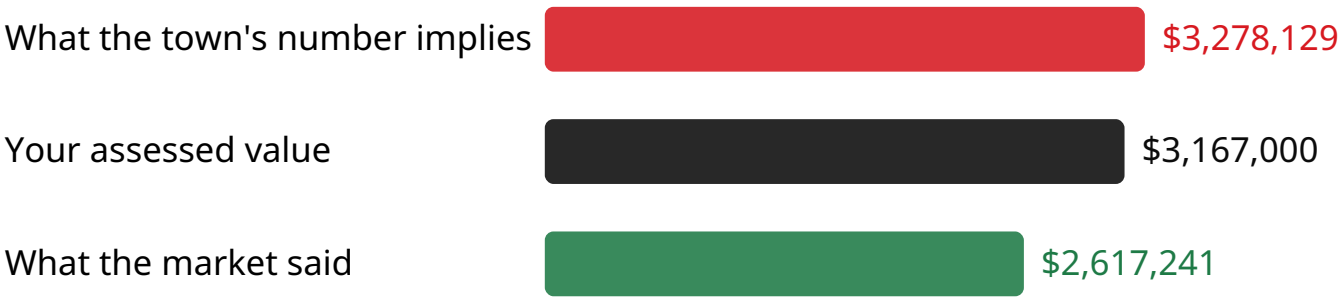
How the comparables were chosen. Our analysis documents 10 sales: the analyzed pool and every sale we excluded. 6 form the analyzed pool — arm's-length sales of the same building class, matched on building characteristics and assessed improvement values, recorded living area used when available, sold in the twelve months before the valuation date — and all 6 are presented as exhibits in Section 6, ranked by comparability (property match, size, recency, distance). 4 documented sales were excluded, each listed in Section 6 with its reason in plain English. The deed carries this case; the sales are the independent corroboration check.

*The three-year figure is the annual estimate × 3 — the same reduction held for three years if the NJ Freeze Act applies to this parcel. Exceptions exist, and certain settlement terms may waive that protection. Not guaranteed. Full limits: Section 8.

1 What the numbers say

Three values, one property

The town's implied value vs. the assessment vs. the market evidence.

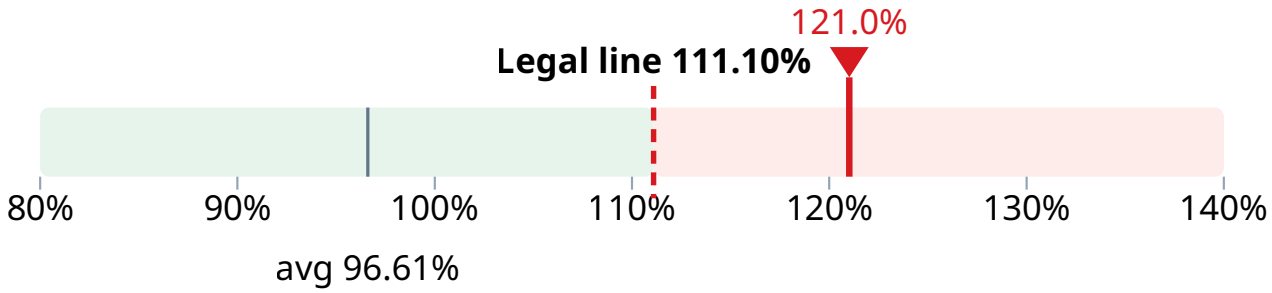


> The town's assessment implies a value $660,888 above what your own recorded sale supports ($2,617,241).

2 The legal test

Assessment ratio vs. the Chapter 123 line

Rumson · Tax year 2027 · The Chapter 123 test: a ratio above 111.10% is the evidence basis for an appeal — the board decides the outcome.

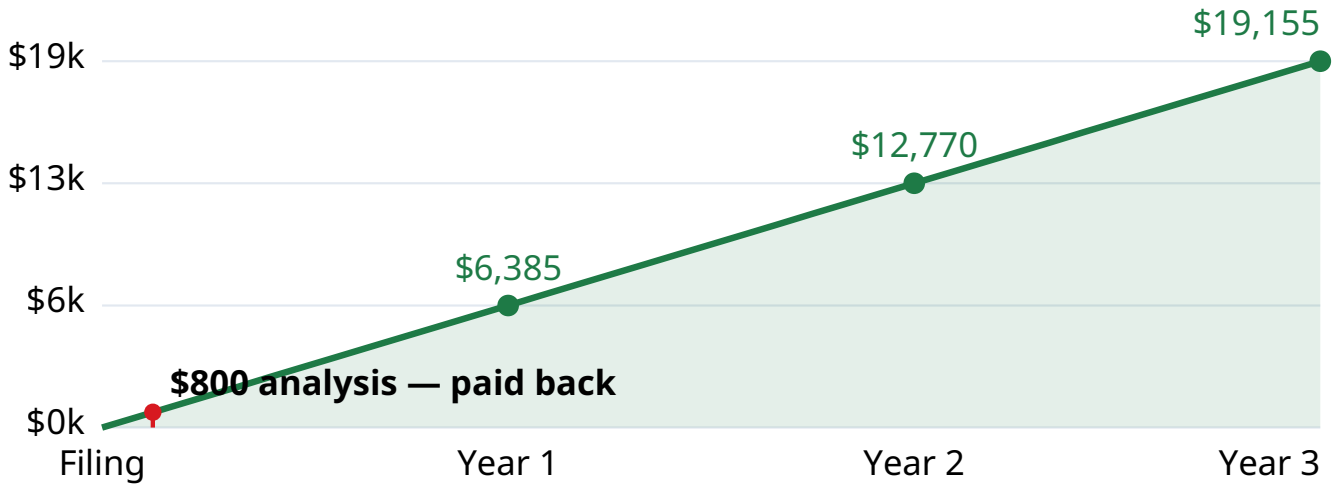


> At 121.0%, this assessment sits 9.9 points above the Chapter 123 threshold of 111.10%. The margin exceeds the threshold by 9.9 points, subject to the board's review of the evidence.

3 Potential savings if the assessment is reduced

Cumulative savings — NJ Freeze Act

NJ Freeze Act savings window. Analysis cost shown for scale.



Up to $19,155 in estimated three-year savings* against a $800 analysis cost — recovered in approximately 2 months. *If the NJ Freeze Act applies. Exceptions exist; certain settlement terms may waive Freeze Act protection. Not guaranteed.

Savings vs. analysis cost — to scale

The red sliver is the analysis cost. Everything green is estimated savings.



What if you do nothing?

Three-year cost of inaction: current assessment vs. the reset assessment.

	TAX AT CURRENT ASSESSMENT	TAX AT RESET ASSESSMENT	CUMULATIVE TAX PAID (DO NOTHING)	CUMULATIVE SAVINGS (APPEAL)
Year 1	$31,670	$25,285	$31,670	**$6,385**
Year 2	$31,670	$25,285	$63,340	**$12,770**
Year 3	$31,670	$25,285	$95,010	**$19,155**

Assumes tax rate holds constant. NJ Freeze Act would lock the reset assessment for the win year plus two more, subject to statutory exceptions.

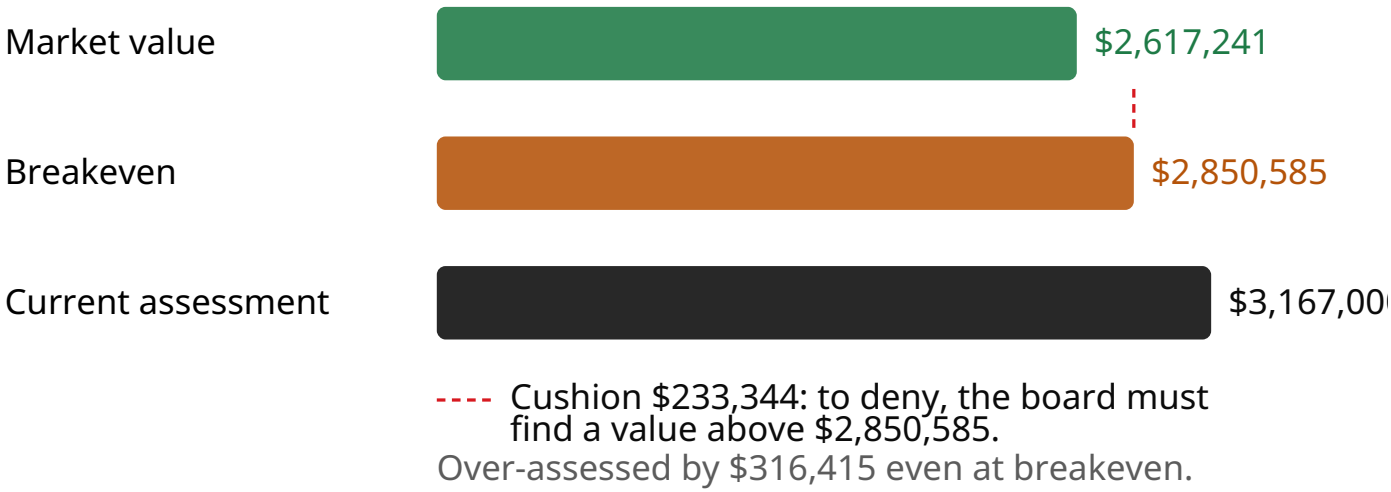
4 Case strength — where the evidence stops supporting a reduction

$2,850,585	$233,344	8.2%	134.8%
BREAKEVEN VALUE — ABOVE THIS, THE EVIDENCE SHOWN HERE NO LONGER SUPPORTS A REDUCTION	CUSHION ($)	CUSHION (%)	RATIO ON RAW SALE PRICE (NO ADJUSTMENT)

Without any time adjustment, the ratio is 134.8% — and six neighboring sales independently confirm the over-assessment.

How far the market value would have to rise for the evidence to stop supporting a reduction

The breakeven line is the market value at which the current assessment would stand. Below it, the evidence supports a lower assessment.



Among the 1,703 assessed reductions in our dataset, the median case showed a 123% ratio and 13.1% cushion. This case sits below both medians: 121.0% and 8.2%.

We evaluated two independent indications of value. Your own arm's-length purchase ($2,350,000 on April 18, 2025) is the most direct evidence of what this home is worth — it is the same property, so no comparability judgment is required. This analysis advocates the deed-indicated $2,617,241. Six comparable sales (median $2,580,000) were also evaluated and are disclosed here as corroborating evidence.

Your savings depend on one number: the true value the board finds

For any true value the board finds, your assessment resets to 96.61% of that value. The table translates each hypothetical outcome into dollars.

IF THE BOARD FINDS THE TRUE VALUE IS…	NEW ASSESSMENT	WOULD SAVE / YEAR
$2,617,241 — our evidence (your time-adjusted purchase)	$2,528,517	$6,385
$2,675,577	$2,584,875	$5,821
$2,733,913	$2,641,233	$5,258
$2,792,249	$2,697,592	$4,694
At or above $2,850,585 (the 111.10% line)	—	$0 — no reduction

Every row except the last would correspond to a reduction. The breakeven market value is $2,850,585: at any market value below it, the evidence supports a lower assessment. Note: the ratio must strictly exceed the Chapter 123 upper limit (N.J.S.A. 54:51A-6(a)); at exactly the limit, no reduction applies.

5 Evidence exhibits — included, not included, and where the official records come from

This section identifies public records and official resources for reference. It is not a checklist of documents to file. Confirm current forms, copies, service, fees, and other requirements with the County Board of Taxation. **Included in this analysis:** the analysis, tables, and worksheets printed below (Exhibits D and E, plus the comp tables). **Not included — published records held by official sources:** the certified source documents — the recorded deed copy (Exhibit A, held by the County Clerk), the official assessment record (Exhibit B), and the published Chapter 123 table (Exhibit C). The board works from the official records, not just our printout.

#	EXHIBIT	WHAT IT IS / THE OFFICIAL SOURCE	WHY IT MATTERS
A	**Recorded deed / SR-1A sale record**	Sale of this property on April 18, 2025 for $2,350,000. Verified against the state SR-1A sales file; usability code blank (clean arm's-length). A certified copy is issued by the Monmouth County Clerk.	The recorded price paid for this property. Exhibit E shows the adjustment from the sale date to the valuation date.
B	**Assessment record (MOD-IV)**	Rumson assessment record, Block 00999 Lot 00999: assessed $3,167,000 (land $1,200,000 + improvement $1,967,000). Available via the county tax board's public records site.	Documents the number you're challenging. The board needs the official record, not our printout.
C	**Chapter 123 table, official**	NJ Division of Taxation, 2027 table: Rumson average ratio 96.61%, upper limit 111.10%. https://www.nj.gov/treasury/taxation/pdf/lpt/chap123/2027CH123.pdf	Documents the legal line. This table shows the published Chapter 123 ratio and how the property compares.

D	**Comparable sales table**	6 arm's-length sales, October 2025–May 2026, median $2,580,000. Full table below. Sourced from state SR-1A sale records.	Independent corroboration: comparable sales alone clear the Chapter 123 threshold at 122.8%.
E	**Time-adjustment worksheet**	$2,350,000 × 1.114 = $2,617,241. Zillow Home Value Index (ZHVI) — ZIP-level home-value index (property ZIP), 07760, factor ×1.114; April 2025→October 2026 (index vintage 2026-08). The index and its source are named above so the board can verify the adjustment.	Translates the purchase price to the valuation date using a documented market index. (The case-strength analysis confirms the case holds even without this adjustment.)

6 Comparable sales

#	ADDRESS	BLOCK	LOT	SALE/DEED DATE	SALE PRICE	PROXIMITY	DISTANCE	BUILT
1	7 SAMPLE COURT	997-01	00985	2026-03-12	$2,560,000	Same block area	0.4 mi	1999
2	22 SAMPLE COURT	997-01	00987	2025-12-19	$2,600,000	Same block area	0.5 mi	1996
3	131 SAMPLE STREET	999-01	00993	2025-11-06	$2,510,000	Same block	0.1 mi	2001
4	310 SAMPLE LANE	995-01	00971	2026-05-08	$2,660,000	Town-wide	1.1 mi	2003
5	48 SAMPLE AVENUE	993-01	00955	2025-10-21	$2,720,000	Town-wide	1.4 mi	2000
6	118 SAMPLE STREET	998-01	00991	2026-01-22	$2,420,000	Same block	0.1 mi	1995
Median (6 sales)					**$2,580,000**			

All sales are arm's-length transactions of the same building class, matched on building characteristics and assessed improvement values, recorded living area used when available, sold within the twelve months before the valuation date. Displayed in comparability order (property type and size match first, then sale recency, then distance). Median shown in green.

Considered but excluded sales

These sales were reviewed and excluded from the analysis, with the reason for each stated in plain language. Nothing material was dropped silently.

ADDRESS	BLOCK	LOT	SALE/DEED DATE	SALE PRICE	DETAIL
900 SAMPLE AVENUE	991-01	00940	2026-02-11	$3,980,000	sale price $3,980,000 outside the Tukey fences ($2,195,000–$3,035,000); excluded from the median as an outlier
55 SAMPLE LANE	995-01	00973	2026-04-15	$1,890,000	improvement value $1,150,000 outside the ±25% comparability band ($1,475,250–$2,458,750); missed by $325,250

12 SAMPLE COURT	997-01	00989	2025-12-02	$3,350,000	improvement value $2,890,000 outside the ±25% comparability band ($1,475,250–$2,458,750); missed by $431,250
201 SAMPLE STREET	999-01	00995	2026-02-27	$2,540,000	year built 1962 vs subject 1998 (beyond ±10yr); excluded when the age-similar subset sufficed (≥ 5 comps)

7 Public filing information

> **Verify everything below with the Monmouth County Board of Taxation before acting.** This section reports public information from official sources only. It is not instructions, not legal advice, and not legal strategy. For advice about your specific situation, consult a licensed New Jersey property-tax attorney.

- ☐ **Board:** Monmouth County Board of Taxation, Hall of Records, 1 East Main Street, Freehold, NJ 07728, Phone (732) 431-7404.
- ☐ **Deadline:** For tax year 2027: November 15, 2026 – January 15, 2027. The Board's published deadline is January 15 (received, not postmarked) — confirm the current deadline directly with the Board before taking any action.
- ☐ **Forms and requirements:** the Board's website identifies the current appeal form and its filing requirements, including any fees, copies, and service requirements. The current form and instructions are published by the Board. This analysis does not provide filing instructions.
- ☐ **After filing:** per the Board's published process, the board mails a hearing notice with your date and time.
- ☐ **Official filing resources** — government sites and county-listed filing services are identified separately in the labels below; we link to them, do not host copies, and this list is not filing instructions:
  - ☐ Petition of Appeal — Form A-1 (Rev. 6-26), with official instructions — the official appeal form with the Division's instructions
  - ☐ Comparable Sales Analysis — Form A-1 Comp. Sale (Rev. 12-14)
  - ☐ NJ Division of Taxation — Assessment and Appeals
  - ☐ Monmouth County Tax Board Portal (official government site)
  - ☐ Monmouth County online appeal filing (county-listed filing service — not a government website)
  - ☐ Monmouth County appeal FAQ (2026 tax year, PDF) (county board document — hosted by its filing service)
  - ☐ Monmouth County appeal instructions handbook (PDF) (county board document — hosted by its filing service)

Filing online and filing on paper have different official instructions — use the instructions published for the channel you choose.

8 Analysis integrity

ANALYSIS ID	PTA-2027-1341-00999 · prepared 2026-10-25
MODEL GENERATION	v3.10
ASSESSMENT SOURCE	NJ MOD-IV 2026 — the TY2026 assessment (most recent published), district 1341 (Rumson). Your TY2027 assessment notice is mailed around November 2026 — re-verify this number against your notice before filing
SALE SOURCE	Verified against the state SR-1A sales file; usability code blank (clean arm's-length)
TAX RATE	$1.000 per $100 (2025 — most recent available; 2027 rate set later)
DEED GATE	**PASS** (2026-10-12) — SR-1A deed verified: 2025-04-18, $2,350,000, clean arm's-length (blank usability code); no conflicting fresher deeds
CHAPTER 123	NJ Division of Taxation, 2027 Chapter 123 table (Rumson: avg 96.61%, upper 111.10%)

Honest limits — what this analysis does NOT claim

- Analysis, not legal advice, and not a promise of any outcome. The board decides.
- The assessment used is the 2026 assessment. Your 2027 notice (mailed around November 2026) may differ — **re-verify the assessment number against your notice before filing**, and do not file if it has already been corrected downward.
- The tax rate is from 2025 (most recent available); the actual 2027 rate will be set later and your dollar savings will move with it.
- Market value is estimated from public sale records. The board makes the final determination and may weigh evidence differently.
- We have not inspected your property and do not know its condition.
- The 3-year figure is the annual estimate × 3 — the maximum if the NJ Freeze Act applies to this parcel. Exceptions exist; certain settlement terms may waive Freeze Act protection. Not guaranteed.
- Past appeal outcomes do not predict your hearing.

9 No-reduction money-back guarantee

NO REDUCTION? YOUR ANALYSIS FEE BACK.

File your covered appeal on time and complete the steps the deciding body requires, including any required hearing or appearance. If the covered appeal ends with a $0 outcome — no reduction and no covered monetary tax benefit for your property, from any source — we refund 100% of the analysis fee you paid — $800. A decrease of $1 or more in total assessed value, or a covered monetary tax benefit, means no refund — whether it comes through your appeal or from any other official action, for the covered year or any other tax year. **If your property's assessment or taxes are reduced for any tax year, for any reason, after your purchase — whether through your appeal or any other official action — the refund does not apply.** The property remains the same property after a sale: a reduction or covered benefit granted to a subsequent owner counts the same way, and you, the original purchaser, remain the only person who can claim. Claim within **30 days** after the final written result is received and your appeal becomes final — for a case final by December 31, 2027, no later than **January 30, 2028**. If your appeal is still genuinely pending at year-end, coverage continues automatically and you have 30 days after the final result. This is a refund promise about our fee, under the conditions below. It is not a promise that you will save money, and it does not change anything in the analysis itself.

In one sentence: no outcome refund if any reduction of $1 or more in total assessed value or a covered monetary tax benefit results for your property — through your appeal or otherwise — or if you withdraw your appeal, miss a required hearing without excuse, or fail to file on time.

What the words mean. Your **baseline** is the official total assessed value actually challenged in your appeal, in effect when your appeal is properly initiated. A **reduction** is a net decrease of $1 or more in total assessed value for a tax year, from any source after your purchase: your appeal's final disposition — a board judgment, a board-approved settlement or stipulation, or an assessor correction made as part of your appeal — or any other official action, including a town-wide revaluation, a correction the assessor made for other reasons, an exemption, or a reclassification. The test is the net change in a year's total assessed value: if one part falls and another rises by the same amount, the net change is $0. A **$0 outcome** means the final total assessed value is unchanged or higher than your baseline and no covered monetary tax benefit was received; an increase in total assessed value is a no-reduction result. Changes to your tax rate or tax bill do not by themselves establish a reduction. Changes unrelated to your appeal count the same way as changes your appeal produces: if one of them reduces your property's assessment or taxes for any tax year after your purchase, the refund does not apply.

1. **Price covered:** $800 (Premium tier) — the exact amount you paid for this analysis, for tax year 2027. Filing fees and other costs are not covered. One guarantee per property per tax year.
2. **Full refund if ALL of the following are true:** (a) you filed your covered appeal **on time and correctly** with the deciding body identified in your order confirmation — the county board or, for a covered direct-Tax-Court purchase, the Tax Court — as that body's records show. A filing that was timely but incomplete, where the deciding body allowed you to complete it, still counts as filed on time; (b) you **completed the steps that deciding body required, including attending any hearing or appearance it required** — you, or a representative you chose, appeared as directed and completed the participation required; appearing and then leaving without completing it does not count. If the deciding body cancelled or waived the appearance, or the appeal was resolved before it, that is not a failure to attend; and (c) the appeal's final outcome is a **$0 outcome**: your final total assessed value is unchanged or higher than your baseline and no covered monetary tax benefit was received — measured after the outcome is truly final: any timely Tax Court review of the same appeal must be finished, and a Tax Court judgment itself becomes final only when the 45-day window to appeal

it to the Appellate Division has run, or that appeal is finished (on a direct-Tax-Court purchase, the Tax Court proceeding is the covered appeal, and the same rule applies to its judgment); that final outcome is the one that counts. If a corrected order changes the outcome, the latest outcome-changing order is the controlling one and the timing runs from it; a correction that changes nothing restarts nothing.

3. **Any reduction or covered benefit defeats the refund — completely.** If any reduction of $1 or more in total assessed value takes effect for your property — for this tax year or any other, through your appeal or from any other official action after your purchase — no refund is owed, regardless of how small the reduction is or how it was reached. The same is true if you receive a covered monetary tax benefit for any tax year — a documented reduction in tax liability, a credit, a refund or rebate, or an exemption — even if your assessed value does not change. A general tax-rate change does not change assessed value. If an official rate change reduces the amount of tax legally owed on this property for any tax year after purchase, that tax reduction defeats the refund under these terms, even though it is not a property-specific award. There is no partial refund. If a refund is ever paid and a later official action establishes a defeating reduction or benefit, the refund is repayable under the full terms.
4. **No refund if:** the appeal was filed late, or filed incorrectly and not completed when the deciding body allowed it; you voluntarily withdrew or abandoned the appeal; you failed, without excuse, to attend a hearing or other appearance the deciding body required, or abandoned a required appearance after arriving; or the appeal was dismissed for a procedural failure on your side that the deciding body did not allow to be cured and that prevented it from considering the appeal. A denial because the deciding body found the evidence insufficient is NOT a procedural failure — it is a $0 outcome, even if the document calls it a failure to prosecute.
5. **If you sell the property mid-appeal,** the guarantee stays with you, the original purchaser, on the same conditions; it does not transfer to the buyer. If you die or become incapacitated, your authorized personal representative may claim for you, and only one refund is payable per order. If the appeal is withdrawn after a sale — by you or by the buyer — that is a voluntary withdrawal; if the buyer completes it, its outcome counts normally.
6. **How to claim:** send your claim within **30 days** after the **Final Outcome Date** — the later of the date the final written disposition reaches you and the date your appeal becomes final (a board judgment becomes final when the 45-day Tax Court review period runs out unused; if either side files a timely review, the review's final disposition is the outcome that counts; a Tax Court judgment in turn becomes final only when the 45-day window to appeal it to the Appellate Division runs out unused or that appeal is finished; and no refund is paid before every review window has closed). For a case whose Final Outcome Date is on or before **December 31, 2027**, the claim is due within that 30 days and no later than **January 30, 2028** — December 31, 2027 is a finality cutoff, not a claim deadline, and it does not shorten your 30 days. If your appeal has **not** become final by December 31, 2027 — a Tax Court review is pending, or the board has not finished its disposition for any reason — the cutoff does not apply to your case at all: coverage continues automatically, **no notice, form, or fee is needed to preserve it**, and your claim is due within 30 days after the eventual Final Outcome Date. A timely email identifying you, your order, and your property preserves your deadline; documents may follow. You may register a claim before your outcome is final; it is held — neither decided nor paid — until finality. Include reasonable proof of (a) your timely filing (for example, the deciding body's filing receipt or docket record, or a date-stamped copy of your petition), (b) the

final judgment, settlement, or stipulation document showing the $0 outcome, and (c) your signed disclosure of any reduction or tax benefit you received for the property, for any tax year, after your purchase. A claim filed on time is never denied because records were not yet available when you filed it. If our claim form is unavailable, a timely email counts. There is never any fee for making a claim. Where an official record is unavailable, tell us — a signed statement may be accepted in its place. We confirm receipt within 2 business days; once a claim is substantiated, we initiate the refund to your original payment method within 10 business days. If a claim is denied, we identify the specific condition that was not met, in writing — and you may ask for a documented review, which also ends in a written decision.

7. These terms are version v1.1-2026-10-24 — the version recorded on your order when you bought this analysis. Your terms never change after purchase, and this guarantee is in addition to any rights the law gives you.