

PROPERTY TAX RESOURCE

Assessment Appeal Evidence Checklist

Use this worksheet to organize possible evidence before filing. Not every item applies to every appeal, and the required evidence may vary by property, municipality, county, and tax year.

PROPERTY ADDRESS

MUNICIPALITY / COUNTY

POSSIBLE DOCUMENTS AND SUPPORTING EVIDENCE

Check each item as you gather it

☐ Current assessment notice

☐ Deed or ownership documentation

☐ Photographs of relevant property conditions

☐ Professional appraisal, if available

☐ Block and lot information

☐ Relevant municipal records

☐ Required filing fee

☐ Property record card

☐ Closing statement, if recently purchased

☐ Contractor estimates for major physical problems

☐ Relevant comparable closed sales

☐ Current property-tax bill

☐ Completed appeal petition (Form A-1)

☐ Proof that all required parties were served

COMPARABLE-SALE REMINDER

Comparable properties should be genuinely similar in location, style, size, condition, age, lot, amenities, and market timing. Asking prices, automated valuations (including Zillow estimates), and unsupported opinions are not necessarily persuasive evidence at a tax appeal hearing.

NOTES / IMPORTANT DATES

General educational information only. Requirements and deadlines can change. Confirm current instructions with your municipal assessor and county board of taxation. This checklist is not legal, tax, appraisal, or financial advice and does not guarantee an assessment reduction or lower tax bill. Derek Doernbach is a licensed New Jersey real estate professional, not a tax attorney, accountant, or licensed real estate appraiser.