



Ocean Beach and Bay Club

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November 25, 2009

Dear Ocean Beach & Bay Club Member:

I think most of you should have received a notice of settlement in regards to your tax appeal from Garippa, Lotz & Giannuario. The settlement is based upon the size of the disparity between your original assessment by Certified Valuations and the value concluded in the new assessment provided to you by Miller-Rinaldi. After two days of hearings, a settlement was reached between the firm of Garippa, Etal and the Ocean County Tax Board ranging from 7.5%-13% for most of our group tax appeal participants. The firm has agreed to this settlement because it feels that given the current market conditions, a hostile Ocean County Tax Board not inclined to reduce value, and the aggressive nature of the Miller-Rinaldi appraised value of your property, this is the largest reduction we could have achieved even if the matter had been tried to a conclusion. The firm has settled all cases where the properties involved had a variance between the value assessed by Certified Valuations and the Miller-Rinaldi appraisal of anywhere between less than 10% to 35%.

I will do my best by using this example to simplify what the results of the settlement will actually mean to you in real tax dollars saved on your own property. Just substitute your own values where appropriate and perform the same calculations. Let me know if you need any help. Good luck!

ACTUAL SETTLEMENT

Any variance of less than 10%	the actual percentage itself up to the 10% (3% + % to 10%)
Any variance between 11%-20% was settled for an	11% tax reduction (3% + 8%)
Any variance between 21%-35% was settled for a	13% tax reduction (3% + 10%)

Those cases where the variance is greater than 35% (there are about 90 remaining) a likely outcome will be determined early next week. If the Garippa firm feels the offer by the Ocean County Tax Board on those remaining properties is still unfavorable they plan to litigate each one on a case by case basis. I will let those homeowners know as soon as I hear anything on it.

SAMPLE

Assessed value by Certified Valuations as of October 1, 2008	\$311,300 A
Assessed value by Miller-Rinaldi as of October 1, 2008 used for the appeal	<u>\$260,000</u> B
Variance between Certified & Miller-Rinaldi assessments	\$51,300 C
% variance or difference between (311,300-260,000/311,300 x 100)	16.48%
[(A-B)/A X 100]	

In this sample case the 16.48% falls in between the 11% to 20% bracket and will translate to an 11% tax decrease for you in accordance with the Garippa settlement plan phased in as a 3% reduction for 2009 and an additional 8% in 2010.

Certified Valuations as of October 1, 2008	\$311,300 A
minus 3% reduction for the year 2009	-\$9,339 B
minus 8% reduction for next year 2010	<u>-\$24,904 C</u>
The new assessment on this sample property after the group appeal settlement (A-B-C=D represents an overall reduction of 11% or \$34,243 from \$311,300)	\$277,057 D

How does all this translate in real tax dollars to you?

The original value of this property prior to the revaluation was \$85,400 and assessed at the old tax rate of 3.387/100 =	ORIGINAL TAX \$2,892.50
Certified Valuations valued it at \$311,300 and assessed it at the new tax rate of \$1.271/100 after the revaluation =	REVALUATION TAX \$3,956.62 A
The Group Tax Appeal settlement assessed the value at \$277,057 and at the new tax rate of \$1.271/100 =	NEW TAX \$3,521.39 B
Total tax reduction as a result of our appeal and group settlement (A-B=C) expressed as a percentage = [(A-B)/A] or (\$3,956.62 - \$3,521.39/\$3,956.62)	\$435.23 C 11%

Toms River will distribute the 11% back to the homeowner in this manner:

3% cash back in a refund check within 90 days of the actual settlement	\$118.70
8% reduction in your 2010 tax bill due out in February	<u>\$316.53</u>
	\$435.23

The taxes on this property went from \$2,892.50 to \$3,521.39 an overall increase of 22% after the group tax appeal settlement.

You need to be a mathematician to figure this settlement out, yikes!

If you are interested in examining the documents used in support of your case please visit the website:

www.obtaxappeal.com, user ID is obtax and the password is shore. I've checked out the site and found it to be very confusing and not very helpful. I'd recommend that if you would like to see the support documents used for your appeal to contact Miller-Rinaldi directly.

Have a Happy Thanksgiving and best wishes to you and your family. Don't eat too much opening day is on June 19th and will be here before you know it..... HA!

Jim Martino
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