The following is the definition of a Revaluation Program as described in the “Handbook for New Jersey Assessors”:

“A revaluation program seeks to spread the tax burden equitably within a taxing district by appraising property according to its true value and assessing it based upon such value. This is accomplished by the mass appraisal of all real property in the taxing district by an outside professional appraisal or revaluation firm.”
There is an erroneous assumption by some that a revaluation is a means by which a municipality increases property taxes. Although revaluation will result in an increase of nearly each individual assessment, it does not mean that all property taxes will increase. You might now be thinking, “How can my assessment increase and my property taxes not go up?” Remember, assessments are merely a base used to apportion the tax burden.

New Jersey’s real property tax is ad valorem or a tax “according to the value.” The State Constitution at Article VIII, Section 1, Par. 1 requires that all real property be assessed at the “same standard of value.” New Jersey Statutes at N.J.S.A. 54:4-23 establish the standard of property value to be the “full and fair value” or “true value” which is defined as “the price at which, in the assessor’s judgement, each parcel of real property would sell for at a fair and bona fide sale.”
The revaluation of Bayonne

Assessed Value vs. Tax Rate

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THE REVALUATION OF BAYONNE

Prior Revaluation 1990-1991
Assessed Value vs. Tax Rate

1990 - $430,071,949
Total Assessed Valuation (1991 Revaluation)

1991 - $2,578,425,808

6 × Increase in Value

1990 Rate - $156.85

1991 Rate - $26.99

5.81 × Decrease in Rate*

OVERALL TAX RATE PER $1,000
(1991 Revaluation)
*1991 Levy increased by 3.1%

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ASI is starting from scratch to perform a new independent appraisal on each property.

Appraisal is as of October 1, 2019.

Relevant sales of similar properties are the most important element in valuing 1-4 family residential properties.

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Why a Revaluation?

• Criteria used to determine need:

  * last reval (1991)
  * average ratio (34.13%)
  * coefficient of deviation (19.78%)
  * number of appeals (722 in 2018)

Other:

* changes in characteristics in areas or neighborhoods within the municipality and in individual properties
  * economics (inflation and recession)
  * trends (home size, styles, etc...)
  * legislation (wetlands, pinelands, zoning, etc...)
The Revaluation Process

1. Inspect
2. Analyze
3. Review
4. Inform
5. Meet
6. Submit
7. Defend
Letter of Introduction with brochure

Mailed to address of record for all residential and vacant land owners.

The Revaluation of Bayonne

Inspect

City of Bayonne
Department of Finance
600 Avenue C
Bayonne, NJ 07002

Dear Property Owner:

The City of Bayonne has been ordered by the Hudson County Board of Taxation to conduct a complete revaluation of all properties in the City of Bayonne, New Jersey. The purpose of this revaluation is to establish a fair and equal distribution of the tax burden among all property owners in the City throughout the Borough. A fair and equal distribution of the tax burden will result in an equitable assessment of all properties, regardless of their location in the Borough. The Revaluation of Bayonne will be performed by the Hudson County Board of Taxation. We would like to invite you to attend this meeting to learn more about the revaluation process.

Inspect

Why a Revaluation?

The purpose of a revaluation is to establish the value of property for the purpose of taxation. A revaluation will be performed by the Hudson County Board of Taxation. The purpose of this revaluation is to establish a fair and equal distribution of the tax burden among all property owners in the City of Bayonne.

Our revaluation will be conducted by the Hudson County Board of Taxation. We would like to invite you to attend this meeting to learn more about the revaluation process.

Thank you for your time and cooperation. On behalf of the City of Bayonne,

Robert F. Delandree
CEO
Appraisal Systems Inc.
First visit will be between 9:30am-5:00pm

Each inspector is issued an Appraisal Systems Inc. ID badge.

Do not allow anyone in your home without this identification.

If you have any concerns, please call the Police Department’s non-emergency telephone number before allowing anyone into your home. (201)858-6900
First visit – Site Inspection & Outside Influences

- Economic gain or loss due to outside influences

- View (positive and negative influences; views of water or skyline can produce positive values, conversely a poor view can produce a value penalty.)
First visit – Site Inspection cont....

Inspect

- Flooding (Is the area prone to flooding, is there any damage from the result of flooding)
First visit – Measure exterior

• The exterior of the residence is examined in detail, starting with the foundation, framing, exterior cover and roof.

• The inspector will measure the exterior dimensions of the main improvement and all other structures on the property.

• The architectural style of the main improvement is identified.
First visit – Measure exterior cont.:

- A footprint of the house is drawn to scale.
- The house is broken into sections.
The architectural style of the main improvement is identified and any effect on property value is considered. Is the style in harmony with the neighborhood and market standards?
First visit – Condition and Quality of the house
First visit – Call Back

• If no one is home on the first visit, the inspector will leave a notice.
• The notice will have an appointment for return visit.
• The appointment will be in the evening (typically between 5pm-7pm.)
• Some Saturdays may also be available.
• The property owner can reschedule by calling the phone number on the card.
The interior of the residence is inspected next and takes approximately 5-15 minutes depending on the size of the house.

- All levels of the home including the main floor, upper levels, attics (with fixed stairs) and basements will be inspected.

- The inspector will also note the number of rooms, heat type, air conditioning, number/type of fireplaces, plumbing, and the percent of finish in attics and basements.
First visit – Interior Inspection - Kitchens

- The quality and condition of the kitchen will be examined.
First visit – Interior Inspection - Bathrooms

The quality and condition of the bathroom will be examined.
First visit – Interior Inspection – Basements/Attics

1. Inspect

- The quality and condition of the basement and attic areas will be examined.
Second Visit – Estimate

• If the callback appointment has not been rescheduled by the homeowner, the inspector will return at the scheduled day and time range.

• If no one is home at the time of the second visit, the inspector will estimate the interior. The estimated information will be left with the property owner on an “estimate card.”

• If the information is incorrect, the homeowner can call the number on the card to reschedule another interior inspection to correct any inaccuracies.

• Information can not be changed over the phone.

City of Bayonne
REVALUATION NOTICE

Dear Property Owner:
A representative of Appraisal Systems has made a second visit to your property and found no one at home. Since we were unable to make an interior inspection an estimate has been made as follows:

# of units: __________  # of Baths: __________  HVAC: __________
Bath Quality: __________  Kitchen Quality: __________  ½ Story: __________
Basement: __________  Overall Condition: __________

If any of this information is incorrect, please call (201) 493-8530 between 10AM and 4PM to arrange for an interior inspection.

Inspector #: __________  Date: __________  Time: __________
Condominium/Co-op/Townhouse Properties

- Same inspection process as residential properties. (Process will be coordinated with property manager if necessary.)
- Same review process as other residential properties.
Condominium/Co-op/Townhouse Properties

- Same inspection process as residential properties. (Process will be coordinated with property manager if necessary.)
- Master deeds will be utilized to confirm size, layout, model and common elements.
- Same review process as other residential properties.
Neighborhood Development

2

The neighborhood is the immediate environment of the subject property. A neighborhood is defined by certain characteristics that are homogenous and differentiate it from other areas in the community.

Elements of homogeneity or similarity

- Similar style houses
- Houses of similar utility
- Similar age and size of houses
- Similar quality of houses
- Similar price range of houses
- Similar land uses (zoning)
Neighborhood Development cont....

• Neighborhoods are delineated for establishing land values.

• Neighborhood boundaries are often established by:

  - Natural barriers (rivers, lakes, hills, etc.....)
  - Political barriers (city limits, zone boundaries, school districts, etc.....)
  - Man made obstacles (streets and highways, rail lines, major utility rights of way, “green belts”, etc.....)
THE REVALUATION OF BAYONNE

Sales Map

- All recent “willing buyer/willing seller” sales are plotted on the tax map.
- All neighborhood delineations are defined.
- Recording of sales assists in neighborhood development.
- Assists in identifying locational influences.
Market Analysis & Review

- Scatter Diagrams & Charts are analytical instruments that are used to help organize market data and set up market data grids.
- Paired sales/data analysis is applied to determine current market trends that reflect the momentum of the market.

The Revaluation of Bayonne

![Chart showing market analysis data]
• Reports are generated based on information from the inspection of properties and the market sales analysis.

• Assists in reconciling market value indicators into a uniform set of standards for assessments.
**Notification of Value**

- Mailed to address of record for all property owners.
- Date of mailing depends on the project schedule.
- Mailings usually occur at the end of the year or early into the next year.
- Contains total assessment for property.
- Contains instructions for setting up a meeting to review assessment.
THE REVALUATION OF BAYONNE
Informal Hearings

• Opportunity to discuss your proposed assessment with a representative of Appraisal Systems.
• One-on-one meeting by appointment.
• Typically takes place in the municipal building.
• Meetings are held Monday-Saturday; Mornings, afternoons & evenings.
THE REVALUATION OF BAYONNE

Informal Hearings - Sales Boards

- Recent sales.
- Organized by neighborhood.
- Highlights important characteristics of properties that have sold.
- Photograph of property.

Meet

[Property Information]

LOCATION : 280 SIXTH AVE., WEST

Land
- LOT SIZE (sq.ft.) : 1,703
- LAND INFLUENCE(es):

Improvements
- TYPE/USE : Two Family
- STYLE : Attached Colonial
- YEAR BUILT : 1900
- EXTERIOR FINISH : Brick
- LIVABLE AREA (sq.ft.) : 2,092
- OTHER ITEMS :

$450,000
4/1/20 3

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THE REVALUATION OF BAYONNE

Transmit Final Values to Municipality & County

- Final values sent to Town and County
- All information (data collection forms, property record cards, photographs, neighborhood map, correspondence, database, etc...) is given to Town.
- Official notification of final value from Municipality (via postcard.)
Tax Appeal

- County appeal/State appeal.
- Can not appeal comparing assessments.
- Can not appeal taxes.
- Must prove value by use of comparable sales

Appeal deadline:
- May 1 (newly revalued municipalities)
- April 1 (all others)
Commercial/Industrial Valuation

• All commercial and industrial properties are valued using three approaches:
  a. Cost Approach
  b. Sales Comparison Approach
  c. Income Capitalization Approach
Property owners are notified via certified mail which contains a demand for income & expense information.

SENATE, No. 309
STATE OF NEW JERSEY
PRE-FILED FOR INTRODUCTION IN THE 1976 SESSION
By Senator Ewing
[94-913]

Sec. 54:4-34. Statement by owner; examination by assessor.

Every owner of real property of the taxing district shall, on written request of the assessor, made by certified mail, render a full and true account of his name and real property and the income therefrom, in the case of income producing property, and produce his title papers, and he may be examined on oath by the assessor, and if he shall fail or refuse to respond to the written request of the assessor within 45 days of such request, or to testify on oath when required, or shall render a false or fraudulent account, the assessor shall value his property at such amount as he may, from any information in his possession or available to him, reasonably determine to be the full and fair value thereof. No appeal shall be heard from the assessor's valuation and assessment with respect to income-producing property where the owner has failed or refused to respond to such written request for information within 45 days of such request or to testify on oath when required, or shall have rendered a false or fraudulent account. The county board of taxation may impose such terms and conditions for furnishing the requested information where it appears that the owner, for good cause shown, could not furnish the information within the required period of time. In making such written request for information pursuant to this section the assessor shall enclose therewith a copy of this section.

(as amended by Ch. 51, Laws 1960; Ch. 91, Laws 1979, effective May 16, 1979.)
• All properties will be valued as of their condition on October 1, of the pre-tax year.

• A property is considered to be fully taxable when it is “ready for its intended use.”

• The assessor will revisit the property upon completion and subject it to the Added Assessment list.
THE REVALUATION OF BAYONNE

Project updates and assessment information (when completed) available on the Bayonne page of our website