

SENATE, No. 324

(Chapter 236, Laws of 1918.)

STATE OF NEW JERSEY

INTRODUCED SEPTEMBER 8, 1920.

By Mr. RUNYON.

Referred to Committee on Judiciary.

AN ACT to amend an act entitled "An act for the assessment and collection of taxes
Revision of 1918)," approved March fourth, one thousand nine hundred and
eighteen.

1 BE IT ENACTED by the Senate and General Assembly of the State of New Jersey:

1 1. Section four hundred and one of Article IV of the act to which this act is an
2 amendment is hereby amended to read as follows:

3 401. (1) The assessor shall ascertain the names of the owners of all real
4 property situated in his taxing district, and shall, after examination and inquiry,
5 determine the full and fair value of each parcel of real property situated in the
6 taxing district at such price as, in his judgment, such parcel would sell for at a fair
7 and bona fide sale by private contract on the first day of October next preceding the
8 date on which the assessor shall complete his assessments, as hereinafter required,
9 and in determining such value he shall ascertain, as fully and completely as possi-
10 ble, the amount paid by the owner for such parcel of real estate, if the same came
11 to the said owner through purchase, and also the amount of rents, if any, demanded
12 and received for said parcel during the year next preceding the said first day of
13 October, and give due and full consideration to the same as two of the elements
14 entering into and comprising such value, and said assessor shall make a list in

15 tabular form of the names of the owners, and set down in proper column opposite
16 each name the description and area of each parcel sufficient to ascertain its loca-
17 tion and extent and the value of each parcel as determined by the assessor. Prop-
18 erty held in trust shall be assessed in the name of one or more of the trustees as
19 such, separately from his individual assessment. If the name of the owner of any
20 parcel shall be unknown, it shall be so entered in the list of names, and where an
21 owner is not known to reside in the taxing district, the list shall describe him as
22 nonresident. When the line between taxing districts divides a tract of land, each
23 part shall be assessed in the taxing district where located. In listing the name of
24 owners and properties the assessors shall follow such forms and methods as may
25 be prescribed by the State Board of Taxes and Assessment, and said board may by
26 rule direct the assessor in any taxing district to determine the true value of each
27 parcel of real estate assessed by him without the buildings and improvements, and
28 to note the same on the list, and to determine and note separately the true value of
29 every building and other structure on each parcel, and add and carry out the same
30 as the assessed value of the parcel, and in such case the receipt given for the pay-
31 ment of the tax shall contain such separate valuations. Said board may also by
32 rule direct the assessor in any taxing district to enter on his list separately the
33 number of acres of arable land, of meadow pasture land, of woodland, and of un-
34 cultivated upland and swamp land in each parcel as near as can be. The assessor
35 shall enter in a separate list a description of all cemeteries, churches, public build-
36 ings and other real property exempt from taxation, and all exempted personal
37 property, with the name of the owner, and shall value such land and buildings and
38 personal property at their true value in the same manner as other real and personal
39 property, and in each case he shall state the ground of exemption, and where the
40 compensation of the assessor is a fixed sum per name, he shall receive the same
41 compensation per name for such exemption.

42 (2) In taxing districts having adopted block assessment maps, it shall be the
43 duty of the assessor in making assessments for taxes to describe the real property
44 by block and lot numbers as shown upon the assessment map. In taxing districts

45 having a system of numbering houses by street numbers, it shall be the duty of the
46 assessors to add to any other description of real property required to be made the
47 proper street number of such real property.

48 (3) In all taxing districts, whether assessment maps have been adopted or not,
49 when any change of ownership of real estate occurs, the new owner may present
50 his deed or other evidence of title to the assessor or other proper custodian of the
51 assessment maps, if any there be, which officer shall properly note and record on
52 the books and maps, if any, the proper change of ownership, and shall certify that
53 he has done so upon the deed or other instrument of transfer, and in case no such
54 certificate shall appear on such deed or instrument, it shall be the duty of the
55 county clerk or register of deeds, with whom such deed or instrument is filed for
56 record, within one week thereafter, to present an abstract of such deed or instru-
57 ment to such assessor, or other custodian as aforesaid, who shall properly note and
58 record the change. And the county clerk or register of deeds shall not receive
59 such deed or instrument for record unless he is paid the fee of twenty cents for
60 such abstract, and he shall not require any fee from the assessor or custodian for
61 the certification and abstract as aforesaid.

1 2. This act shall take effect immediately.