



The goal of the assessment process is to determine what a willing buyer would have paid a willing seller for your property on October 1st of the previous tax year. For non commercial property, that amount is usually determined by examining actual sales of properties that are similar or comparable to the property being assessed.

[Property Sales Records Search](#)

This link: (<http://taxlookup.njtown.net/Psr1search.aspx>) will take you to a site maintained by Vital Communications, Inc. **The Atlantic County Board of Taxation is not responsible for maintaining the site and does not guarantee its accuracy.** It is possible that some sales have taken place that are not reported here. It is also possible that sales reported as usable have been subsequently determined to be non-usable. You should revisit the site as your hearing date approaches. If new sales are available or sales you submitted were made non-usable, you may submit additional sales up to seven calendar days before your original scheduled hearing date.



| NJ SR1A RECORD SEARCH | |
|---|--|
| NJ County | 01 Atlantic County |
| NJ District | 01 Absecon City |
| Grantor Name | partial or full grantor name, if any |
| Grantee Name | partial or full grantee name, if any |
| Location | no & street name or street name, if any |
| Book-Page | min book if any min page if any max book if any max page if any |
| Property ID | min block min lot min qual max block max lot max qual |
| NonUsable | 00 - Usable sales |
| Property Class | 1 - Vacant |
| Sale Price | min price max price |
| SFLA | min sf value max sf value |
| Deed Date | 01/01/17 05/15/17 |
| Sort By | Deed Date Descending |
|  Search  Reset search | |

1. Be sure that **01 Atlantic County** appears after **NJ County**
2. Select the municipality where your property is located after **NJ District**. It is not permissible for properties in other municipalities to be used as comparable sales.
3. Unless you are already aware of specific sales you intend to use, you should skip down to the **NonUsable** field and choose **00 – Usable sales**.
4. After **Property Class**, choose **2 – Residential** if you are appealing the assessment of a single family home, townhouse or condominium. Choose **1 – Vacant** if you are appealing the assessment of vacant ground.
5. After **Sale Price**, enter a sales price range that is at least a rough estimate of the value of your property to exclude the many sales for \$1 or other nominal amounts.
6. After **SFLA**, enter the square feet of living area in your property. If you are unsure of your square footage, measure rooms, hallways, closets and areas that are heated, but not porches, finished basements or attics. By regulation, assessors measure living area from the outside, which adds slightly to the square footage. If the shape of your house is










complicated or you are unsure how to measure it, you may obtain a copy of your property record card from your municipal assessor and verify the measurements shown on the sketch that is part of that record. Although the number of bedrooms is relevant, the best way to find comparable sales is to specify square footage within 10% of the size of your home.

Click on .

| NJ SR1A Records - Search Results: 1 to 3 of 3 | | | | | | | | | | | |
|---|-----|-------------------|--------------|-------------|-------|------------------|------------------------------------|-------------|-------|---------|-----------|
| < | Rec | Property Location | Blk_Lot_Qual | Book-Page | Class | Grantee Name | Grantor Name | Sales Price | SFLA | NuCodes | Deed Date |
| Get | 1 | 45 E Woodland Ave | 9.02_4_C0C45 | 14155-67167 | 2 | Henry, Barbara A | Simmons;joan O'connor;aif Kathleen | 107,000 | 1,045 | 00 00 | 09/29/16 |
| Get | 2 | 468 N Shore Road | 93_19 | 14006-00271 | 2 | Rivera, Lucinda | Redding Homes Llc | 106,000 | 1,052 | 00 00 | 12/22/15 |
| Get | 3 | 818 Ohio Ave | 208_12 | 14074-31997 | 2 | Derosa, Joseph | Degley, Ida | 105,000 | 1,168 | 00 00 | 05/04/16 |

From the list that is produced, choose those sales of properties that are in your neighborhood or in neighborhoods like your neighborhood. The list can be downloaded in Excel  or Word  formats.

For more information on a property on the list, click [Get](#). This will produce a record like the one shown below:

| PROPERTY SR1A RECORD | |
|--|---|
| NJ County 01 Atlantic County | NJ District 01 Absecon City |
| Grantee Name Henry, Barbara A    .pdf | Grantor Name Simmons;joan O'connor;aif Kathleen |
| Grantee Street 45 E Woodland Ave | Grantor Street 45 E Woodland Ave |
| Grantee City Absecon, NJ 08201 | Grantor City Absecon, NJ 08201 |
| Location 45 E Woodland Ave   | Tax Map 3 |
| Book - Page 14155 - 67167   | NUC 00,00 |
| Block_Lot_Qual 00009.02_00004_C0C45   | Deed Date 09/29/2016 |
| Property Class 2 - Residential | Sale Price 107,000 |
| Year Built 2003 | RTF 107.00 |
| Floor Area 1,045 SF | RTC * |
| Assessment 97,400 | Recd Date 11/07/2016 |
| Serial # 04724377 | Internal # <small>©Copyright 2015-2017 Vital Cor</small> |
| File Date 05/01/2017 | Print Date 04/26/2017 |

Clicking the link after [Book - Page 14314 - 54546](#) will take you to a map showing the property location.

If you intend to use the sale as a comparable, enter the [Block_Lot_Qual](#), [Location](#), [Sale Price](#), and [Deed Date](#) for each sale on your petition form in **SECTION II**.

If your search does not yield sufficient sales, try expanding the time period by including sales between January 1, 2017 and December 31, 2018. Sales outside the original 1 year time period will be given less weight, but are still worth using if nothing better is available. If there are still not sufficient sales, change the [NonUsable](#) field to **-ALL**. This will produce sales that include any of 33 non usable codes. Sales with codes of 07, 19, 24, 27 and 29 can usually be considered sales between willing buyers and willing sellers. A list of NonUsable codes with descriptions is available here:

(a)The deed transactions of the following categories are generally not usable in determining assessment-sales ratios pursuant to N.J.S.A. 54:1-35.1 et seq.:

Code

- 1** Sales between members of the immediate family;
- 2 Sales in which "love and affection" are stated to be part of the consideration;
- 3** Sales between a corporation and its stockholder, its subsidiary, its affiliate or another corporation whose stock is in the same ownership;
- 4 Transfers of convenience; for example, for the sole purpose of correcting defects in title, a transfer by a husband either through a third party or directly to himself and his wife for the purpose of creating a tenancy by the entirety, etc;
- 5 Transfers deemed not to have taken place within the sampling period. Sampling period is defined as the period from July 1 to June 30, inclusive, preceding the date of promulgation, except as hereinafter stated. The recording date of the deed within the period is the determining date since it is the date of the official record. Where the date of deed or the date of formal sales agreement occurred prior to January 1, next preceding the commencement date of the sampling period, the sale shall be nonusable;
- 6 Sales of property conveying only a portion of the assessed unit, usually referred to as apportionments, split-offs or cut-offs; for example, a parcel sold out of a larger tract where the assessment is for the larger tract;
- 7 Sales of property substantially improved subsequent to the assessment and prior to the sale thereof;**
- 8 Sales of an undivided interest in real property;
- 9** Sales of properties that are subject to an outstanding Municipal Tax Sales Certificate, a lien for more than one year in unpaid taxes on real property pursuant to N.J.S.A. 54:5-6, or other governmental lien;
- 10** Sales by guardians, trustees, executors and administrators;
- 11 Judicial sales such as partition sales;
- 12 Sheriffs sales;
- 13 Sales in proceedings in bankruptcy, receivership or assignment for the benefit of creditors and dissolution or liquidation sales;
- 14 Sales of doubtful title including, but not limited to, quit claim deeds;
- 15** Sales to or from the United States of America, the State of New Jersey, or any political subdivision of the State of New Jersey, including boards of education and public authorities;
- 16 Sales of property assessed in more than one taxing district;

- 17** Sales to or from any charitable, religious, or benevolent organization;
- 18 Transfer to banks, insurance companies, savings and loan associations, mortgage companies when the transfer is made in lieu of foreclosure where the foreclosing entity is a bank or other financial institution;
- 19 Sales of property whose assessed value has been substantially affected by demolition, fire, documented environmental contamination, or other physical damage to the property subsequent to assessment and prior to the sale thereof**
- 20 Acquisitions, resale or transfer by railroads, pipeline companies or other public utility corporations for right-of-way purposes;
- 21 Sales of low/moderate income housing as established by the Council on Affordable Housing;
- 22 Transfers of property in exchange for other real estate, stocks, bonds or other personal property;
- 23 Sales of commercial or industrial real property which include machinery, fixtures, equipment, inventories, or goodwill when the values of such items are indeterminable;
- 24 Sales of property, the value of which has been materially influenced by zoning changes, planning board approvals, variances or rent control subsequent to the assessment and prior to the sale;**
- 25 Transactions in which the full consideration as defined in the "Realty Transfer Act" is less than \$100.00;
- 26** Sales which for some reason other than specified in the enumerated categories are not deemed to be a transaction between a willing buyer not compelled to buy, and a willing seller, not compelled to sell;
- 27 Sales occurring within the sampling period but prior to a change in assessment practice resulting from the completion of a recognized revaluation or reassessment program, i.e. sales recorded during the period July 1 to December 1 next preceding the tax year in which the result of such revaluation or reassessment program is placed on the tax roll;**
- 28** Sales of properties which are subject to a leaseback arrangement;
- 29 Sales of properties subsequent to the year of appeal where the assessed value is set by court order, consent judgment, or application of the "Freeze Act".**
- 30 Sale in which several parcels are conveyed as a package deal with an arbitrary allocation of the sale price for each parcel;
- 31 First sale after foreclosure by a Federal or State chartered financial institution;
- 32 Sale of a property in which an entire building or taxable structure is omitted from the assessment;
- 33 Sales of qualified farmland or currently exempt property.

(b) Transfers falling within the foregoing category numbers - 1, 3, 9, 10, 15, 17, 26, and 28 (under section (a) above), should generally be excluded but may be used if after full investigation it clearly appears that the transaction was a sale between a willing buyer, not compelled to buy, and a willing seller, not compelled to sell, with all conditions requisite to a fair sale with the buyer and seller acting knowledgeably and for their own self-interests, and that the transaction meets all other requisites of a usable sale.

Transfers with codes of 7, 19, 24, 27 and 29 (in green) are often usable if they meet the requirement of a sale between a willing buyer and a willing seller.