



Town of Newton

Council-Manager Plan Since 1956

Scott J. Holzhauer, CTA, SCGREA
OFFICE OF THE TAX ASSESSOR

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June, 2023

«owner»
«street»
«CSZ»

Dear Property Owner:

The Sussex County Board of Taxation has directed the Town of Newton to undertake a Complete Reassessment Program beginning with tax year 2024 and continuing through 2028. This program will ensure uniform and equitable assessments throughout the municipality, account for recent changes in the real estate market, and significantly reduce costly tax appeals. The Town has contracted with Appraisal Systems, Inc. (ASI) to assist in conducting the Reassessment Program.

During 2023, 100% of all properties will be inspected to establish the new assessments for Tax Year 2024. Then, for the next 4 years after, 25% of the Town properties will be inspected each year in order to maintain accurate records. Regardless of the % of properties inspected in a given year - ALL properties in the municipality will be reassessed each year so current market valuations are maintained. This process helps alleviate any drastic changes in value over time.

Beginning in July 2023, inspectors from Appraisal Systems, Inc. will start to visit ALL properties, measuring and photographing the exteriors of all buildings, and inspecting the interiors. In order to properly assess your property, it will be necessary for a representative of Appraisal Systems, Inc. to examine the interior of your building. The first visit from an inspector will be unannounced between the hours of 9:00am and 5:00pm (Mon-Fri). If the property owner is not present at the first visit, the inspector will leave a card specifying a return date for the interior inspection. The notice will also have a telephone number to call to reschedule this appointment if the time or date is not convenient.

Appraisal Systems, Inc. representatives will carry photo identification and their names & vehicles will be registered with the Police Department and the Town Clerk's office. **Please do not allow anyone to enter your home without proper identification.** You will be requested to sign the field form used by the representative to acknowledge that an interior inspection has been made. Please advise the occupants of any rental units you may own so they are prepared for the inspection.

The field inspectors will have a protective mask to wear if requested by the property owner. A contactless interior inspection using a video conference either during the first visit or a mutually scheduled time will also be an available option.

If your property has a unique condition that you feel influences the value, please send documentation to:

Appraisal Systems, Inc., 17-17 Route 208N – Suite 210, Fairlawn, NJ 07410 – and it will be considered in the process.

The new property values for Tax Year 2024 will all be determined based on their estimated market value as of October 1, 2023 (the statutory date required by law). All property owners will be notified by mail of their proposed assessed values and will have an opportunity to schedule a review with Appraisal Systems to discuss the valuation.

An online webinar explaining the reassessment process will be conducted on July 13, 2023. All residents will have the opportunity to watch this presentation about the Reassessment process and ask questions live. Please visit asinj.com for the link to the webinar as the date gets closer. Click on “Current Revaluation Information” on the ASI homepage and follow the Newton Link.

Any inquiries with respect to the inspection and/or valuation procedure should be directed to Appraisal Systems, Inc. at (201) 493-8530. General info about the Reassessment process can be obtained from the ASI website at www.asinj.com.

Sincerely,
TOWN OF NEWTON

Scott J. Holzhauer, CTA, SCGREA
Tax Assessor