

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, taxpayers are paying more than their fair share of the taxes. 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 our 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 we receive no legal fee unless we are successful in obtaining a tax reduction. If we are successful, we receive a percentage of the tax savings negotiated for the years under 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 year and the filing deadline in most counties is April 1st or, in the case of Monmouth and Gloucester County properties with assessments \$1 million or less, January 15th.¹

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.

¹ 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.