

# JACOBUS & ASSOCIATES, LLC

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ADMITTED IN NJ

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## GENERAL INFORMATION ABOUT JACOBUS & ASSOCIATES, LLC

We are a firm practicing exclusively in the area of New Jersey property tax appeals. What this means is that we represent NJ taxpayers in pursuing both commercial and residential property tax appeals against their town where there is evidence that a property is overvalued by the town. In such cases, the taxpayer is paying more than his or her fair share of the tax burden. Ms. Jacobus has practiced in general litigation since 1999 and focused on property tax appeals since 2005. She has represented both taxpayers and municipalities over the course of her career. See her resume on the web site.

We would appreciate the opportunity to evaluate your property and receive any referrals you may be able to forward to us. We take cases on **a contingency basis**, so there is no cost to our clients to hire us - we receive nothing unless we are successful in obtaining a tax reduction. If we are successful, we split the savings with the client for the year(s) in which we file an appeal. Thereafter, the client alone receives the benefit of the reduction.

However, even if our analysis shows that a particular property's taxes are fair, we can give you the peace of mind of knowing that you are not overpaying.

Who can we help?

- owners of commercial or residential property
- taxpayers in rental property who are responsible for paying property taxes
- realtors or sellers trying to market commercial or residential property
- potential buyers considering the purchase of a property

You have the right to appeal every single year and the filing deadline is April 1, or in the case of Monmouth County, January 15.<sup>1</sup>

We are always happy to perform a **complimentary review** of a property to determine if there is a good case for appeal. The first step is to send us the notice of assessment card, which all taxpayers receive annually from towns in which they own property, or provide the address. Contact us today to learn more.

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<sup>1</sup> If your town has undergone a revaluation or reassessment for the current year, the filing deadline may be extended. We always recommend confirming your filing deadline with your County Board of Taxation.