

# Freehold Township 2026 Reassessment Report

October 1<sup>st</sup>, 2025



*Township of*  
*Freehold*



## Monmouth County Tax Payer Assessment Resources

1. **MARS – Monmouth Annual Reassessment Summary**  
Provides a county-wide summary of Annual Reassessment data.  
<https://www.co.monmouth.nj.us/documents/18/MARS.pdf>
2. **Tax Rate Estimator**  
Provides an estimate of the individual Tax Bill once the Preliminary Tax List is certified. Used to demonstrate the relationship between a property's year-over-year change in assessment and the town's average change in assessment.  
<https://oprs.co.monmouth.nj.us/Oprs/GoogleWithUC/TiaraSearch.aspx>
3. **OPRS/MODIV**  
Provides a county-wide review of other assessments.  
<https://oprs.co.monmouth.nj.us/oprs/External.aspx?iId=12>
4. **Understanding Tax Appeals**  
Provides a detailed explanation of the assessment appeal process.  
[https://secure.njappealonline.com/prodappeals/help/InstructionsHandbook\\_Mon.pdf](https://secure.njappealonline.com/prodappeals/help/InstructionsHandbook_Mon.pdf)
5. **File an Assessment Appeal Online:**  
Provides the ability to submit and manage an assessment appeal online.  
<https://secure.njappealonline.com/prodappeals/login.aspx>
6. **Tax Board Portal**  
Taxpayer submission of Farmland Application, Income and Expense Forms and TIARA  
<https://taxboardportal.co.monmouth.nj.us/TaxBoardPortal/Home/Login?ReturnUrl=%2fTaxBoardPortal%2f>

## **2026 Reassessment Overview and Real Estate Market Outlook**

Since the Covid-19 pandemic, Freehold Township has experienced nearly 1% month-over-month growth in average residential sale prices, resulting in an almost 60% increase in the Township's total ratable base—from \$6.5 billion in 2019 to a preliminary \$10.6 billion for 2026.

However, it appears that the combination of rapid appreciation and sustained elevated mortgage rates in the 7% range has finally caught up with the average Freehold Township buyer. The number of annual residential sales has fallen sharply, from 738 transactions in 2020 to just 373 in 2025. The local housing market is, in many ways, “frozen.”

While prices have generally maintained modest gains across most neighborhoods, it is the decline in sales volume that has become the central focus. The National Association of Realtors estimates that the real estate industry represents nearly one-fifth of the total U.S. economy, which is why mortgage rates and the 30-year Treasury yield have become such key topics for economists and policymakers alike.

Most housing economists project that bringing the 30-year mortgage rate back to around 5% would help unlock the market by restoring affordability and mobility. Whether increased transaction volume will drive prices higher or exert downward pressure remains uncertain. Some analysts believe that lower rates will encourage more sellers to enter the market, potentially easing prices. However, since most sellers are also buyers, additional market participation could just as easily stimulate demand and push prices upward.

As always, the reassessment modeling will continue to adapt to market conditions in real time. The Township's goal remains consistent: to ensure that every property assessment accurately reflects 100% of true market value as of the statutory valuation date, maintaining fairness and stability across the tax base.

**A message from the Township**

The function of the Municipal Assessor is the equitable distribution of the local tax levy. The Assessor has no role in setting budgets or determining the total amount of tax revenue that must be raised. The office is solely responsible for determining each property’s market value at 100% of true value as of October 1 each year.

Freehold Township controls only the municipal portion of the total property tax levy and strives to maintain predictable, modest increases. Over the past decade, the Township’s municipal budget has increased by an average of 2.2% annually, with a minimum of 1% and a maximum of 3%. Protecting taxpayers while maintaining high-quality municipal services remains a core objective.

Budget	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Municipal Levy	\$20,892,857	\$21,268,929	\$21,482,446	\$21,900,600	\$22,557,619	\$23,032,983	\$23,723,973	\$24,317,072	\$24,754,780	\$25,210,503
% Change YOY	3.00%	1.80%	1.00%	1.95%	3.00%	2.11%	3.00%	2.50%	1.80%	1.84%

However, the largest share of the total tax levy, approximately 70 - 75% of each property tax dollar, each year, is directed to the regional and district school systems. These entities operate independently of the Township. Freehold Township is solely responsible for collecting and distributing the funds.

In recent years, rising State Health Benefit Plan costs (30–40%) and the State’s S2 school funding adjustments have substantially reduced state aid. As a result, both the District and Regional school systems have been forced to raise their local tax levies.

For 2026, the following impacts are projected (based on publicly available information as of this writing):

2025 Freehold Township Budget Breakdown								
Budget	2024	2025	2026	\$ Per 100	Change Yoy	% of 2025 Totl	Yoy Change	
District School	\$78,638,546	\$82,659,172	\$97,645,462	\$0.920	\$14,986,290	47%	18.13%	
Regional School	\$35,458,376	\$37,732,158	\$41,505,374	\$0.391	\$3,773,216	22%	10.00%	
Municipal	\$24,754,780	\$25,210,503	\$25,840,766	\$0.244	\$630,263	14%	2.50%	
County Budget	\$17,874,596	\$17,864,571	\$18,757,800	\$0.177	\$893,229	10%	5.00%	
Municipal Open Space	\$3,692,520	\$4,085,936	\$4,249,373	\$0.040	\$163,437	2%	4.00%	
County Open Space	\$2,630,300	\$2,697,024	\$2,831,875	\$0.027	\$134,851	2%	5.00%	
Fire District 1	\$1,456,461	\$1,590,909	\$1,638,636	\$0.015	\$47,727	1%	3.00%	
County Library	\$1,215,953	\$1,138,178	\$1,195,087	\$0.011	\$56,909	1%	5.00%	
Fire District 2	\$1,177,631	\$1,231,138	\$1,268,072	\$0.012	\$36,934	1%	3.00%	
	<b>\$166,899,163</b>	<b>\$174,209,589</b>	<b>\$194,932,445</b>	<b>\$1.837</b>	<b>\$20,722,856</b>	<b>100%</b>	<b>11.90%</b>	

Freehold Township District Schools – Voters approved a \$135.5 million bond referendum. According to the School Board, this will increase the average assessed home’s annual tax bill by approximately \$500. Additional information can be found on the district’s referendum page: <https://sites.google.com/freeholdtwp.k12.nj.us/vote>

Freehold Regional High School District (FRHSD) – Due to ongoing reductions in state aid, the Regional District’s total levy is projected to increase by up to 10%. The FRHSD’s apportionment is based on “Equalized Values,” which account for differences in municipal assessment practices and sales prices. While Colts Neck, Englishtown, Farmingdale, Freehold Borough, Freehold Township, Howell, and Manalapan perform annual reassessments, Marlboro does not.

### What is an Equalized Value?

Equalized Value is the total taxable value of a municipality divided by its State Equalization Ratio, which represents the average relationship between assessed and market values. The ratio is calculated as  $\text{Assessment} \div \text{Sales Price} = \text{Ratio}$ . For example, if a property is assessed at \$100 and sells for \$200, the ratio is 50%.

While these figures may change as budgets are finalized, they highlight the ongoing fiscal pressures within the education system. Freehold Township remains committed to transparency and to maintaining its portion of the levy within historic norms.

### **Tax Rate History:**

Provided below is the recent history of past tax rates and an ESTIMATED tax rate for 2026 based on the higher assessed values and various budgetary assumptions. It is important to reiterate that this is an ESTIMATED rate, and the actual 2026 rate will not be known until mid-2026 when budgets are finalized. Contained in this report is more detail on the reassessment process and results.

<b>Year</b>	<b>General Rate</b>
2026*	\$1.837
2025	\$1.674
2024	\$1.781
2023	\$1.825
2022	\$1.981
2021	\$2.121

\* Estimated assuming a 12% increase to the tax levy and 2026 preliminary net taxable value of the Township (less 0.5% to account for appeals)

### **2022-2025 Assessment Accuracy Reflection**

#### **Directors Ratio**

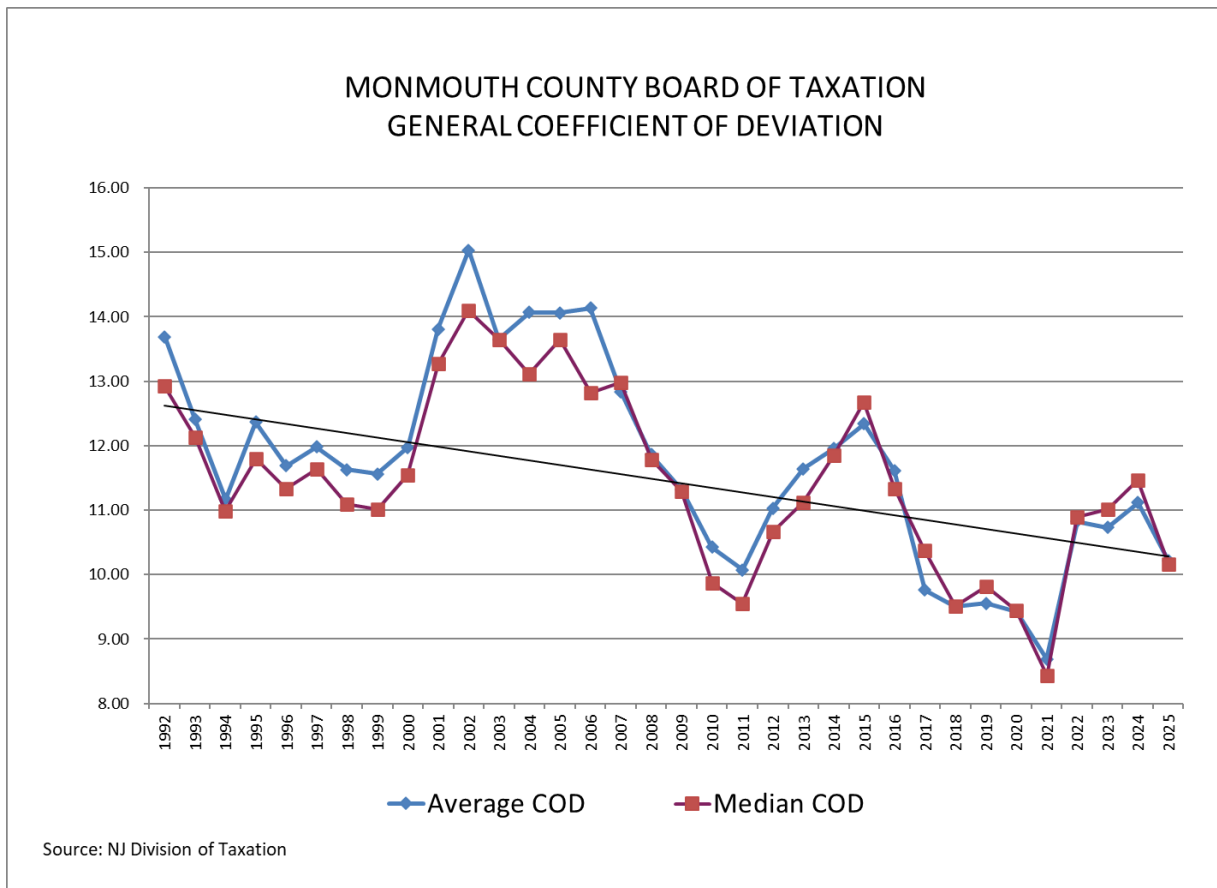
Freehold Township's 2025 Director's Ratio was 101%. While the "Director's Ratio" is a complex calculation, this measurement expresses the typical relationship between assessments and sale prices in a given municipality. The sampling period used for the Director's Ratio contains sales that took place between January and June. It is then blended with the Director's Ratio from the prior year to stabilize shared levy impacts. Assessments are being set during the pre-tax year based on sales that took place during the prior two-year period.

Typically, real estate markets do not appreciate significantly year over year, so little emphasis was put on this topic in prior reassessments. However, recent market changes have been exceptional and volatile, so it is worth noting in this reassessment report to provide context to the statistics.

## General Coefficient of Deviation (COD)

The General Coefficient of Deviation is widely held as the best indicator in determining proper tax distribution. It is a way to measure how tightly clustered individual assessment ratios are in relation to the average ratio. A lower COD means more accurate and fair tax distribution. The COD normalizes ratios to show accuracy within a municipality regardless of the Director's Ratio in any given year. The more homogeneous the properties in a municipality are, the lower the COD should be. For example, a municipality comprised mostly of townhouses would be expected to yield better assessment accuracy than one comprising a complex property type range.

Monmouth and Somerset Counties show much lower CODs through annual reassessments than historical or statewide data. Since the implementation of annual reassessments in 2014, Monmouth County has seen (outside of COVID-19) a steady improvement in the General Coefficient of Deviation County-wide. Meaning assessments and resulting tax bills are becoming more accurate. The 2025 Monmouth County average COD was 10.18 (Freehold Township was 7.75).



Despite the complexity of the Township, Freehold’s COD has been more accurate than the norms in the rest of the state and county, meaning that the assessments and resulting tax distribution are fairer. Freehold Township has also been trending to be meaningfully more accurate than historical coefficients under the reassessment model. The 2025 COD was 7.75, the lowest among any municipality with >6,500 properties in 2026, and the fourth lowest COD county-wide this year. While a historical comparison is an important measurement, the COD must continue to be analyzed over time as coefficients will inevitably be higher during years when the underlying market is more volatile or suffers from an imbalance of supply or demand.

Below is a summary of Freehold Township’s general COD for the past 12 years. Freehold Township’s average COD before implementation of annual reassessments (years 1992-2013) was 10.23. Since implementation, the average COD is now 7.34, with the past few years being some of the best CODs on record.

<b>Year</b>	<b>COD</b>
2026	7.75
2025	7.33
2024	7.42
2022	7.97
2021	8.01
2020	6.44
2019	6.37
2018	7.01
2017	7.51
2016	6.77
2015	7.36
2014	8.16
2013	7.37

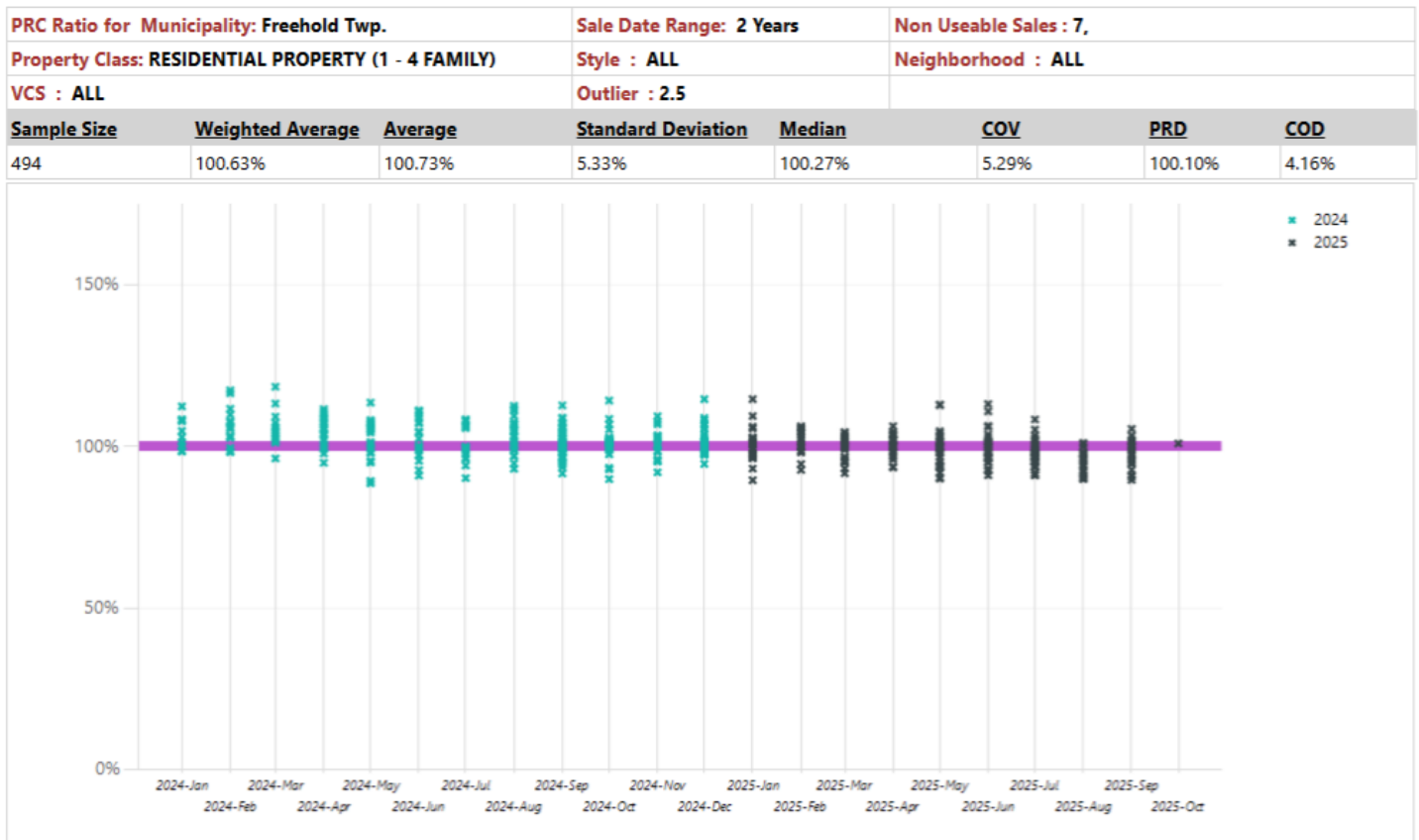
## 2025 Tax List Accuracy

The primary driver of a reassessment is recent “arms-length market transactions”. Statutorily, properties are assessed for what they would have sold for on October 1st of the pretax year. The 2026 valuation date is October 1st, 2025.

Our Supreme Court has held “value for purposes of taxation has some measure of permanence which renders it secure against general temporary inflation or deflation.” (Hackensack Water Co. v. Division of Tax Appeals, 2 N.J. 157, 163 (1949)); and “True value must be fairly constant and must be gauged by conditions, not temporary and extraordinary, but by those which over a period of time will be regarded as measurably stable.” (Berkeley Arms Apartment Corp. v. City of Hackensack, 6 N.J. Tax 260, 286 (Tax 1983)).

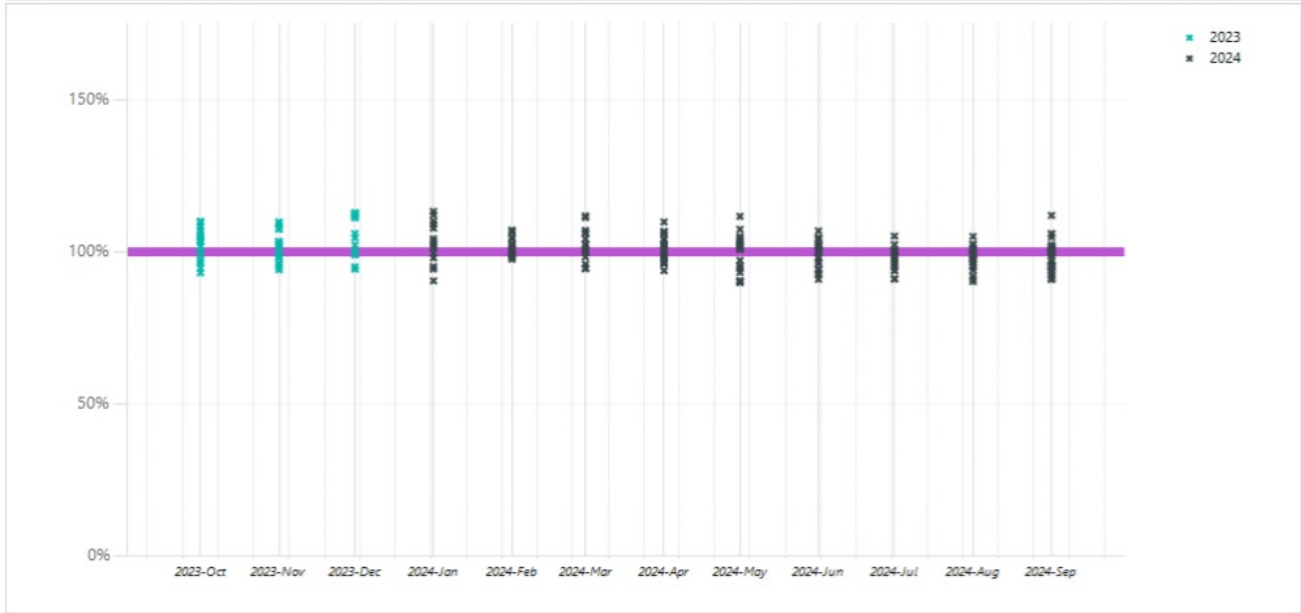
These quotes are more important now than ever. While the local market has appreciated at significant rates, assessors must view sales data used in the study in its totality while mass modeling assessments. While more recent sales are certainly given more credibility in the analysis, older sales will still be a stabilizing factor with annual reassessments. Inevitably, older sales will pull the modeling in the direction that the market was in the past. A reassessment generally measures sale prices from the past two years (giving more credibility to the more recent transactions.) The Monmouth County Tax Board has a standardized review process to measure new assessments against sale prices from the current and prior year.

### Tax Board Assessment Data Analysis Module (ADAM360) Standardized Review: All 2024/2025 residential usable sales (Removing top & bottom 2.5% outliers)



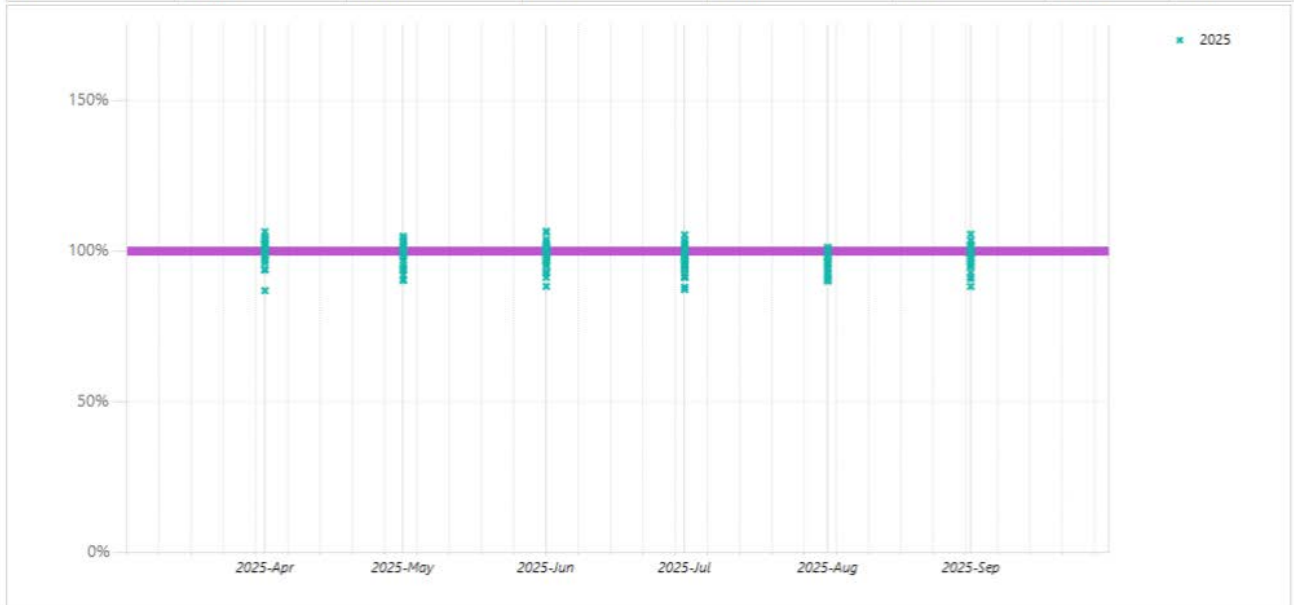
**Tax Board Assessment Data Analysis Module (ADAM360) Standardized Review:  
All residential usable sales during the past 1-year period (Removing top & bottom 2.5% outliers)**

<b>PRC Ratio for Municipality: Freehold Twp.</b>		<b>Sale Date Range: 1 Year</b>		<b>Non Useable Sales : 7,</b>			
<b>Property Class: RESIDENTIAL PROPERTY (1 - 4 FAMILY)</b>		<b>Style : ALL</b>		<b>Neighborhood : ALL</b>			
<b>VCS : ALL</b>		<b>Outlier : 2.5</b>					
<b>Sample Size</b>	<b>Weighted Average</b>	<b>Average</b>	<b>Standard Deviation</b>	<b>Median</b>	<b>COV</b>	<b>PRD</b>	<b>COD</b>
242	100.34%	100.42%	5.39%	100.44%	5.37%	100.08%	4.29%



**Tax Board Assessment Data Analysis Module (ADAM360) Standardized Review:  
All residential usable sales during the past 6-month period (Removing top & bottom 2.5% outliers)**

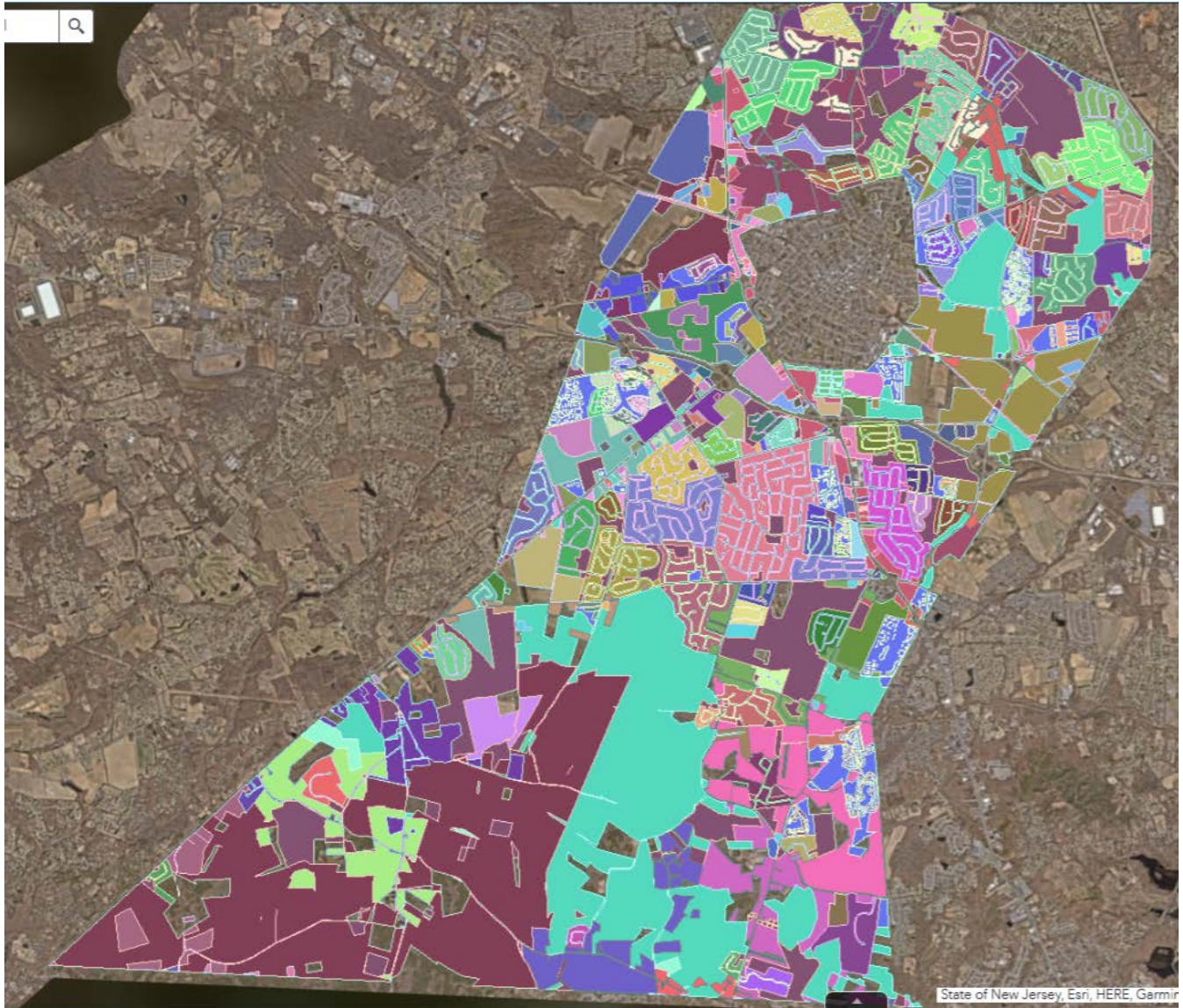
<b>PRC Ratio for Municipality: Freehold Twp.</b>		<b>Sale Date Range: 6 Months</b>		<b>Non Useable Sales : 7,</b>			
<b>Property Class: RESIDENTIAL PROPERTY (1 - 4 FAMILY)</b>		<b>Style : ALL</b>		<b>Neighborhood : ALL</b>			
<b>VCS : ALL</b>		<b>Outlier : 2.5</b>					
<b>Sample Size</b>	<b>Weighted Average</b>	<b>Average</b>	<b>Standard Deviation</b>	<b>Median</b>	<b>COV</b>	<b>PRD</b>	<b>COD</b>
174	97.53%	97.55%	4.22%	97.96%	4.32%	100.02%	3.40%



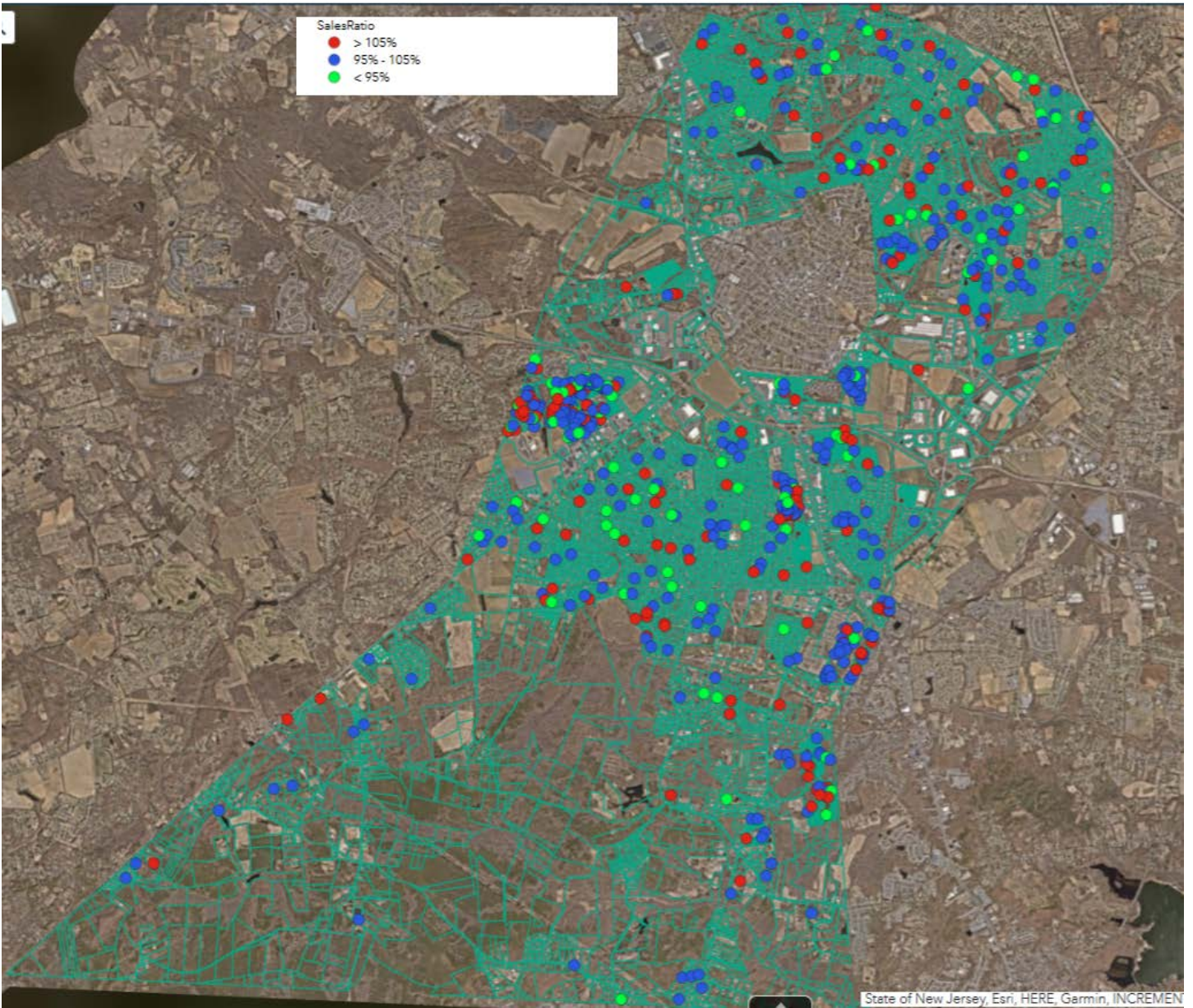
## VCS Neighborhood Stratification & Mapping

VCS, or *Value Control Sectors*, help differentiate local markets and neighborhoods. Some of the characteristics of any individual VCS may include zoning, the size of the lots, the size of the homes, the year built of the homes, the builder of the homes, the quality of the construction, the style of the homes, and proximity to schools, highways, or landmarks. Just about any factor, tangible or intangible, might affect buyers and sellers in a specific sub-market.

### Freehold Township VCS Mapping



## 2024-2025 Sales Mapping



*Colored dot correlates with sales ratio: Red >105%, Blue 95%-105%, Green <95%*

**Total Change of Net Valuation Taxable**

The Township's net valuation is expected to increase by 4% in 2026. About 436 million has been added to the Freehold Township ratable base (partially related to new construction and partially related to market appreciation).

<b>2025 Final Valuation</b>	\$10,205,884,800
<b>2026 Preliminary</b>	\$10,641,987,700
<b>Change</b>	\$436,102,900
<b>% Change</b>	4%

<b>2025 Final Valuation Taxable</b>				
<b>Class Label</b>	<b>Count of 2025-Totl</b>	<b>Sum of 2025-Totl</b>	<b>Average of 2025-Totl</b>	<b>% Totl</b>
1	421	\$96,379,000	\$228,929	1%
2	11,610	\$7,921,671,800	\$682,315	78%
3A	68	\$46,879,100	\$689,399	0%
3B	149	\$1,395,500	\$9,366	0%
4A	412	\$1,639,903,000	\$3,980,347	16%
4B	32	\$338,098,000	\$10,565,563	3%
4C	3	\$161,518,400	\$53,839,467	2%

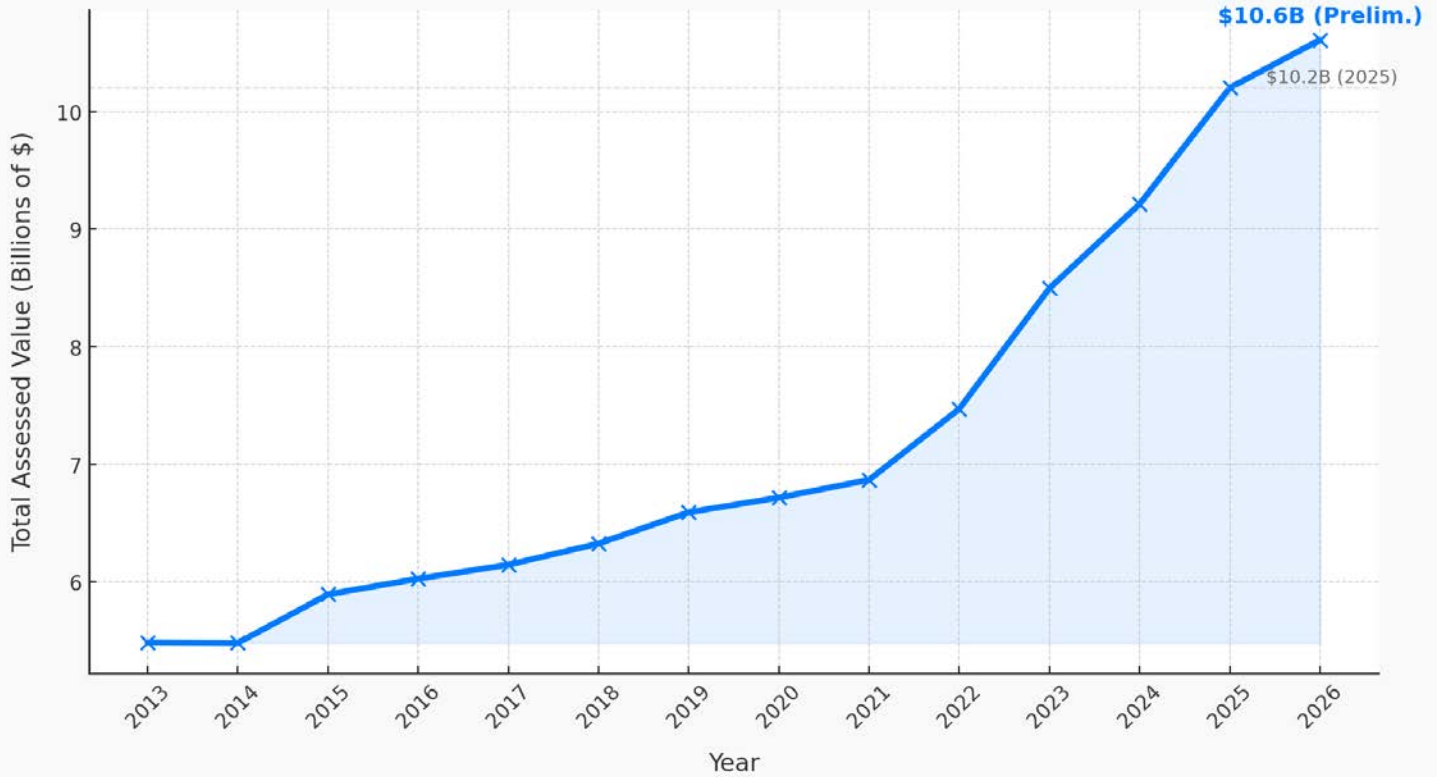
<b>2025 Final Valuation</b>	<b>\$10,205,884,800</b>
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<b>2026 Preliminary Tax List</b>				
<b>Class Label</b>	<b>Count of 2026-Totl</b>	<b>Sum of 2026-Totl</b>	<b>Average of 2026-Totl</b>	<b>% Totl</b>
1	363	\$92,274,500	\$254,200	1%
2	11,671	\$8,302,209,600	\$711,354	81%
3A	72	\$52,873,800	\$734,358	1%
3B	147	\$1,449,000	\$9,857	0%
4A	410	\$1,660,610,900	\$4,050,270	16%
4B	32	\$360,772,800	\$11,274,150	4%
4C	3	\$171,797,100	\$57,265,700	2%

<b>2026 Preliminary</b>	<b>\$10,641,987,700</b>
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**History of Net Value Taxable Line Graph**

**Total Assessed Value by Year (2013-2026)**

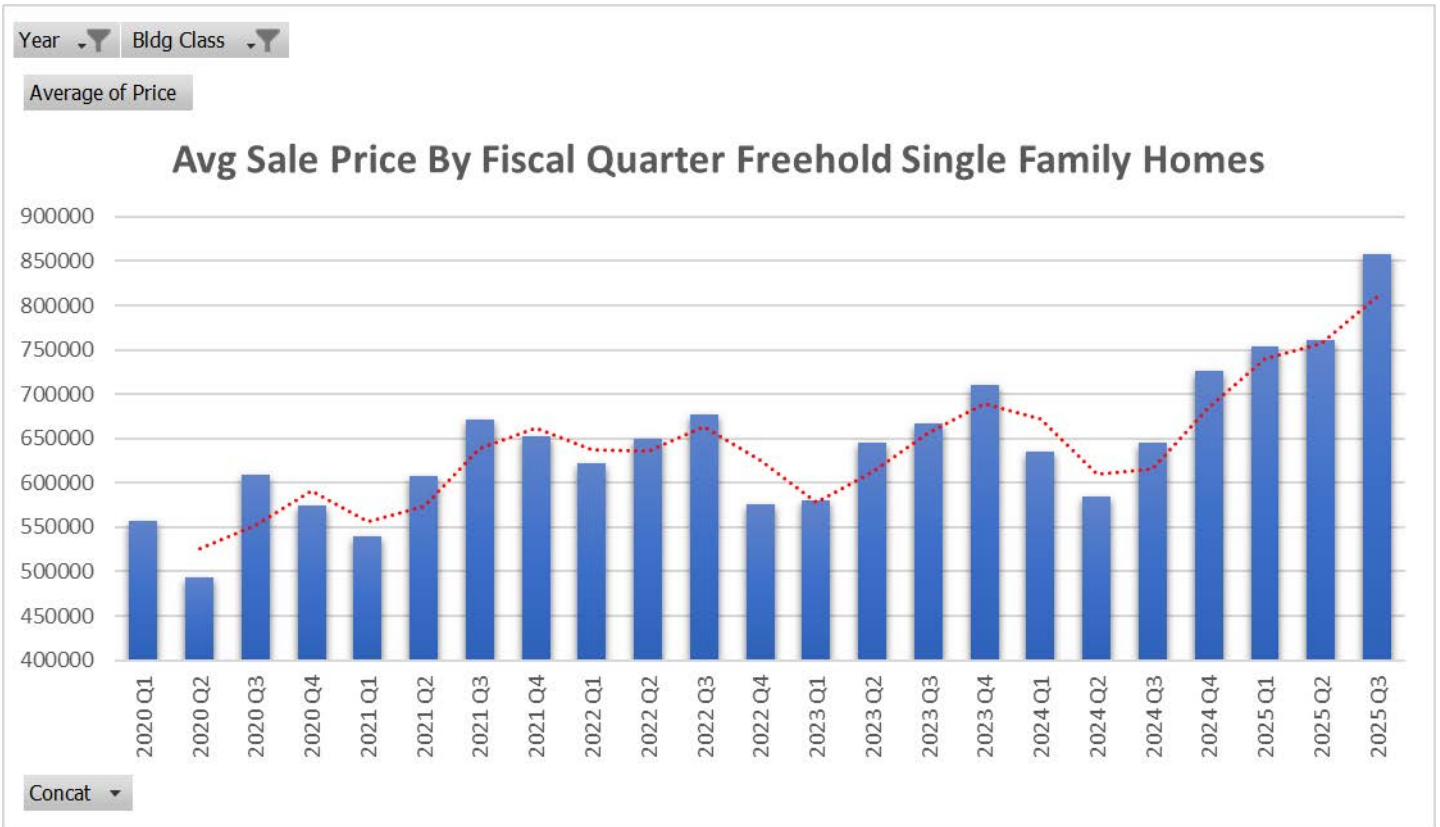


**History of Net Value Taxable Table with Tax Rate**

Year	Value	Tax Rate FD1
2026 Preliminary	\$10,641,987,700	\$1.830
2025 Final Tax List	\$10,201,098,300	\$1.670
2024 Final Tax List	\$9,213,596,325	\$1.781
2023 Final Tax List	\$8,498,025,300	\$1.868
2022 Final Tax List	\$7,471,702,900	\$2.015
2021 Final Tax List	\$6,868,119,600	\$2.156
2020 Final Tax List	\$6,717,431,900	\$2.170
2019 Final Tax List	\$6,592,450,900	\$2.185
2018 Final Tax List	\$6,326,367,000	\$2.234
2017 Final Tax List	\$6,145,883,500	\$2.270
2016 Final Tax List	\$6,027,600,600	\$2.319
2015 Final Tax List	\$5,893,958,100	\$2.291
2014 Final Tax List	\$5,482,575,400	\$2.389
2013 Final Tax List	\$5,486,811,100	\$2.324

\* Estimated assuming a 5% increase to the tax levy and 2026 preliminary net taxable value of the Township (less 1% to account for appeals)

**Quarter-over-Quarter Average Sale Price for Single Family Homes 2020 – 2025**



**Quarter-over-Quarter Average Sale Price for Condos 2020 – 2025**

