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The County of Gloucester complies with all state and federal rules and regulations against discrimination in admission to, access to, or operations of its programs, services, and activities. In addition, County encourages participation of people with disabilities in its programs and activities and offers special services to all residents 60 years of age and older.Inquiries regarding compliance may be directed to the County's ADA Coordinator at (856) 384-6842/ New Jersey Relay Service 711.

# Filing a Tax Appeal for 2026
***(Please Read thoroughly)***

***Tax Board Office Hours are 8:00 am to 4:00 pm Monday through Friday***

**Filing Deadline: On or before January 15, 2026 before 4:00 P.M.**

**1 Copy of Petition and 1 Original to:** County Tax Board (**2 to County)**)
**1 Copy of Petition to:** Municipal Clerk
**1 Copy for yourself (total of 4)**

**Sales Information and Other Supporting Documentation:**

a. The date of valuation for the 2026 assessment is October 1, 2025.

b. All evidence, such as pictures, surveys, appraisals, and sales information **should be** submitted with your petition of appeal. Any and all information must be submitted no later than **7 DAYS PRIOR TO YOUR HEARING DATE, also BEFORE 4PM.**

c. **Sales utilized** for the appeal process should use a range as close **to 10/01/2024** thru **10/01/2025** to the extent that sales are available. If sales are lacking within the range; you may utilize sales outside the range of 10/01/2024 to 10/01/2025, but please be prepared to justify as to why. Not more than five comparable sales shall be submitted however submitting your **best three** is preferred.

d. You may, **but are not required**, to submit an appraisal report. The appraiser must be state licensed and **must attend the hearing**. The appraisal may not be considered as **evidence** if the appraiser **is not in attendance** at the hearing.

e. You can search for comparable sales information online at: www.gloucestercountynj.gov. In the blue bar at the top select "Departments ", then "Board of Taxation". In the left blue box. Scroll down and click "Search Tax Records" in the blue box, and then again on the white page .Go to Step 3 and pick your municipality; go to step 4 and click advanced search; scroll down to the "blue" bar that states "Searches may be combined" , under (Class) Click on 2…Residential Property, then click arrow on sale date and click 1 year; tab over and enter your date range of 2024-10-01 to 2025-10-01; Scroll down to square footage and put in a closest range to your square footage then return to step 8 and click **submit search**. A list of all sales will be provided. Click on the left side under "More Information" for sale details.

f. Be cautious if utilizing Non-usable sales (NU). These sales (numbers 1-33) include short sales, foreclosures, family member to family member or estate/trust sales, etc. NU codes are listed next to the sale information.

g. The most credible evidence is recent comparable sales of other properties of a similar type in your neighborhood. You should be knowledgeable of financing conditions (foreclosures, short-sales, etc) of sales you cite and be able to give a full description of the properties. Some of the characteristics making your property comparable are: recent sale price, similar square footage of living area (measured from the exterior), similar lot size or acreage, proximity to your property, the same zoning and/or use, and similar age and style of structure, etc.

Next go back to the webpage instead of search tax records, and click on Search Property Record Card. At District click the arrow to select the appropriate taxing district. Insert the house number and street name (omit avenue, street, road, court, etc.) then click submit search. Next, click on more information and a new page will appear; click property record card.

***Please note that these are only **general guidelines** provided by the CTB to allow any Resident the opportunity to exercise the right to file a petition of appeal.

CB:cp