



APPRAISAL SYSTEMS, INC.
REAL ESTATE APPRAISAL SERVICES

FAIR LAWN OFFICE
17-17 ROUTE 208N – SUITE 210
FAIR LAWN, NJ 07410
(201)493-8530

September 29, 2023

«Owner»
«Street»
«CSZ»

Block:
Lot:
Qual:
Location:
Nbhd:

Dear Property Owner:

The revaluation of your property has been completed in accordance with the rules and regulations mandated by the State of New Jersey requiring all real property be appraised at its fair market value. Appraisal Systems Inc. (ASI) has made a complete analysis of all recent market data in order to accomplish this task and to determine the value of all properties as of October 1, 2023.

For comparative purposes, a tax rate of \$1.426 (per \$100 of assessed value) has been estimated for 2024 to give property owners a sense of how their property taxes may increase or decrease based on the new 2024 proposed property assessments. This estimated tax rate does not include any potential budget increases in 2024, and the exact tax rate cannot be computed until the County, School and Municipal budgets are approved and calculated into the official 2024 tax rate next year.

THE NEW 2024 PROPOSED TOTAL ASSESSED VALUE OF YOUR PROPERTY IS:
YOUR 2024 **ESTIMATED** ANNUAL TAXES (based on tax rate of \$1.426):

For purposes of comparison:

THE 2023 TOTAL ASSESSED VALUE OF YOUR PROPERTY WAS:
YOUR 2023 TOTAL ANNUAL TAXES (tax rate \$2.906):

Additional information such as the estimated tax rate, estimated tax impact calculator, 2022 and 2023 sales information, all assessments, and neighborhood map can be found at www.asinj.com by clicking on “Current Revaluation Information” on the homepage and following the “Morristown” link.

If you desire, you may speak with an Appraisal Systems Inc. representative to discuss any relevant information regarding your new proposed 2024 assessed value as it relates to the market value of your property. Meetings can be arranged by calling (201) 493-8530 Monday-Friday between the hours of 9:30 A.M and 4:00 P.M. Additionally, you can schedule an informal meeting online 24 hours-a-day, 7 days-a-week by visiting the scheduling page at ASI’s website www.asinj.com/scheduling.htm. Use the following information to gain access for this property:

Login =
Password =

Meetings will be conducted up through November 10th, so please call as soon as possible.

If you wish to request a copy of your property record card for your review, please email morristown@asinj.com and include your block, lot and address in the email request. Please allow up to 72 hours to receive your property record card by email.

Thank you for your continued cooperation during the revaluation process.

Sincerely,
APPRAISAL SYSTEMS, INC.


Rick Del Guercio
President