

# Answers to Frequently Asked Tax Questions...

## **When are tax bills mailed?**

Tax bills are mailed out once a year in late June or early July, following certification of the rate by the Sussex County Tax Board. New bills are not mailed when there is a change in ownership. You must contact the tax office and request a bill.

## **When are tax payments due?**

Property taxes are billed in Fredon on a calendar year, January 1st to December 31st. The first quarter is due on February 1st and covers Jan.-March. The second quarter is due on May 1st and covers April-June. The third quarter is due on August 1st and covers July-Sept. The fourth quarter is due November 1st and covers Oct-Dec. Payments are due on the first. There is a 10 day grace period, on the 11th day interest is calculated back to the 1st. If the 10th falls on a weekend or legal holiday, you have until the next business day at close of Municipal Building office hours to make payment without interest being charged. Failure to receive a tax bill does not exempt you from paying taxes or the interest due on delinquent taxes.

## **Do you accept postmarks?**

We cannot accept postmarks.

## **What if I want to change my mailing address?**

This request must be made in writing and signed by the property owner, along with the block/lot, reason and send to:

Fredon Township  
Tax Assessor  
443 Route 94  
Newton NJ 07860

## **How do I change the name on my deed?**

A deed is an official document, recorded at the county level and a new deed has to be recorded to add or delete anyone from the official record of ownership. We recommend that you seek legal assistance from an attorney or title company specializing in property transactions. If you are listed as a *Joint Tenant* no change is required but it is recommended and one needs to bring an original certified copy of the death certificate to the Tax Assessor.

## **When will I be billed for any improvements done to my property?**

You will be sent a letter from the Assessor after the improvement has been issued a Certificate of Occupancy. The letter will advise you of the additional assessed value due and what year(s) are involved. The new assessment will cause additional bill(s) to be issued. The bill called an added assessment bill will be sent out in October and due November 1st (4th qtr) of the current year and February 1st and May 1st. of the following year. The added bill must be combined together with your original tax bill that was received in June. When the new bills are generated the following June, all taxes will be combined into one bill.

## **How do I go about filing an appeal?**

All appeal questions should be directed to the **Assessor's Office** 973-383-7025, Extension #24.

## **When can I speak with the Tax Collector?**

The Tax Collector, Gisela Rutnik, is in the office Tuesday, Wednesday, and Thursday, from 9:00 AM - 1:00 PM. She may be reached by phone at 973-383-7025, Ext. #23.

Tax Payments are accepted at the Municipal Building Monday through Friday, 9:00 AM - 4:00 PM.