

BOROUGH OF MOUNTAIN LAKES

400 Boulevard
Mountain Lakes, NJ 07046

October 8, 2020

OWNER
STREET
CSZ

Dear Property Owner:

As approved by the Morris County Board of Taxation and the State Division of Taxation, the Borough of Mountain Lakes is revaluing all taxable real estate for the 2021 tax year to ensure uniform and equitable assessments. The Borough has entered into a contract with Appraisal Systems, Inc. to conduct the reassessment program.

The first step of the reassessment process is the inspection of all properties in the Borough. In the coming months inspectors from Appraisal Systems, Inc. will visit your property. The first visit from an inspector will be between the hours of 9:00am and 5:00pm.

Due to ongoing COVID-19 concerns, initial inspections will be conducted for EXTERIOR ONLY and a card will be left regarding an interior inspection. Inspectors will be taking exterior photographs, measurements and will be supplied with protective gear. Appraisal Systems, Inc. representatives will carry photo identification and their names will be registered with the Police Department and the Borough Clerk's office.

The interior inspection card will include options to perform the interior inspection onsite in which the inspector will enter the premises or via a "Virtual", contactless interior inspections using a Zoom video conference. If the onsite interior inspection is selected, Owners/occupants will be requested to sign the field form verifying that the inspector made an interior inspection.

Owners of rental properties should notify all tenants of the rental units that an inspection will be forthcoming by the firm and coordinate the interior inspection option with them.

If your property has a unique condition that you believe may influence its value, please send documentation to: Appraisal Systems, Inc., 17-17 Route 208 – Suite 210, Fairlawn, NJ 07410 and it will be considered.

After the appraisals have been completed, you will be notified of the proposed assessment as well as procedures to review the assessment with a representative of the firm.

Enclosed is a brochure prepared by Appraisal Systems, Inc. that provides general information regarding reassessments. **Please also visit the ASI website at: www.asinj.com for more information relevant to the reassessment process.**

Please call ASI with any inquiries regarding the inspection procedure or the reassessment process at **(201) 493-8530**.

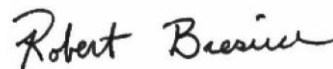
Sincerely,

BOROUGH OF MOUNTAIN LAKES

APPRAISAL SYSTEMS, INC



Rick Del Guercio, CTA
Assessor



Robert Brescia
Vice President