
Township of Stafford
Tax Assessment Department
260 East Bay Ave, Manahawkin, NJ 08050-3329
609-597-1000 Ext 8546

RE: REASSESSMENT PROGRAM

November 6, 2024

Dear Stafford Property Owner:

This letter is to inform you that the Township of Stafford has been ordered by the Ocean County Board of Taxation and the New Jersey Division of Taxation to conduct a Revaluation. The Township has applied for and received approval for an extension to perform and complete a hybrid reassessment program under direction of the municipal assessor as opposed to 100% of the program being performed by an outside firm. The Reassessment is now under way and will be implemented for the 2026 Tax Year.

The goal of the Reassessment is to update each assessed value to its full and fair market value as of October 1, 2025. Doing so will level out any inequities that may currently exist which will ultimately result in a fair and equitable distribution of property taxes commencing in 2026. **The purpose of the Reassessment is NOT to raise taxes.** It is an equalization program that will ultimately ensure that each property is paying only its fair share of the property tax burden. By valuing all properties at the same point in time and by using the same set of standards will ensure uniformity in property assessments.

The Township has entered into an agreement with Professional Property Appraisers, Inc (PPA) to assist the assessor in performing inspections of residential properties. A representative of PPA will be making a visit to your property over the next few months to make an exterior and interior inspection of the property. The purpose of the site visit is to collect pertinent building information that will act as a foundation to later be used in the valuation phase of the Reassessment program. Please keep in mind that the representative who visits your property is not there to make an instant judgment of value but rather to measure and make notes regarding the structures on your property. If you are not home at the time of the initial visit, a card will be left with instructions on how to arrange for a mutual appointment for a return visit to obtain interior information. Exterior information will be gathered during the initial visit. Please inform tenants and/or caregivers of the reassessment program so they are aware of the upcoming visit.

All representatives will possess a photo identification badge along with a letter of identification signed by the municipal tax assessor. If you have any doubt as to the identification of the field representative, do not hesitate to contact the Stafford Township Tax Assessment Department at 609-597-1000 extension 8546. All PPA employees along with a listing of their vehicles will be on file with the Township. PPA can be reached toll free at 1-866-957-1388 or visit their website at www.ppareval.com

At the conclusion of the program you will be notified by mail of the new valuation of your property. Do not apply the 2025 tax rate to your new assessed value as it is anticipated that the 2026 valuation base is going to be higher than it is currently, therefore, the 2026 tax rate will be adjusted downward accordingly. At the time you are notified by mail of your new assessed value you will be given the opportunity to review and discuss the valuation at an informal meeting with a representative of PPA and/or the Stafford Township Tax Assessment Department staff.

Additional information related to the Reassessment such as “frequently asked questions” can be found by visiting the Township’s website at www.staffordnj.gov

Your cooperation is greatly appreciated.

Respectfully,

James A Mancini

James A Mancini, CTA
Tax Assessor