

BOROUGH OF CHESTER

OFFICE OF THE TAX ASSESSOR

50 North Road
Chester, NJ 07930

Joseph J. Pisauero, CTA
Tax Assessor

Phone: (908) 879-3660 x2124
Email: assessor@chesterborough.org

December 4, 2024

OWNER
STREET
CSZ

Block:
Lot:
Qual:
Location:
Nbhd:

Dear Property Owner:

The reassessment of Chester Borough 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. Appraisal Systems Inc. (ASI), in conjunction with the Assessor's office, has made a complete analysis of all recent market data in order to accomplish this task and to determine the value of all properties as of October 1, 2024.

For comparative purposes, a tax rate of \$2.163 (per \$100 of assessed value) has been estimated for 2025 to give property owners a sense of how their property tax may increase or decrease based on the new 2025 proposed property assessments. This estimated tax rate **does not include** any potential budget increases in 2025, and the exact tax rate cannot be computed until the County, School, and Municipal budgets are approved and calculated into the official 2025 tax rate next year.

THE PROPOSED 2025 ASSESSED VALUE OF YOUR PROPERTY IS:
YOUR 2025 **ESTIMATED** ANNUAL TAX (based on tax rate of \$2.163):

For purposes of comparison:

THE 2024 ASSESSED VALUE OF YOUR PROPERTY WAS:
YOUR 2024 TOTAL ANNUAL TAX WAS (tax rate \$2.444):

Additional information such as the estimated tax rate, estimated tax impact calculator, 2023 and 2024 sales information, all assessments, and neighborhood map can be found at www.asinj.com by clicking on "Current Revaluation Information" on the homepage and following the "Boro of Chester" link.

If you desire, you may speak with an Appraisal Systems Inc. representative to discuss any relevant information regarding your proposed 2025 assessed value as it relates to the market value of your property. Meetings can be arranged by calling (201) 493-8530 Monday-Friday between the hours of 9:30 A.M and 4:00 P.M.

Meetings will be conducted up through December 17th, so please call as soon as possible.

If you wish to request a copy of your property record card for your review, please email chesterboro@asinj.com and include your block, lot and address in the email request. Please allow up to 72 hours to receive your property record card by email.

Thank you for your continued cooperation during the revaluation process.

Sincerely,

BOROUGH OF CHESTER



Joseph J. Pisauero, CTA