

PETITION OF APPEAL

MONMOUTH COUNTY BOARD OF TAXATION

HALL OF RECORDS, MAIN STREET, FREEHOLD, NJ 07728

Property Class: Commercial
 Owner Name: AMATO, ANTONIO
 Mailing Address: 1 GASTON ST, ABERDEEN, NJ 07747
 Daytime Telephone No.: [REDACTED]
 Block-Lot-Qualifier: 268-11
 Municipality: 1301 - Aberdeen Twp.

Filed	:
Payment Method	:
Checked	:
Notified	:
Heard	:
Appeal Number	: [REDACTED]
Appeal Method	: ELECTRONIC
Submitted Date	: 01/09/2019 5:02PM
Document Id	: [REDACTED]
Tracking Number	: [REDACTED]

E-mail Address: [REDACTED]
 Lot Size: 106X 124
 Property Location: GASTON & GERARD

Name, telephone no., fax no. and address of person or attorney to be notified of hearing and judgment:

Account/Law Firm Name:
 Mailing Address:
 Daytime Telephone No.: E-mail Address:

SECTION I APPEAL OF REAL PROPERTY VALUATION (SEE INSTRUCTION SHEET FOR FILING FEES AND DEADLINE DATE)

Appeal Year 2019

CURRENT ASSESSMENT

Land \$282,400
 Improvement \$413,900
 Abatement
 Total \$696,300
 Purchase Price \$1
 Date of Purchase 12/18/2008

REQUESTED ASSESSMENT

Land
 Improvement
 Abatement
 Total \$550,000
 Lot Size 106X 124
 Tax Court Pending ☐ Yes ☒ No

Other Reason For Appeal

SECTION II COMPARABLE SALES

(SEE INSTRUCTION #9B)

	Block-Lot-Qualifier	Property Location	Sale Price	Sale/Deed Date
1.	32-7	250 MAPLE & LUPPATATONG	\$510,000	08/01/2018
2.	232-3	156 HWY 35	\$500,000	07/09/2018
3.	182-10	3115 HIGHWAY 35	\$526,000	04/26/2018
4.	931-3	418 HWY 35	\$550,000	06/11/2018

SECTION III APPEAL FOR DENIAL OF

(SEE INSTRUCTION #4, "Filing Fees")

- | | |
|--|--|
| <p>1. ☐ Veteran's Property Tax Deduction for Veteran or Surviving Spouse or Surviving Civil Union Partner or Surviving Domestic Partner of Veteran/Service person</p> <p>3. ☐ 100% Disabled Veteran Exemption for 100% Disabled Veteran or Surviving Spouse or Surviving Civil Union Partner or Surviving Domestic Partner of 100% Disabled Veteran</p> <p>5. ☐ Abatement or Exemption -Religious, Charitable, etc.</p> | <p>2. ☐ Senior Citizen/Disabled Person Property Tax Deduction for Senior Citizen/Disabled Person or Surviving Spouse or Surviving Civil Union Partner of Senior Citizen/Disabled Person</p> <p>4. ☐ Farmland Assessment Classification</p> |
|--|--|

WHEREFORE, Petitioner seeks judgment reducing/increasing (circle one) the said assessment(s) to the correct assessable value of the said property and/or granting the requested deduction, credit, Farmland Assessment classification, exemption or abatement.

01/09/2019

Tony amato (Electronically Signed)

Date

Petitioner or Attorney for Petitioner

CERTIFICATION OF SERVICE

On 01/09/2019 I, the undersigned, served upon the Assessor and the Clerk of Aberdeen Twp. (Municipality) or upon the taxpayer, personally or by regular mail or certified mail, a copy of this appeal. I certify that the foregoing statement I have made is true. I am aware that if the foregoing statement is willfully false, I am subject to punishment.

01/09/2019

Tony amato (Electronically Signed)

Date

Signature

Monmouth County Board Of Taxation



Appeal Number [REDACTED]
Tracking Number [REDACTED]
Status Settlement Fully Executed

In the Matter of Appeal of
AMATO, ANTONIO

vs.

Aberdeen Twp.

REGULAR ASSESSMENT SETTLEMENT STIPULATION

County of Monmouth, for the year 2019

Block: 268 Lot: 11 Qualifier: _____

Location: GASTON & GERARD

We, the undersigned, agree to adjust the above-entitled appeal by settlement and submit for the consideration of the Monmouth County Board Of Taxation, the following proposal:

2019 Assessment

Land Assessment:	<u>\$282,400</u>
Building Assessment:	<u>\$413,900</u>
Abatement:	<u>\$0</u>
Total Assessment:	<u>\$696,300</u>

Adjusted to:

Land Assessment:	<u>\$282,400</u>
Building Assessment:	<u>\$292,600</u>
Abatement:	<u>\$0</u>
Total Assessment:	<u>\$575,000</u>

Terms & Conditions

- ☒ Petitioner waives interest in any refund as a result of this settlement
- ☒ This settlement shall be null and void if taxes and municipal charges (water and sewer) due up to and including the first quarter are not paid as provided by N.J.S.A. 54:3-27
- ☒ Any refund as a result of this settlement shall be applied as a credit against the tax account
- ☐ Settlement offers received after the stated return date are void and will not be delivered to the Tax Board for consideration
- ☐ Other

BASIS FOR SETTLEMENT:

Comparable sales show a market value of 575,000. Assessment exceeds 100% of the market/true value and therefore should be reduced.

This Offer is Valid Through: 2/11/2019

Scott Kineavy (Electronically Signed)
(Assessor)

02/05/2019
(Date)

Antonio Amato (Electronically Signed)
(Taxpayer)

02/08/2019
(Date)

By _____
(Attorney for Taxpayer)

(Date)

By Matthew Goode (Electronically Signed)
(Attorney for Municipality)

02/08/2019
(Date)

Block-Lot-Qualifier	Property Location	Sale Price	Sale/Deed Dt	Added By		
Submitter Comparables						
	32-7	250 MAPLE & LUPPATATONG	\$510,000	08/01/2018	lastrada1 On 01/25/2019 11:46AM	☺
	232-3	156 HWY 35	\$500,000	07/09/2018	lastrada1 On 01/25/2019 11:47AM	☺
	182-10	3115 HIGHWAY 35	\$526,000	04/26/2018	lastrada1 On 01/25/2019 11:48AM	☺
	931-3	418 HWY 35	\$550,000	06/11/2018	lastrada1 On 01/25/2019 11:50AM	☺
Assessor Comparables						
	232-3	156 HWY 35	\$500,000	07/09/2018	skineavy On 02/02/2019 8:53PM	☺
	182-9.01	351 MYRTLE ST	\$600,000	11/21/2016	skineavy On 02/02/2019 8:56PM	☺

Assessor Copy

Appeal No. 

MONMOUTH COUNTY BOARD OF TAXATION

MEMORANDUM
OF
JUDGMENTAMATO, ANTONIO
1 GASTON ST
ABERDEEN, NJ

07747

AMATO, ANTONIO

Petitioner

vs

ABERDEEN TWP

Respondent

Taxing District ABERDEEN TWP
Block 268Address GASTON & GERARD
Lot 11 Year 2019

A duly verified Petition of Appeal having been filed with the Monmouth County Board of Taxation and said appeal having been heard and considered.
It is on this day 02/28/19 ORDERED that Judgment be entered as follows:

ORIGINAL ASSESSMENT

Land \$ 282,400
Improvement \$ 413,900
Abatement \$ 0
Total \$ 696,300
Prorated for N/A months
Prorated Amount \$ N/A

Original Property Class 4A

JUDGMENT

Land \$ 282,400
Improvement \$ 292,600
Abatement \$ 0
Total \$ 575,000
Prorated for N/A months
Prorated Amount \$ N/A

Judged Property Class _____

JUDGMENT CODE # 3 Stipulated
(See Reverse Side)

COMMISSIONERS' SIGNATURES

COMPARABLE SALES SHOW A MARKET VALUE OF 575,000. ASSESSMENT exceeds
100% OF THE MARKET/TRUE VALUE & THEREFORE SHOULD BE REDUCED
(Explanation for codes 1E and 5F)

ATTEST:

Matthew J. Clark

Juan A. Malave
Stephen Marshall
Karen Bacon

Chris Moore
Berrie Luttich
Wayne Bonenough

Date Mailed 03/05/19

Date Judgment Entered and Mailed by County Board of Taxation

(a) A record shall be maintained noting the date each judgment is mailed. (b) Each Judgment shall be stamped with the date of entry and date mailed.