



**BOROUGH OF
WALLINGTON, NJ**
Incorporated December 31, 1894

«Owner»
«Street»
«CSZ»

Dear Property Owner:

The Bergen County Board of Taxation has ordered the Borough of Wallington to revalue all real estate for the 2025 tax year to ensure uniform and equitable assessments. The Borough has contracted Appraisal Systems, Inc. to conduct the revaluation program.

We want to be clear that this initiative is not something that the Borough of Wallington can control. The Borough was originally ordered to conduct a revaluation for the 2018 tax year. However, the Borough successfully fought the order before the County Tax Board in Hackensack, and it was rescinded. We were ordered again in 2019 and 2020, but the Board granted towns an extension due to COVID-19. In 2021, we requested another extension due to the impact of Hurricane Ida, which was granted. We sought additional extensions in 2022 and 2023. Recently, the Borough was informed that if we did not proceed with the revaluation in 2024 for the 2025 tax year, we would be at risk of legal action from New Jersey Division of Taxation. At this point, we have no choice, as the ratios of our assessment to market value are among the lowest in Bergen County. Our assessments are at 64.26% of market value, well below the typical threshold of 80% that prompts a revaluation.

To meet the deadline set by the Bergen County Board of Taxation, all properties in the Borough will need to be inspected by a representative from Appraisal Systems. The inspector will measure the exterior of any building, take several exterior pictures of the property, and conduct an interior inspection of your home.

If no one is home at the time of the representative's first visit, they will measure the exterior of the buildings and take exterior photographs. They will leave a card specifying when they will return to conduct an interior inspection. Appraisal Systems representatives will carry photo identification, and their names will be registered with the Police Department and my office. You can find additional information regarding the inspectors on both the Borough (www.wallingtonnj.org) and Appraisal Systems, Inc. (www.asinj.com) websites. Please do not allow anyone to enter your home without proper identification. You will be requested to provide an electronic signature acknowledging that an interior inspection was made. Please inform the occupants of any rental units you may own about the inspection. Owners of commercial properties will receive forms to complete pertaining to the income and expenses of your property, known as Chapter 91 requests.

Please be aware that if you do not allow entry into your home, your property will be assessed at the highest reasonable value, assuming the property has features such as finished basements and/or attics as well as updated kitchens and baths.

If your property has a unique condition that influences its value, we strongly encourage you to send documentation to Appraisal Systems, Inc., 17-17 Route 208 North, Suite 210, Fair Lawn, NJ 07410, (201) 493-8530 to ensure they have all pertinent information about your property. You can also email information to wallington@asinj.com.

After the appraisals have been completed, you will be notified by Appraisal Systems, Inc. of the pending assessed value placed on your property, as well as procedures to review the assessment with a qualified representative of the firm.

Enclosed is a brochure prepared by Appraisal Systems, Inc., which addresses frequently asked questions concerning revaluations. You may also visit the Appraisal Systems website at www.asinj.com and the Borough's website at www.wallingtonnj.org for further information and updates.

Very truly yours,

BOROUGH OF WALLINGTON

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From the office of:
Edmund Brown, CTA
Tax Assessor
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July 15, 2024