

ROSI and what Green Acres requires



Pulling together ROSI data



Pulling together ROSI data



❖ What you need:

- List of properties owned by the Local Unit
- All past, recorded ROSIs
- Information regarding past Diversions and ROSI Amendments
- List of properties the Local Unit is leasing for recreation purposes (BOE lands)



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❖ What you need (cont.):

- List of properties upon which the Local Unit holds conservation easements
- Open Space element of the Master Plan
- Open Space Plan
- Zoning map



Pulling together the tax data



New Jersey Property Tax List Search

www.state.nj.us/treasury/taxation/lpt/TaxListSearchPublicWebpage.shtml



www.njpropertyfax.com/



State of New Jersey
NJOIT Open Data Center
Data.NJ.gov

<https://data.nj.gov/Government-Finance/Tax-Municipality-Search/sqzs-6jp3>



<https://content-static.app.com/datauniverse/caspio/bundle/NJpropertyowners.html>



STATE OF NEW JERSEY
DEPARTMENT OF ENVIRONMENTAL PROTECTION



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The screenshot shows the NJFLOOD.com website. At the top left is the 'NJ PROPERTY FAX' logo with a map of New Jersey. To its right is a 'System Requirements' link. Further right is a 'PROFESSIONAL ACCOUNTS' section with a 'REGISTER YOUR BUSINESS' button and input fields for 'USER NAME' and 'PASSWORD', followed by a 'LOGIN' button. Below this is the 'ORDER LINE 855-NJ-FLOOD' with the number '8 5 5 - 6 5 3 - 5 6 6 3'. The main content area is divided into three sections. The left section, titled 'HOMEOWNERS & PUBLIC USERS CLICK HERE', features the 'NJFLOOD.com' logo and the tagline 'CONFIRM - CHALLENGE - KNOW Your True Flood Status'. Below this are links for 'SAMPLE REPORTS', 'Flood Determination', and 'Tidelands Report'. The middle section is a video player for 'WTG: The Flood Resource...' by 'Western Technologies Group, LLC'. The right section is an advertisement for 'Home Mortgages Low Rates. Fast Closings.' by 'UNITY BANK', with the tagline 'growing with you!' and the website 'unitybank.com | 800.618.BANK'.



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LOCAL NAME LOOKUP CLEAR X SEARCH

Tax Year: 2017

County: Ocean (15)

Municipality: Plumsted Township [152]

Local Name: ALL

Zipcode:

Block:

Lot:

Qualifier:

Street:

Owner:

Owner is: ALL

Quick Sales:

Acreage: min max

Sales amount: 0 max

Sales date: start end

Property Classification: -

MLS Data: +

show condos only

FLOOD DETERMINATION VIEW SAMPLE

TIDELANDS REPORT VIEW SAMPLE

CATEGORY 1 REPORT VIEW SAMPLE

ABFE ADVISORY BASE FLOOD ELEVATIONS INFO

ELEVATION CERTIFICATE VIEW SAMPLE

LOMA VIEW SAMPLE

SURVEY VIEW SAMPLE

1 - Vacant Land
☐ 2 - Residential
☐ 3A - Farm (Regular)
☐ 3B - Farm (Qualified)
☐ 4A - Commercial
☐ 4B - Industrial
☐ 4C - Apartments
☐ 5A - Railroad (Class 1)
☐ 5B - Railroad (Class 2)
☐ 6A - Telephone
☐ 6B - Telephone
☐ 15A - Public School
☐ 15B - Other School
☒ 15C - Public Property
☐ 15D - Charitable
☐ 15E - Cemetery
☐ 15F - Other Tax Exempt

LOCAL NAME LOOKUP CLEAR X SEARCH

Tax Year: 2017

County: Ocean (15)

Municipality: Plumsted Township [152]

Local Name: ALL

Zipcode:

Block:

Lot:

Qualifier:

Street:

Owner: Plumsted

Owner is: ALL

Quick Sales:

Acreage: min max

Sales amount:

Sales date:

FLOOD DETERMINATION VIEW SAMPLE

TIDELANDS REPORT VIEW SAMPLE

CATEGORY 1 REPORT VIEW SAMPLE

ELEVATION CERTIFICATE VIEW SAMPLE

LOMA VIEW SAMPLE

SURVEY VIEW SAMPLE

Criteria in this field will search for any records which match the entered data within the selected County and Municipality

- It is recommended to leave out prefixes E.G Mr. Mrs. Miss. Dr.
- Searching for last name will usually yield the best results. E.G to find "Michael S. Rodrigo" it is recommended to search for just "Rodrigo" and then select the desired record from the list of matches found. If the list is too big when searching by a common name like "Smith" then try First name/Last name if no matches are found then try First name/Middle initial/Last name.
- Multiple owners can be searched by separating each entry with a "comma" E.G Smith,Rodrigo,Meresky.



Pulling together ROSI data



QUICK SEARCH

ENTER A STREET ADDRESS

DETAILED SEARCH

LOCAL NAME
LOOKUP

CLEAR

SEARCH

855-NJ-FLOOD ORDERLINE

You are currently signed in as ([greensafety](#))

Home Search Tools Reports Profile Learn Contact Help

[show less results data](#)

Found 45 properties

No properties checked...

Sort By



8 FRONT ST
Plumsted Township, NJ 08533
Ocean County
Current Owner: PLUMSTED
PRESBYTERIAN CHURCH

Block: 1
Lot: 1

Order



53 MAGNOLIA AVE
Plumsted Township, NJ 08533
Ocean County
Current Owner: PLUMSTED TOWNSHIP

Block: 1
Lot: 36

Order



55 MAGNOLIA AVE
Plumsted Township, NJ 08533

Block: 1

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
1	District	Block	Lot	Qualifier	Format Blo	Format Lot	Add Lots	Class	Zoning	Location	Town	State	Lot ZIP-ZI	Lot ZIP	Lot ZIP4	Current Ov
2	1524	00001000	00001000	1	1			Class: 15D R10		8 FRONT S	New Egypt	NJ	08533 - 1	08533	1607	PLUMSTED PO I
3	1524	00001000	00036000	1	36		#F-65121	Class: 15C R40		53 MAGNO	New Egypt	NJ	08533 - 1	08533	1618	PLUMSTED 121
4	1524	00001000	00037000	1	37			Class: 15C R40		55 MAGNO	New Egypt	NJ	08533 - 1	08533	1618	PLUMSTED 121
5	1524	00001000	00071000	1	71			Class: 15C R40		30 BRYNM	New Egypt	NJ	08533 - 1	08533	1602	PLUMSTED 121
6	1524	00002000	00001000	2	1			Class: 15C R40		2 CEDAR S	New Egypt	NJ	08533 - 1	08533	1704	PLUMSTED 121
7	1524	00013000	00033000	13	33			Class: 15A R40		57 N MAIN	New Egypt	NJ	08533 - 1	08533	1309	PLUMSTED 117
8	1524	00014000	00007000	14	7			Class: 15A C4		44 N MAIN	New Egypt	NJ	08533 - 1	08533	1316	PLUMSTED 117
9	1524	00017000	00017000	17	17			Class: 15C C4		17 MAIN S	New Egypt	NJ	08533 - 1	08533	1403	PLUMSTED 121
10	1524	00018000	00004000	18	4		L5	Class: 15C C4		6 MAIN ST	New Egypt	NJ	08533 - 1	08533	1404	PLUMSTED 121
11	1524	00019000	00004000	19	4			Class: 15C C4		24-26 EVE	New Egypt	NJ	08533 - 1	08533	1206	PLUMSTED 121
12	1524	00019000	00005000	19	5			Class: 15F C4		22 EVERGR	New Egypt	NJ	08533 - 1	08533	1206	PLUMSTED 121
13	1524	00019000	00006000	19	6			Class: 15C C4		18-20 EVE	New Egypt	NJ	08533 - 1	08533	1206	PLUMSTED 121



STATE OF NEW JERSEY

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❖ Example of a tax record:

Assessment History Report

Property Information		Assessment Data					
Tax Year:	2018	Total Value:	\$1,332,300.00				
Class:	Class: 15C - Public	Land Value:	\$515,200.00				
Qualifier:	Property	Improve Value:	\$817,100.00				
Additional Lots:		% Improvement:	61.33				
Zoning:		Special Tax Codes:	F01				
Bld Description:	R40	Deductions:	Senior	Veteran	Widow	Surviving Spouse	Disabled
Land		Count:					
Description:	31.5AC	Exemption: 04-09-051 (Municipal Government - Recreation and Conservation-					
Acreage:	31.5	Recreation Center)					
Square	N/A	Exemption statute: 54.04-03.03					
Footage:	RECREATION CNTR	Tax Rates: Division of Taxation, Equalized Values					
Usage:	0	2016Rate:	2.315	2016Ratio:	91.19%	2016Taxes:	\$30,842.74
Year	0	2017Rate:	2.346	2017Ratio:	91.86%	2017Taxes:	\$31,255.76
Constructed:	1	2018Rate:	2.39	2018Ratio:	91.24%	2018Taxes:	\$31,841.97
Use Code:	7180	Tax Map No: 010.04 Flood Panel: 34029C0109F Tideland Panel: N/A					
# Dwellings:							
Census Tract:							



Pulling together ROSI data

F	G	H	I	J	K	L	M						
at Blo	Format	Lo	Add	Lots	Class	Zoning	Location	Town	State	Lot	ZIP	ZIP	Loc
1					Class: 15DR10		8 FRONT S	New Egypt	NJ	08533	- 100		
36			#F-65121		Class: 15CR40		53 MAGNO	New Egypt	NJ	08533	- 100		
37					Class: 15CR40		55 MAGNO	New Egypt	NJ	08533	- 100		
71					Class: 15CR40		30 BRYNM	New Egypt	NJ	08533	- 100		

Sort

Add Level

Delete Level

Copy Level

Options...

☒ My data has headers

Column

Sort by

Then by

Then by

Current Owner

Block

Lot

Sort On

Values

Values

Values

Order

A to Z

A to Z

A to Z

P	Q	K	S	I	U	V	W
Current Owner	Owner Adc	Sale Date	Land Desc	Acreeage	Formatted	Usage	# Dw
FRIEDRICH, JAMES & CARYLANN	166 WEST	05/01/200	37.80 AC	00037800	37.8		1
OCEAN COUNTY	ADMIN BLD	12/26/200	5.87 AC	00005870	5.87	OPEN SPACE	1
OCEAN COUNTY	ADMIN BLD	12/26/200	8.73AC	00008730	8.73	OPEN SPACE	1
PLUMSTED PRESBYTERIAN CHURCH	PO BOX 35		2.54AC	00002540	2.54	CHURCH	1
PLUMSTED TOWNSHIP	121 EVERG		100X200	00000459	10.4591	FORECLOSURE LIEDTKA	1
PLUMSTED TOWNSHIP	121 EVERG	07/14/198	50X200	00000229	0.2296	VACANT LOT	1
PLUMSTED TOWNSHIP	121 EVERG		200X200	00000918	0.9183	POLICE STATION	1
PLUMSTED TOWNSHIP	121 EVERG	12/18/200	95X165	00000359	0.3598	VACANT LAND	1
PLUMSTED TOWNSHIP	121 EVERG	06/25/200	85X63	00000122	0.1229	OLD FIRST AID	1
PLUMSTED TOWNSHIP	121 EVERG	06/25/200	.15 AC	00000150	0.15	FORECLOSURE LOT	1
PLUMSTED TOWNSHIP	121 EVERG	03/07/200	87XIRR		N/A	VACANT	1
PLUMSTED TOWNSHIP	121 EVERG	03/22/199	75X157	00000270	0.2703	OLD LIBRARY LOT	1
PLUMSTED TOWNSHIP	121 EVERG	05/12/200	.10 AC	00000100	0.1	ADMINISTRATIVE BLDG.	1
PLUMSTED TOWNSHIP	121 EVERG		.07 AC	00000070	0.07	VACANT LAND	1
PLUMSTED TOWNSHIP	121 EVERG		.22 AC	00000220	0.22	VACANT LAND	1
PLUMSTED TOWNSHIP	121 EVERG	07/31/200	.31 AC	00000310	0.31		1
PLUMSTED TOWNSHIP	121 EVERG	06/12/200	.17 AC	00000170	0.17	FORECLOSURE	1
PLUMSTED TOWNSHIP	121 EVERG		.01 AC	00000010	0.01	VACANT LAND	1
PLUMSTED TOWNSHIP	121 EVERG		.60 AC	00000600	0.6	VACANT LAND	1
PLUMSTED TOWNSHIP	121 EVERG		7.04 AC	00007040	7.04	TOWN HALL/HSTRCL BL	1
PLUMSTED TOWNSHIP	121 EVERG	12/11/200	5AC	00005000	5.0	OPEN SPACE	1
PLUMSTED TOWNSHIP	121 EVERG		14.83 AC	00014830	14.83	OPEN SPACE	1
PLUMSTED TOWNSHIP	121 EVERG	12/03/200	31.14AC	00031140	31.14	OPEN SPACE	1
PLUMSTED TOWNSHIP	121 EVERG		10AC	00010000	10.0	VACANT LAND	1



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❖ Exempt Property Classification Codes

www.state.nj.us/treasury/taxation/pdf/lpt/modIVmanual.pdf

- The code consists of 7 characters divided into three parts

PART 1

Ownership

XX

PART 2

Purpose or Use

XX

PART 3

Specific Description

XXX

Example: what does 04-09-051 mean?



Pulling together ROSI data



❖ Ownership of Tax Exempt Property by Name, Part 1

Code	Name of Owner
01	Federal Government
02	State Government
03	County Government
04	Municipal Government
37	County Park Commission



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❖ Principal Use or Purpose, Part 2

01 General Government: This includes all lands, buildings or other properties devoted to general governmental purposes as contrasted with specialized uses.

09 Conservation: All lands, buildings and other properties used primarily for the conservation of natural resources and wild life.

19 Recreation: All lands, buildings, and other properties used for the recreation or entertainment of persons.



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❖ Specific Property Description, Part 3

Examples of Codes

Code	Specific Property Description
051	Recreation Center
094	Dedicated Open Space
623	Green Acres
726	Playground



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Year	0	2018Rate:	2.39	2018Ratio:	91.24%	2018Taxes:	\$31,841.97
Constructed:	1	Tax Map No: 010.04 Flood Panel: 34029C0109F Tideland Panel: N/A					
Use Code:	7180						
# Dwellings:							
Census Tract:							



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❖ To Review:

- search for '15C' properties in a given town (exempt public property in YourMoney)
- download a Report, in Excel
- clean-up the data, getting rid of unnecessary fields
- sort the data by Owner, Block and Lot



Working with the Tax Data



❖ Using the Data you have

- Remove properties not owned by the Local Unit
- Highlight green all properties ever listed on past ROSIs
- Highlight pink properties previously ROSI listed that are now privately owned –OR- are not listed on the most recent ROSI



Working with the Tax Data



❖ Using the Data you have

- Highlight yellow any diverted properties (make sure to color green the compensation/replace land)
- Highlight yellow any properties removed from the ROSI via an approved ROSI Amendment
- Highlight in orange any properties that should be looked at for inclusion on the ROSI



Working with the Tax Data



- ❖ You are now ready to start using the data to create a ROSI
 - Properties highlighted green are added to the new ROSI
 - Keep the yellow highlighted properties off the ROSI – but use caution!
 - Was it a *partial* Amendment or Diversion?
 - Verify the compensation land(s) of any Diversion is on the ROSI.



Working with the Tax Data



official map of the local government unit. The official map used for this ROSI is named _____ and is dated _____, 2015. Please refer to page 1 of this document for more detailed

Lands Held in Fee Simple for Recreation and Conservation Purposes

Map Key	Municipal Location per Tax Records	Name of Park / Facility	Block No.	Lot No.	Total Lot Acres	Partial Lot? (Y / N) <small>Note 1</small>	GA Encumbered Acres <small>Note 2</small>	Co-Owners? (Y / N) <small>Note 3</small>	Green Acres Funded? <small>Note 4</small>	EIFP Funded? (Y / N) <small>Note 5</small>	Notes
47	Lovers Lane	Marquand Park	35.01	4	17.08		17.08		u		
48	Harrison Street	Harrison St. Park	52.01	97	3.64		3.64		u		
49	Erdman & Tee-Arr	Potts Park	32.08	150	0.7399		0.7399		u		
50	John & Lytle Street	Mary Moss Park	15.02	36	0.16		0.16		u		
51	Pine Street	Pine St. park	33.01	85	0.07		0.07		u		



Working with the Tax Data



❖ Your research begins

- Find out why the properties highlighted pink were removed from the ROSI
 - Are they still held by the Local Unit?
 - Were they erroneous listed in the first place and a ROSI Amendment is in order?
 - Put them back on



Working with the Tax Data



❖ Your research continues

- Now the most involved part. What to do with the orange highlighted properties
 - Is the property a “no duh” (dedicated open space, football field)
 - Is the property listed in the Master Plan as Open Space or zoned Conservation
 - What does the aerial photography show
 - What does the deed say



Working with the Tax Data



❖ Your research continues

- Go ask someone
 - Go to Public Works - is the property maintained or left in its natural state
 - Does the Rec Department think it is parkland. Are there trails or passive recreation occurring?
 - What does the Environmental Commission think about the property?



Finished Product!



- ❖ The more folks involved, the chances it is comprehensive and correct
- ❖ Finding conservation easements
- ❖ Leases w/ BOE – rec dept
- ❖ Once you have your answers, complete the ROSI, remembering to have it dated and signed and eventually get it recorded

