



THE TOWNSHIP OF GREEN BROOK

County of Somerset, New Jersey

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www.greenbrooktp.org

2026 - INFORMATION ABOUT TAX ASSESSMENT AND TAX BILLS

Each year the tax assessor adjusts assessments of all properties based on sales of similar properties in town. The purpose of the adjustment is to keep property values as close to 100% of what they would sell for in the current market. The new assessments values are mailed to every home in March. These cards used to be green, but now are white. If, for whatever reason, you do not agree with your assessed value, you must file an appeal by May 1 to contest your property's valuation. It is a good idea to talk with the assessor before filing an appeal, so you can get examples of similar homes that sold prior to October 1, for comparison. The County Tax Board website can be found at [Tax Board | Somerset County](#). If you do file an appeal, you will be appealing the assessed value, not the amount of taxes that will be due on your property.

This year, the Township mailed an additional postcard to property owners that had a significant increase in their assessed value, to make those owners aware of the large percentage increase in their assessment, as well as to confirm the process and deadline for filing appeals.

State law requires the Township to add up the amount needed for the budget of the Township, the Board of Education, County, County Library and local and County Open Space, to come up with the total needed to collect to support these six budgets. That amount gets divided by the total of all property assessments in town, to establish a tax rate. That tax rate is then applied to each property, to come up with each property's total tax bill.

The Township does not collect more money when assessments rise or less money when they fall. The total collected fluctuates only because of changes in the budgets listed above. Each resident's assessment and the calculated tax rate determines how much of that total amount they will pay. Different neighborhoods may appreciate or depreciate at different rates, so the goal of the reassessment is to set all property values as close to what they would sell for as of October 1st each year to ensure every property pays its fair share of the property tax levy.

This year, the total assessments (values of all Green Brook properties) rose by 7.8%. In addition to a rise in sales value, other things factored in include renovations, additions, and new home construction. If your assessed value went up more than average, this is usually because homes of a similar size and character sold for much more than their assessed value, or had a 2025 assessment that was lower than the market value. The actual sales from last year are used to adjust home values for this year, adjusting for size, character of building materials, location, room counts, etc. The percent change of your assessment does not equate to the same percent increase in property taxes.

Each of the first two tax bill installments of 2026 were one fourth (25%) of the total taxes billed for your property in 2025. Then in July, the 2026 tax rate is calculated, and multiplied by your 2026 assessed value. If your total tax amount due for 2026 increases, the entire increase must be collected in the third and fourth quarter.

DO NOT take your current bill and multiply it by four. To accurately see your annual increase, you need to compare calendar year totals. The total billed for each year will appear in the upper right corner of your final bill for each year, or also can be found on the Township website, by clicking on the link to pay your taxes or sewer on-line, enter your property location, and then view the annual total billed.

The Township does not yet have a certified 2026 tax rate. As such the third quarter bill is an estimate of what the final certified tax rate will be. The third quarter estimated bill is due and payable just like any other tax bill. If you normally pay your taxes directly, please pay from this bill. If your mortgage company usually pays your taxes, they have received the amount due from the Township.

The grace period for payment is extended through August 21, due to late mailing. If the Township does not receive payment by August 21, we are required by State law to calculate interest from the August 1 due date. We anticipate that the fourth quarter bill will be very close of the same amount as the third quarter bill.

If you have questions about your 2026 property tax assessment, please contact the Tax Assessor, Christopher Wong, at CWong@greenbrooktp.org, or (908) 307-9920, or (732) 968-1023 x 6615.

The on-line tax portal can be found at www.greenbrooktp.org, by clicking the [Pay Taxes or Sewer Online](#) icon. You can view your current assessment, current and prior taxes billed, reprint your tax bill and more. If you have questions about your tax bill itself, please reach out to the Tax Collector, Raymond Murray, at RMurray@greenbrooktp.org, or (732) 968-1023 x 6604.