

MILLBURN TOWNSHIP REVALUATION

2016

What is a Revaluation?

- An analysis which brings properties up to true market value based on sales and current real estate market trends.
- Township was mandated to perform a revaluation in 2016.
- Revaluation figures would be effective in 2017.

Does a revaluation raise my taxes?

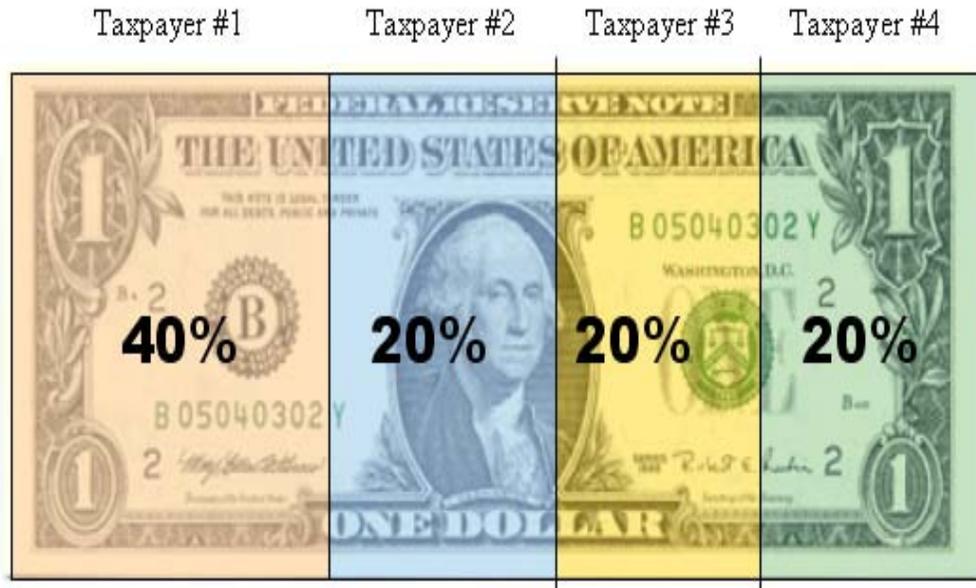
- Your property taxes could decrease with a revaluation.
 - If your property value decreases at a greater proportion than other properties in the Township
 - If your property value increases at a lesser rate than other properties
- Your property taxes could increase with a revaluation.
 - If your property value increases are greater than other properties in the Township
 - Taxes could also increase due to an increase in School, County or Municipal budgets with or without the revaluation

Dollar Breakdown of Revaluation



- Revaluation is a shifting of value to true present value. This shift may result in more, less or the same in taxes being paid by a property.
- This dollar represents 4 homes that are equal in value and likeness, paying the same in taxes

Dollar Breakdown of Revaluation



- This dollar bill represents the tax breakdown between those same 4 homes, but one home has made an improvement that increased its value.
- The home with an increased value will see a shift in taxes upward during a revaluation.

Inequality that occurs without Revaluation

Based on \$600,000 assessed value

□

\$1,600,000 □

\$1,400,000 ■

\$1,200,000 ■

\$1,000,000 ■

\$800,000

\$600,000 ■

\$400,000

\$200,000

\$-

1

2

3

4

5

6

7

8

9

10

Year

□

■ *House 1 - 7%*

■ *House 2 - 10%*

■ *Assessed Value*

Impact of Ratio on Implied Value

Year	Ratio	\$1,000,000 Assessment	\$1,000,000 Assessment: Implied Value Equals
2011	93%	\$1,000,000	\$1,075,269
2012	94%	\$1,000,000	\$1,063,829
2013	95%	\$1,000,000	\$1,052,631
2014	94%	\$1,000,000	\$1,063,829
2015	87%	\$1,000,000	\$1,149,425

How Ratio is Compiled

- * Sales Studies

- * Classification and Weighting