

ADVERTISEMENT

HOOTEN & JACOBY, LLP

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Dear New Jersey Property Owner,

If you have already retained an attorney to handle your New Jersey property tax appeal, please disregard this advertisement.

Why pay more property taxes than your “fair share”?

Based on our extensive analysis of property tax records, which are public documents, you may be overpaying your property taxes next year. Property Taxes are the least understood of any tax a property owner has to pay. Not challenging your taxes may be costing you thousands of dollars each year. As attorneys, we will prepare and file the required application along with the necessary analysis to support a reduction and also represent you to the conclusion of your appeal.

No Reduction, No Attorney Fee, No Kidding!

Our fees are competitive within the industry. You have the right to either have a contingency fee or an hourly fee agreement with this firm. Please contact this office to discuss the difference and the rates. If you choose an hourly fee, then these fees are to be paid whether or not we are successful on your appeal. If you choose a contingency fee, it applies only if we are successful, and the fee is 50% of the amount you save for the first year of the reduction plus a \$125 market analysis charge.

Whichever fee arrangement you choose and whether we are successful or not you will be responsible for the filing fee, which goes directly to your county. The filing fees are set by law and are based upon the current assessed value of your property. A list of the filing fees is attached on our fee agreement.

The time to file is now!

The deadline for filing is January 15, 2023, for properties located in Monmouth, Burlington and Gloucester Counties and April 1, 2023, throughout the rest of the state. We suggest that you start processing your property tax appeal now. Please sign and return the consent agreement found on the reverse-side of this letter immediately (via e-mail, fax, or mail), with the required filing fee. In order for our firm to process your paperwork and generate the necessary filing documents, please return this agreement as soon as possible to ensure your filing will be processed before the deadline.

Should you have any additional questions, please call our office and we will be happy to help you.

Very truly yours,

Lauren R. Jacoby, Esq.

Before making your choice of attorney, you should give this matter careful thought. The selection of an attorney is an important decision. If you feel this letter is inaccurate or misleading, report same to the Committee on Attorney Advertising, Hughes Justice Complex, P.O. Box 970, Trenton, New Jersey 08625-0970
Lauren R. Jacoby, 17 Snyder St, Toms River, NJ 08753.

2023 TAX APPEAL - LEGAL FEE AGREEMENT

This agreement is between you as the undersigned property owner, referred to as “You” or “the Client” and Hooten & Jacoby, LLP, referred to as the “Law Firm.”

Legal Services to be Provided: The Law Firm shall represent you with regard to your Appeal of your 2023 property tax assessment before your Assessor and/or County Board of Taxation.

Unless subsequently agreed to in writing, the Law Firm will not provide you with legal services other than set forth above. If such representations become necessary, You and the Law Firm may enter into a separate Retainer Agreement for such transactions or representations.

* Further appeals to the County and State Tax Court may be subject to additional charges.

Legal Fee: You have been advised that this Law Firm offers to work on either an hourly or contingent basis. You have agreed that you will be billed at a 50% contingent fee of the amount you save for the first year of any reduction the Law Firm obtains on your behalf. Under a contingency fee, the Law Firm will only collect their legal fees with a successful outcome, i.e. the reduction of your property taxes. This fee must be paid even if you subsequently sell or move out of the subject property. Any past due balance is subject to a 1.5% finance fee per month that the balance goes unpaid. Upon successful completion of your case or if you choose to withdraw your case after it has been filed, you also agree to pay the Law Firm a \$125 Market Analysis Fee, which is an analysis that this office does to submit the evidence for the hearing at the Tax Board. If the appeal is unsuccessful, the Law Firm will not receive a contingent legal fee.

Out of Pocket Costs - New Jersey Statutory Filing fees:

You agree to pay a filing fee charged by the County Tax Administrator which is calculated as follows:

Assessed Valuation less than \$150,000	= \$ 5.00 filing fee
\$150,000 or more, but less than \$500,000	= \$ 25.00 filing fee
\$500,000 or more, but less than \$1,000,000	= \$ 100.00 filing fee
\$1,000,000 or more	= \$ 150.00 filing fee

Monmouth, Union, Burlington & Hudson counties, please add \$5 for Electronic Filing
Please submit the filing fee with the completed and signed agreement.

NOTIFICATIONS - You may cancel this application in writing with no penalty or obligations within 5 days of signing this agreement. The Law Firm will attempt to contact the property owner by the email and/or phone number provided herein of any offer of settlement in the course of these proceedings. We encourage you to communicate with us on a regular basis.

THIS APPLICATION IS FOR PROPERTY LOCATED AT: _____
Block Lot

Property Address

Owner’s Name (please print) Owner’s signature Date

(____) ____ - _____ (____) ____ - _____
Home Phone Cell Phone Mailing Address (if different from property address)

Email address (please print, it will not be shared): _____

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