

Press Release

Manchester Reassessment Has Begun

Manchester - After several months of preparation, the reassessment of Manchester Township is under way. A letter by the Tax Assessor Martin Lynch was mailed on January 2nd to each property owner informing them of the start of the reassessment process.

The Ocean County Board of Taxation approved the township to conduct a reassessment in November of 2023 to be completed by tax year 2025. The difference between a revaluation and a reassessment is that a reassessment is completed by the municipal Tax Assessor and a revaluation is completed by an outside firm. Reassessment is the process of appraising all real estate in a municipality according to its full and fair value. The process is revenue neutral, meaning the purpose is not to raise revenue for the town. The purpose is to ensure that the property tax assessments are fair and equitable. The last reassessment in the township was in 2020. According to New Jersey Division of Taxation records, the average township property is assessed at only 64.93% of its market value and that ratio is continuing to drop as real estate values increase.

Mr. Lynch has scheduled many informational meetings for residents to obtain additional information concerning the reassessment process and to answer any related questions. The meetings within the age restricted communities are as follows:

MEETING LOCATION	DATE	TIME
Leisure Ridge Clubhouse	Thursday, January 11, 2024	7:30 PM
MCC-Manchester Coordinating Council	Monday, January 22, 2024	1:30 PM
River Pointe HOA	Monday, January 29, 2024	7:00 PM
Leisure Village West Association	Wednesday, February 7, 2024	1:00 PM
Whiting Station at Crestwood Clubhouse	Friday, February 9, 2024	2:00 PM
Crestwood Village Five Clubhouse	Monday, February 12, 2024	7:00 PM
Leisure Knoll Clubhouse	Wednesday, February 14, 2024	10:00 AM
Crestwood Village Seven Clubhouse	Thursday, February 22, 2024	10:00 AM
Crestwood Village Six Clubhouse	Wednesday, April 10, 2024	7:00 PM
Renaissance Homeowners Assn.	Wednesday, May 8, 2024	6:00 PM
Country Walk of Lake Ridge Clubhouse	to be determined	
Meadows of Lake Ridge Clubhouse	to be determined	
Reserve/Lennar of Lake Ridge	to be determined	
Lennar at Venue at Woodlands	to be determined	

Two meetings have been scheduled for the general public to be held at the Whiting Firehouse on Lacey Road and in the courtroom of the municipal building located on Colonial Drive.

MEETING LOCATION	DATE	TIME
Manchester Township Municipal Building	Wednesday, January 31, 2024	6:30 PM
Whiting Firehouse	Thursday, February 1, 2024	6:30 PM

The inspections of the township homes will begin very soon in the Pine Lake Park area and Leisure Village West. A full schedule of the inspections will be posted within the next few weeks on the Township website at www.manchestertwp.com. The property inspector will be physically inspecting the interior and measuring the exterior of each property. If a resident is not home on the inspector's visit, a notice will be left asking the resident to call the office to arrange an appointment. Some of the data that the inspector will be collecting is the design, style, overall condition, plumbing, heat source, air conditioning and basement. The data collected and an analysis of recent sales will be used to determine each property's full and fair value. The inspection of the township's 17,000 homes will be conducted over the next 10 months. The notice of the new assessed values for each property will be mailed starting in December of 2024. Residents will be given the opportunity to arrange for an informal review of the new assessments. The impact of the new assessments will not affect the property owner's tax bill until the 2025 tax year.

A reassessment does not necessarily mean an increase in taxes for every homeowner. The tax rate will go down to compensate for the increase in the assessed values. Since not all properties have appreciated in value at the same rate, some tax bills will go up, some will stay the same and others will go down.

If any resident should have a question or concern related to the reassessment, they should contact the Tax Assessor's office at 732-657-8121.