



**7/13/2022**

**Dear Property Owner,**

The Town of Morristown, at the urging of neighboring towns, has been mandated by the Morris County Tax Board to revalue all properties. The town has no option but to complete this process. The last revaluation in Morristown was done eighteen years ago, in 2004. Thus many of the current assessments are outdated, which causes inequities in tax liability and a need for revaluation.

The purpose of a revaluation is to appraise all real property within a town to determine its full and fair value, and to ensure that property assessments are in line with market values. Revaluations ensure that everyone is paying their fair share of taxes. Revaluations will not increase revenue for Morristown and does not mean that all property taxes will increase.

In order to complete a revaluation, an interior and exterior inspection of your property must be made. Morristown has entered into a contract with Appraisal Systems, Inc. (ASI) to conduct the revaluations. Fieldwork for commercial properties will start during the first week of August, and residential fieldwork will start at the end of September and last into December. Inspectors will be visiting properties between 9:00 a.m. and 5:00 p.m. For those who may feel uncomfortable letting in an inspector, virtual interior inspections are also a possibility.

Along with this letter, you will receive a brochure prepared by Appraisal Systems, Inc. as well as a Q&A sheet addressing any questions you may have about this process. Please review all of this information, as it will help you better understand and prepare for a revaluation. Should you have any further questions or concerns, please contact ASI at (201) 493-8530 or us at [revaluation@townofmorristown.org](mailto:revaluation@townofmorristown.org).

The Town of Morristown thanks all property owners in advance for their understanding and cooperation during this process.

**Sincerely,**

**Kevin M. Esposito, CTA**  
**Morristown Tax Assessor**