



BOROUGH OF CARLSTADT, NEW JERSEY 07072

CRAIG J. LAHULLIER
MAYOR

MEMORIAL MUNICIPAL BUILDING
500 MADISON STREET

June 28, 2017

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WWW.CARLSTADTNJ.US

«Owner»
«Street»
«CSZ»

Dear Property Owner:

The Bergen County Board of Taxation and the New Jersey Division of Taxation has authorized Carlstadt to undertake the annual Reassessment Program beginning with the tax year 2018 and continuing through 2022. The Borough has contracted Appraisal Systems, Inc. to assist in conducting the Reassessment Program.

PURPOSE

- Updating assessments each year will ensure that property taxes are accurate, fair and in line with current market trends. There will no longer be steep property tax changes or “tax shifts” that result from long periods of time between revaluations.
- Maintaining tax assessments at 100% of true market value on a year-to-year basis will help to alleviate burdensome tax appeals that are a drain to the borough’s financial stability. Over the last few years, hundreds of thousands of dollars have been refunded in contested tax appeals as a result of outdated assessments.

An inspection of your property may be necessary as part of the program. Appraisal Systems, Inc. will be supplied with all current Property Record Cards (PRC’s) maintained by the Assessor’s Office and any recent construction permits issued by the Building Department. Appraisal Systems, Inc. representatives will carry photo identification and their names will be registered with the Police Department and the Borough 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 when an interior inspection is made. Please advise the occupants of any rental units you may own so they are prepared for the inspection.

The new property values for 2018 will all be determined based on their estimated market value as of October 1, 2017 (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 question/contest the values.

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

Sincerely,
BOROUGH OF CARLSTADT

Joyce Ranone, CTA
Tax Assessor