



## *Township of Princeton*

*Valley Road Building  
400 Witherspoon Street  
Princeton, NJ 08540  
Neal A. Snyder, Tax Assessor  
Telephone: (609) 924-1084*

### MEMORANDUM

TO: Martin Guhl, Tax Administrator, Mercer County Tax Board  
FROM: Neal A. Snyder, Tax Assessor  
DATE: November 1, 2012

RE: 2013 Proposed Compliance Plan

After reviewing the 2011 and 2012 sales and listings for the Township and the Borough, and examining the County Tax Board appeals, I am moving forward with a compliance plan (Chapter 251) for the 2013 tax year.

A Compliance plan (Chapter 251) with the approval of the Mercer County Tax Board requires 100% of all properties reviewed but less than 50% of the properties to be adjusted. Also, we will continue to use the Directors ratio.

First, reviewing the 161 neighborhoods and sales from July 1, 2010, attached is the sales list with a breakdown of each neighborhood average ratio and general coefficient of deviation.

My final analysis, there are 8,232 line items with 161 neighborhoods, and 1,763 line items in 27 neighborhoods are being adjusted.

Once the proposed Compliance Plan is approved by Mercer County Tax Board, I will forward the corrections that were done for the 2013 tax year.

By maintaining and making slight corrections, I'm hoping to maintain a near 100% ratio of sale to assessment.



**Office of the Tax Assessor  
Neal A. Snyder, CTA  
Princeton Municipal Building  
400 Witherspoon Street  
Princeton, NJ 08540  
609-924-1084  
Fax: 609-688-2044  
[www.princetonnj.gov](http://www.princetonnj.gov)**

**MEMO:**

**To: Martin Guhl, Tax Administrator**

**From: Neal Snyder, Assessor**

**Date: January 31, 2013**

**Re: Amended 2013 Proposed Compliance Plan**

**After reviewing 8,232 line items with 161 neighborhoods, my total adjustment is 1,482 line items in 28 neighborhoods are being adjusted. This comes to a total of 18% adjusted line items.**

**Once the adjustments were made, the final average ratio is 93.61 with an average coefficient of 6.90**

**Thank you**

**Neal A. Snyder**

**COMPLIANCE PLAN**

N.J.S.A. 54:4-23 as amended by Chapter 101, Public Laws of 2001; Chapter 251, Public Laws of 2009  
**TO BE FILED WITH COUNTY BOARD OF TAXATION**

This form is to be used for filing compliance plans. Assessors must submit FORM CP to the County Tax Board. Filing deadline is November 15 of the pretax year for the tax year following.

County Mercer Taxing District Princeton Compliance Plan filed for tax year 20 13

**SECTION – GENERAL INFORMATION**

Compliance Plan to be completed and filed on or before November 15 of the pretax year for the tax year following. All values placed on property will be as of October 1 of the pretax year for the tax year following.

- 1. Year of Last Revaluation 2010
- 2. Year of Last Reassessment -0-
- 3. Director's October 1 Pretax Year Average Ratio 94.35%
- 4. General Coefficient of Deviation 8.65%  
(published October 1 pretax year)
- 5. Total No. of line items for current tax year 8,232

Breakdown of line items by class			
Class 1	577	Class 4A	380
Class 2	6997	Class 4B	2
Class 3A	25	Class 4C	206
Class 3B	45		

**SECTION II – SPECIFIC INFORMATION**

- 6. Total number of neighborhoods in municipality 161
- 7. Total number of neighborhoods reviewed must be 100%.
- 8. Total number of neighborhoods changed 28
- 9. List neighborhoods where assessments need adjustments in the chart below:

ID No., VCS, Neighborhood etc.	No. of Line Items In Neighborhood	Ratio of Neighborhood	General Coefficient of Deviation of Neighborhood	No. of Sales in Neighborhood	If other than current two year sampling period, specify time period	Percent of Proposed Change in Total Valuation by Neighborhood
103	36	96.20	2.30	2		4.45%
105	26	94.56	2.11	1		8.7%
106	39	91.11	1.78	2		2.8%
110	30	100.92	.08	1		8.2%
111	34	86.16	0	1		5.0%
113	6	0	0	0		6.5%
114	17	103.37	.37	1		2.8%

\*\* If additional lines are needed, please attach another sheet to this application.

**SECTION III – CERTIFICATION AND ACKNOWLEDGMENT**

I hereby declare as tax assessor that the supporting data for the compliance plan on this report is accurate for the foregoing neighborhoods.

\_\_\_\_\_  
DATE

\_\_\_\_\_  
MUNICIPAL ASSESSOR

I attest that the \_\_\_\_\_ County Board of Taxation at a meeting held on \_\_\_\_\_, 20\_\_\_\_ has reviewed the proposed compliance plan and has (APPROVED/DENIED) it.

\_\_\_\_\_  
DATE

\_\_\_\_\_  
COUNTY TAX ADMINISTRATOR

Form CP, Rev. 2010

This form is prescribed by the New Jersey Division of Taxation, as required by law, and may be reproduced for distribution, but may not be altered without prior approval.

## AMENDED COMPLIANCE PLAN

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115	33	0	0	0		8.3%
116	39	93.07%	1.52	3		8.3%
118	63	121.09%	26.95	6		1.8%
122	63	87.35%	0	1		3.6%
125	41	98.74%	6.25	5		8.1%
128	9	100.91%	7.02	2		5.1%
134	9	0	0	0		5.4%

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139	166	102.25%	.13	4		4.4%
141	23	104.45%	2.25	2		4.7%
143	35	105.56%	0	1		6.4%
148	109	106.89%	14.08	6		6.2%
152	56	94.97%	5.04	2		5.4%
304	219	96.30	5.79	19		1.2%
305	56	0	0	0		4.7%

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311+B305	106			9		2.8%
406	437	100.29%	5.22	12		5.5%
B104	47	104.07%	0	1		4.07%
B226	17	100.97%	.07	2		7.2%
B234	52	104.02%	0	1		1.05%
B405	42	100.42%	2.12	2		1.4%
B406	8	100.86%	0	1		1.3%

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*Mel J. Lyda*  
MUNICIPAL ASSESSOR

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