

Property Tax Appeals

Real property tax assessments can be a significant expense for property owners. When a tax assessment is not a fair reflection of a property's true market value, it can lead to an undue tax burden. Greenbaum represents commercial, industrial and multi-family residential property owners who seek a reduction in their New Jersey property tax liability through a lower assessment.

Our services in this area begin with an analysis to determine whether a property's assessment is excessive or discriminatory and whether there are strong grounds for an appeal. If an appeal is viable, we ensure that appeals are filed correctly and on time, whether with the County Board of Taxation or, for properties assessed at over \$1 million, directly with the New Jersey Tax Court. We also defend against "reverse tax appeals" where the municipality seeks to increase an assessment. Our team works closely with appraisal experts and other professionals to gather the necessary evidence, including comparable sales data, income and expense information, and property-specific details.

Our attorneys provide full representation at hearings before the County Board of Taxation and in trials before the New Jersey Tax Court, ensuring full compliance with all procedural requirements and aggressively advocating for a fair and equitable valuation.

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