

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."

The following power point presentation was created by Appraisal Systems, Inc. to provide a basic outline of the revaluation process. All rights are reserved.



There is an erroneous assumption by some that a reassessment is a means by which a municipality increases property taxes.

Reassessments do not increase the total amount of revenue to be raised by taxation. The municipality only collects the amount of tax dollars that the four units of local government (local school, regional school, county government and municipal government) determine is



necessary to operate.

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."



Why a Rolling Reassessment?

• Eliminate Property Tax Shifts

Set at true Market Value each year on October 1 to insure no property owner pays more or less than their fair share

•Maintain 100% True Market Value at all times to avoid costly tax appeal losses

Property A is assessed at \$15,000,000 at 90% ratio = \$16,666,700 FMV New assessment = \$13,500,000 (\$15,000,000 x 0.90) \$1,500,000 reduction x \$2.50 = \$37,500

•Eliminate Costly Tax Revaluations



The Reassessment Process





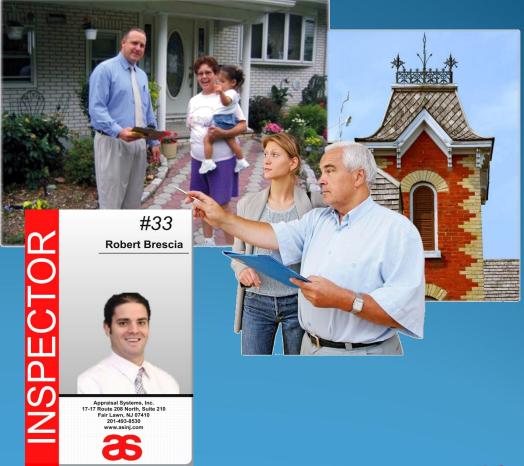
First visit - Introduction of Field Rep. to property owner Inspect

•First visit between 9:30am-5pm

•Each inspector is issued an ID authorized by the Police Dept.

•Do not allow anyone in your home without this identification.

•Call Police Department *before* allowing anyone in your home if you have any concerns.



First visit – Site Inspection & Outside Influences

Inspect

•Economic loss due to outside influences (environmental nuisances

and hazards.)

•Topography (land contours and grades.)



•View (positive and negative influences; views of water, mountains or valleys can produce positive values, conversely a poor view can produce a value penalty.)



First visit – Measure exterior



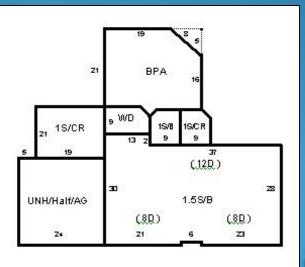
Inspect

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

•The inspector will verify the exterior dimensions of the main improvement and all other structures on the property by taking spot measurements.

•The architectural style of the main improvement is verified.





First visit – Exterior quality of the house

Inspect

•Quality refers to the character of construction and the materials used, the manner of construction and the workmanship.

•The condition refers to the overall wear and tear, the extent of physical deterioration and the level of maintenance.



First visit – Interior Inspection

Inspect

<image>

•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 & Baths

Inspect •The quality and condition of the kitchen and bathrooms will be examined.



First visit – Interior Inspection – Basements/Attics

Inspect

•The quality and condition of the basement and attic areas will be examined.



First Visit – Interior Inspection – COVID 19 Concerns

Inspect

Due to ongoing COVID-19 concerns, inspectors will be supplied with protective gear while performing inspections

There are 2 ways an interior inspection can be performed:

1) A physical inspection where the inspector enters the premises and does a complete walk through.

2) A contactless interior inspection using a video conference either during the first visit or a mutually convenient scheduled time

•If no one is home at the time inspection, the inspector will leave an inspection card notice.

If an inspector is not given the opportunity to do an interior inspection, interior information will be estimated which may result in an inaccurate assessment of your home.

First Visit – Interior Inspection – COVID 19 Concerns

Inspect

•If no one is home at the time of inspection, the inspector will leave an inspection card notice .

APPRAISAL S REAL ESTATE AP www.asinj.com	PRAISAL SERVICES	BLOCK: LOT: QUAL:	
A representative of Appraisal S rior inspection. There will be 2 spector will enter the premises video conference. Please call (convenient time for this inspect interior inspection is conducted	options to perform or via a "Virtual", c 201) 493-8530 be tion and to receive	an interior inspection contactless interior in etween 10AM and 4 F more information abo	 Desite, where the Inspection using a Zoom To schedule a mutually out the process. If no
# of units:	# of Baths:	HV	AC:
Kitchen Quality:	Attic:Y /	N Attic Finish	ned: <u>Y / N / Partial</u>
Basement <u>: Y / N</u>	Basement	t Finish: <u>Y / N</u>	/ Partial
Exterior Condition:	I	nterior Condition	:
Inspector #:	_ Date:	Time:_	

Include options for the interior inspection

The inspector will estimate the interior information.

of Units
of Baths
HVAC
Attic / Bsmnt Finish
Kitchen Quality
Int. Condition
Ext. Condition

Neighborhood Development

•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

Analyze

-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)

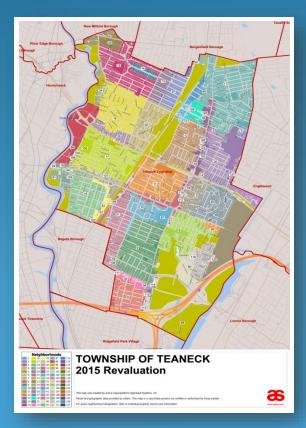


Neighborhood Development cont....



•Neighborhoods are delineated for purposes of analysis and eventual establishment of 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.....)



Review

Market Analysis & Review cont....

•Reports are generated based upon information realized from the inspection of properties and the market sales analysis.

•Assists in applying all market value indicators into a uniform standard that produces equitable values.

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Notification of Value



APPRAISAL SYSTEMS, INC. REAL ESTATE APPRAISAL SERVICES

8 CATTANO AVENUE MORRISTOWN, NJ 07960 GLEN ROCK OFFICE 265 HARRISTOWN ROAD3RD FLOOR GLEN ROCK, NJ 07452

BRICK OFFICE 1608 ROUTE 88-SUITE 115 BRICK, NJ 08724

Dear Property Owner:

The revaluation of all property in the Township of Byram has been completed in accordance with the rules and regulations mandated by the State of New Jersey requiring all real property be appraised at its fair market value. We have made a complete analysis of all recent sales in order to accomplish this task and to determine the value of all properties as of October 1, 2008.

We are grateful for the cooperation you have shown while we were undertaking the task of ensuring that everyone is uniformly assessed.

THE FAIR MARKET VALUE OF YOUR PROPERTY IS: \$

This 2009 Revaluation has resulted in a change in your assessed valuation, as noted above. Do not apply the 2008 tax rate to this new proposed assessed value. While the 2009 TAX RATE to this new PARLENERASE as a result of the revaluation, the increase or decrease of your property taxes cannot be computed until the new tax rate is exhibited in the spring of 2009.

If you desire to meet with one of our representatives to discuss your new 2009 assessed valuation, with respect to the current market value of your property, please call 1-800-994-1999 Monday through Friday from 10 AM to 4 PM in order to schedule an individual meeting. Scheduling must be arranged <u>within ten days of the date of this letter</u>.

These one-on-one conferences are designed to continue the information gathering process and may result in increased, decreased, or unchanged values depending upon the facts relevant to each individual case. No decisione and evalual be made at the time of your meeting, Appriatal Systems first, stiff along with the Municipal Assessor will consider the information obtained and notify you by mail with the outcome of the review. The time and location of the appointment will be confirmed at the time of your call.

Sincerely, APPRAISAL SYSTEMS, INC.

Ernest F. Del Guercio

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•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.

Website



Since 1981, when Ernest F. Del Guercio Sr. founded Appraisal Systems, Inc., the firm has earned the confidence and respect of New Jersey assessors, administrators and elected officials.

Inform

The firm has been successful in providing a full spectrum of mass appraisal, professional real estate valuation, and consulting services with a Reputation for providing the highest quality, result driven appraisal services to our municipal and individual clients.



Click here for our current revaluations

Click here for our updated powerpoint presentation



The management team of Appraisal Systems, Inc., with an average of thirty years of broad and extensive experience, coupled with the use of the latest computer technology enmeshed in the analysis and appraisal process have been instrumental in the firm's success.

With over a quarter century of trust and professionalism that marks the history of ASI, you can be assured that you are in the hands of a team that prides itself on outstanding performance.....year after year. Appraisal Systems' team is comprised of seventeen full time State Certified Real Estate Appraisers.

High standards have been established for quality and integrity. The qualifications, experience and expertise represented on the following pages encompass those criteria which must be considered when engaging competent real estate appraisers. OUR OFFICES REVALUATION APPRAISAL SERVICES OTHER SERVICES OUR STAFF RELATED LINKS FAOS

www.asinj.com

APPRAISAL SYSTEMS, INC.



Informal Hearings

•Opportunity to discuss your proposed assessment with a representative of Appraisal Systems.

- •Meetings are held Monday-Saturday; Mornings, afternoons & evenings.
- •Typically takes place in the municipal building





	INFORMAL HEARING Hearing Officer:
	Hearing Date:
APPIMISAL SYSTEMS INC.	Position:
ATTALIAL STALLAD INC.	
HEARING CONDUCTED WITH OWNER	OTHER:
Telephone (W):	(H):
relephone (W).	
NATURE OF INQUIRY	
1. Feels value too high 2. Feels value should be	Does not know value
3. Wanted information only - satisfied with explanat	tion - no further notification needed
4. Comparing Assessments	-
5. Notes	
74307347.0	
PROPERTY LISTING	
 Property record card is correct 	_
Property record card needs review/change in the feature	plowing areas (detailed on PRC):
SITE INFLUENCES	
1. Topography	
2. Flood/wet	
3. Economic	
4. Traffic	
5. Easements	
6. Neighborhood	
7. Other	
MARKET	
	set evidence provided and attached
2. Comparable sales provided by property owner	
ACTION TAKEN (office use only)	
1. No change Changed Review	ved by date:
Changes made	15 million and a second se



Submit

Transmit Final Values to Municipality & County

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•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.)

APPEAL INSTRUCTIONS: If you agree with the assessed value shown, no further action by you is required.

If you disagree with the assessed value shown, an appeal may be filed with the County Board of Taxation. Forms and instruction for filing an appeal may be obtained by contacting the Board

Essex County Board of Taxation 50 South Clinton Street Suite 5200 East Orange, NJ 07018

If the assessed value exceeds \$750,000, you have the option of filing your appeal directly with he Tax Court. Information for filing a complaint with the Tax Court may be obtained by ontacting the Tax Court of New Jersey at PO Box 972, Hughes Justice Complex, Trenton, New ersey 08625.

Assessment appeals must be filed on or before April 1 of the current tax year, or 45 days from the date mailed, as it appears on the front of this notice, whichever date is later,

ADDITIONAL INSTRUCTIONS:

Do not multiply last year's property tax rate by the current year's assessed value to determine taxes for the current year.

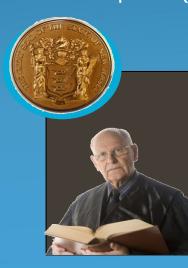




Tax Appeal

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)



Form A-1 (6-02)		Petition of Appeal Essex County Board of T	axation		Appeal Nu	nber
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