



Township of
Pequannock
530 NEWARK-POMPTON TURNPIKE
POMPTON PLAINS, NJ 07444-1799

Tel: (973) 835-5700
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May 20,2022

«owner»
«street»
«CSZ»

Property Location:<proploc>

Dear Property Owner:

The Morris County Board of Taxation and the New Jersey Division of Taxation has directed the Township of Pequannock to undertake an annual Reassessment Program beginning with the tax year 2023 and continuing through 2028. This program will ensure uniform and equitable assessments throughout the municipality, account for the recent changes in the real estate market and significantly reduce costly tax appeals experienced in the past. The Township has contracted with Appraisal Systems, Inc. to assist in conducting this Reassessment Program.

As a requirement of the annual reassessment program, 100% of all properties within the Township need to be inspected in the first year. Due to ongoing COVID-19 concerns, inspectors will be supplied with protective gear. In addition, they will carry photo identification and are registered with the Police Department and the Township Clerk’s office. Inspectors will be taking exterior photographs and measurements. An interior inspection is necessary to ensure the data utilized to value your home is accurate. Inaccurate data utilized to value your home may result in an inaccurate assessment of your home. If an inspector is not given the opportunity to do an interior inspection, interior information will be estimated. There are two ways an interior inspection can be performed:

- 1) A physical inspection where the inspector enters the home and does a complete walk through.**
- 2) A contactless interior inspection using a video conference either during the first visit or at a mutually convenient, scheduled time.**

If you are not present at the time of the first visit, the inspector will leave an interior inspection card which will include options for the interior inspection outlined above. 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.

If your property has a unique condition that influences value, please send documentation to Appraisal Systems, Inc., 17-17 Route 208 N, Suite 210, Fairlawn, NJ 07410 and it will be considered.

The new property values for 2023 will be determined based on their estimated market value as of October 1, 2022 (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 discuss 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,
TOWNSHIP OF PEQUANNOCK

Robert Sweeney, CTA
Tax Assessor