



APPRAISAL SYSTEMS, INC.
REAL ESTATE APPRAISAL SERVICES

FAIR LAWN OFFICE
17-17 RT. 208 NORTH – SUITE 210
FAIR LAWN, NJ 07410

February 15, 2025

OWNER
STREET
CSZ

Block:
Lot:
Qual:
Location:
Nbhd:

Dear Property Owner:

The 2025 Reassessment of the Borough of Dumont 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 market data in order to accomplish this task and to determine the value of all properties as of October 1, 2024.

YOUR NEW 2025 ASSESSMENT WILL BE:

YOUR 2025 ESTIMATED ANNUAL TAXES (based on tax rate of \$2.236):

YOUR 2024 ASSESSMENT WAS:

YOUR 2024 TOTAL ANNUAL TAXES (tax rate \$4.065):

For comparative purposes, a tax rate of \$2.236 (per \$100 of assessed value) has been *estimated* for 2025 to give property owners a sense of how property taxes may increase or decrease based on the new 2025 proposed property assessments. However, the 2025 actual tax rate *will be different* from the estimated 2025 rate based on the 2025 County Equalization process. In addition, the 2025 actual taxes cannot be computed until the County, School and Municipal budgets are approved and the official 2025 tax rate is established next year.

Additional information such as the predicted tax rate, estimated tax impact calculator, sales information, assessments, and neighborhood map can be found at www.asinj.com by clicking on “Current Reassessment information” on the homepage and following the Dumont link.

If you desire, you may speak with an Appraisal Systems Inc. representative to discuss any relevant information regarding your new 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., within 5 business days of receipt of this letter. Additionally, you can schedule an informal meeting online 24 hours-a-day, 7 days-a-week by visiting the scheduling page at ASI’s website www.asinj.com/scheduling.htm. Use the following information to gain access for this property:

Login =

Password =

The type, date, time, and place of your meeting will be confirmed at the time of scheduling.

If you wish to request a copy of your property record card for your review, please email dumont@asinj.com. Please allow 24 to 48 hours to receive your property record card.

Thank you for your cooperation during the Reassessment process.

Sincerely,
APPRAISAL SYSTEMS, INC.

Ernest Del Guercio
President

BOROUGH OF DUMONT

James Anzevino CTA
Tax Assessor