

Request for Proposals: APRAISAL SERVICES

The Township of Ocean is currently taking proposals for Real Estate Appraisal Services. The Township is in need of appraisals for many different properties. The bulk of the Appraisals will be used to defend assessments in the NJ State Tax Court. The fee proposal must contain a 3 phase fee schedule. Phase 1 fee would be for a 1 page value summary, Phase 2 fee is for an inspection and a short value summary with comparable sales and a rough draft income approach. Phase 3 fee is for a complete Tax Court ready appraisal. The fee proposal should include an hourly fee for Tax Court appearances or settlement conferences. Please send a fee schedule based on the above criteria for a Residential Property, Commercial Property and Large Commercial Property (over 20 Tenants). We will accept proposals up until, November 3, 2011. Packages should be e-mailed to Ed Mullane: Assessor at emullane@oceantwp.org or mailed to Edward Mullane, Tax Assessor, Township of Ocean, 399 Monmouth Rd., Oakhurst, NJ 07755.