

THE REASSESSMENT PROCESS

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."



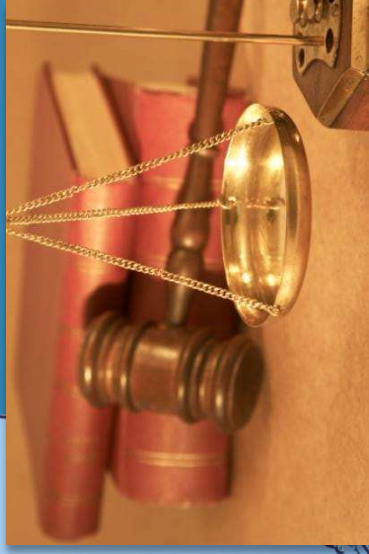
The following power point presentation was created by Appraisal Systems, Inc. to provide a basic outline of the revaluation process. All rights are reserved.



THE REASSESSMENT PROCESS

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."



THE REASSESSMENT PROCESS

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*

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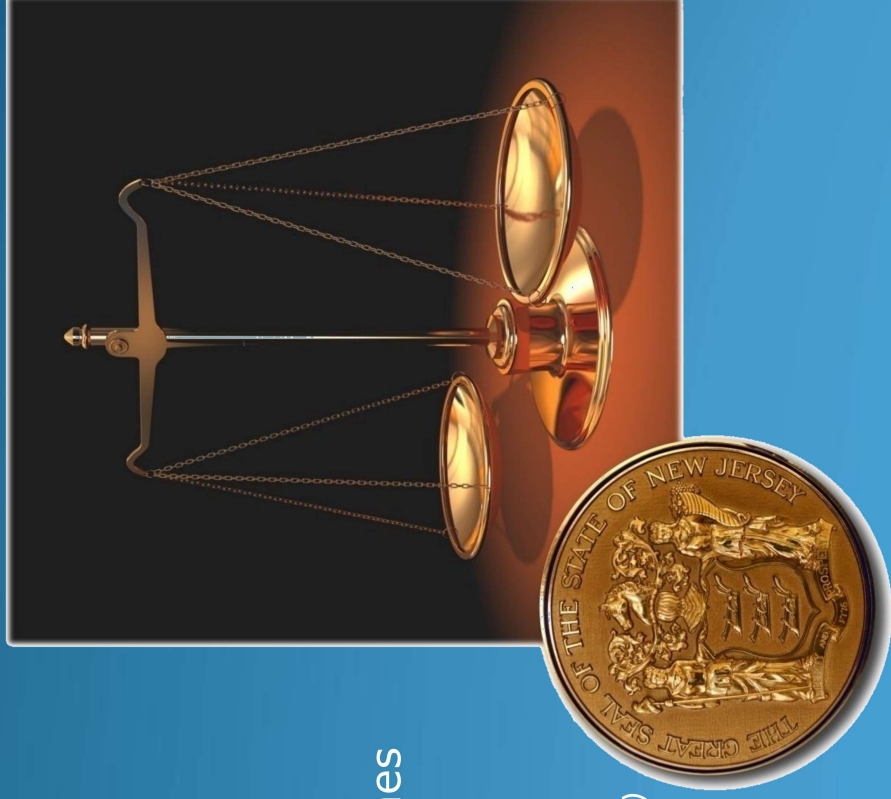
- Maintain 100% True Market Value at all times
to avoid costly tax appeal losses

Property A is assessed at \$15,000,000

at 90% ratio = \$16,666,700 FMV

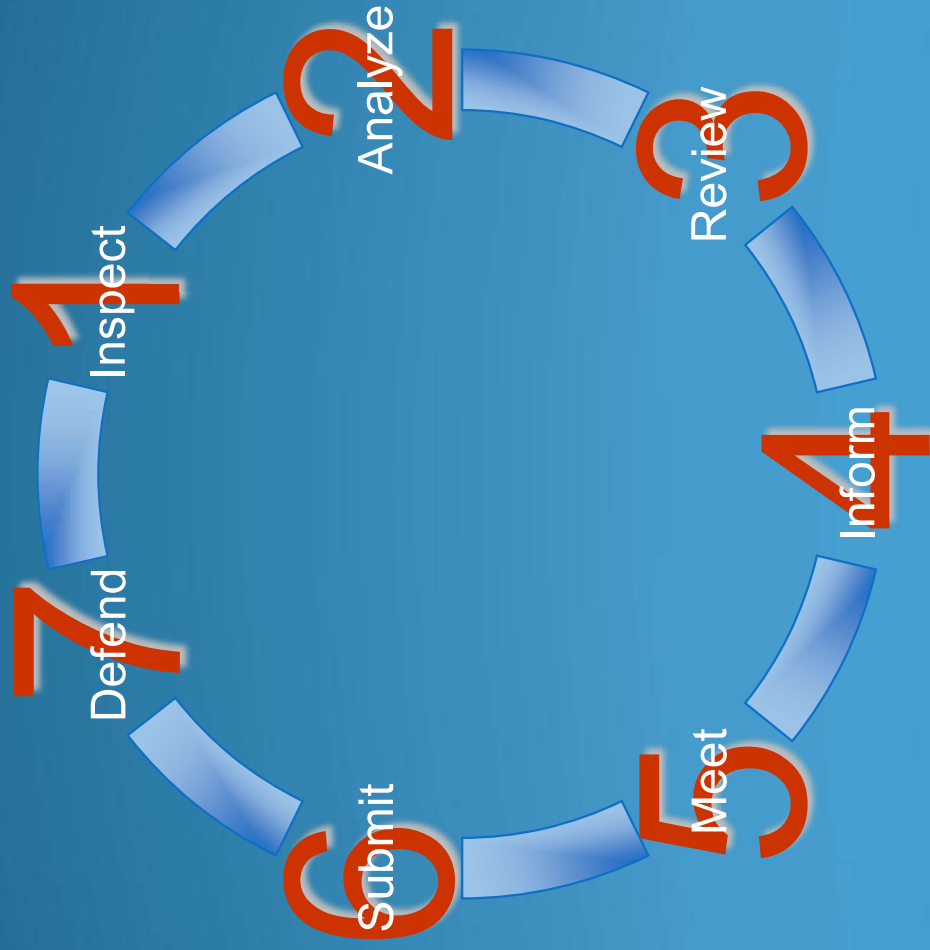
*New assessment = \$13,500,000 ($\$15,000,000 \times 0.90$)
 $\$1,500,000$ reduction $\times \$2.50 = \$37,500$*

- Eliminate Costly Tax Revaluations



THE REASSESSMENT PROCESS

The Reassessment Process

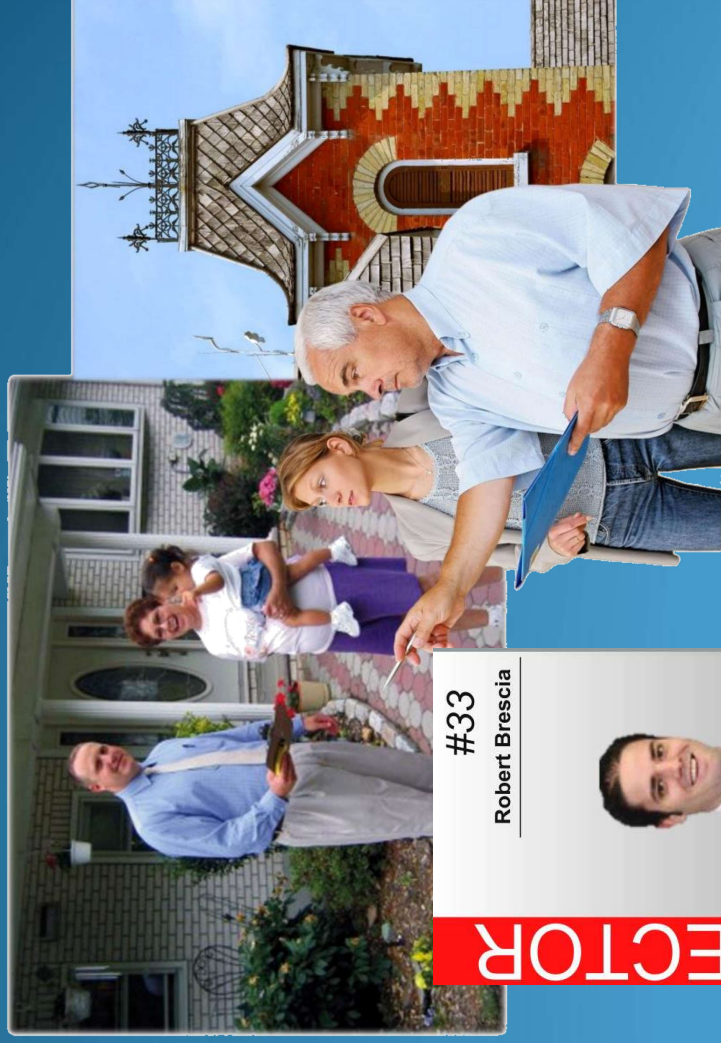


THE REASSESSMENT PROCESS

First visit - Introduction of Field Rep. to property owner

1 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.



INSPECTOR

#33
Robert Brescia



Appraisal Systems, Inc.
17-17 Route 208 North, Suite 210
Fair Lawn, NJ 07410
201-493-8500
www.ahnj.com

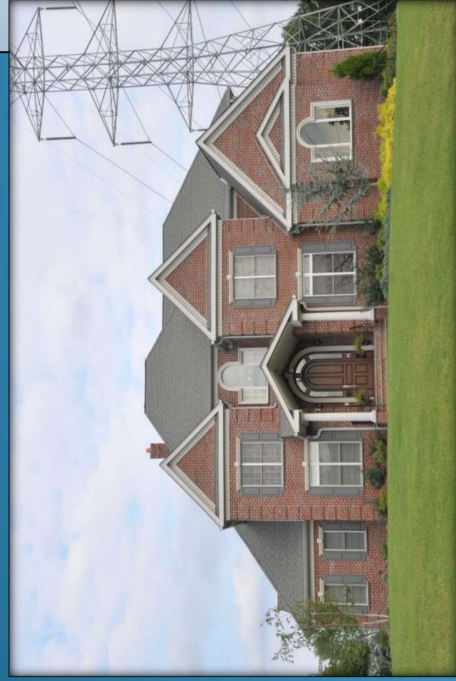


THE REASSESSMENT PROCESS

First visit – Site Inspection & Outside Influences

1 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.)

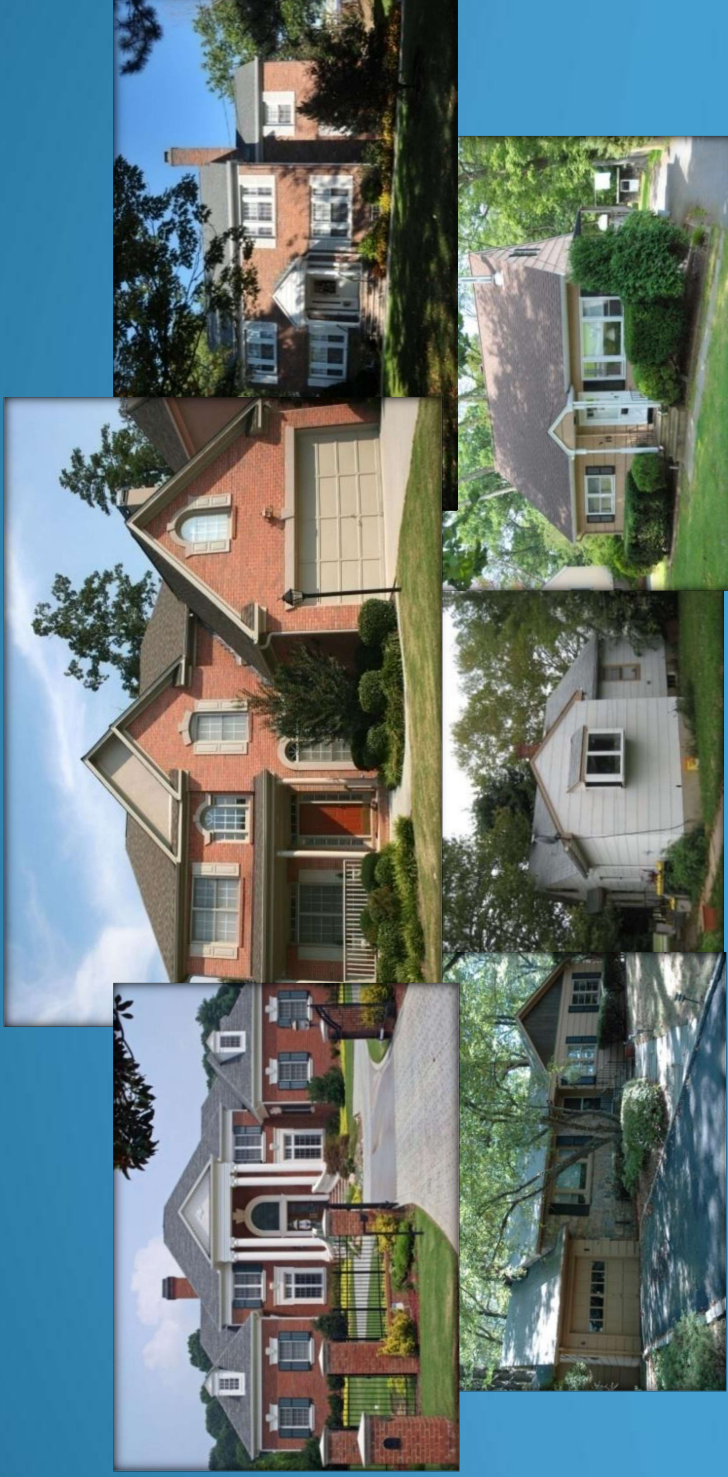


THE REASSESSMENT PROCESS

1 Inspect

First visit – Exterior quality of the house

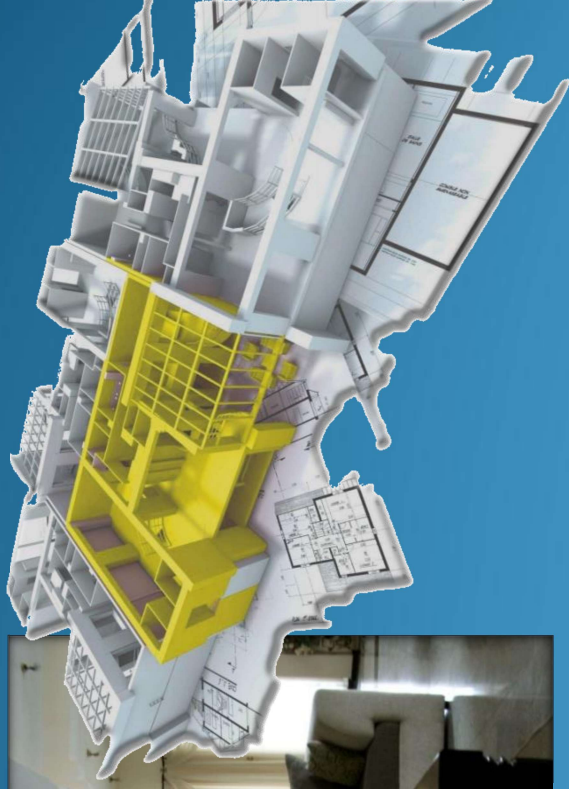
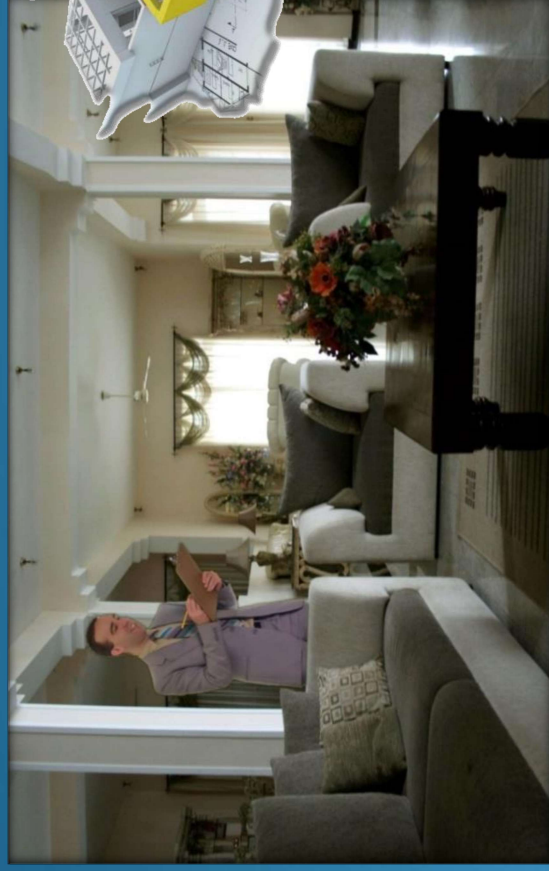
- Quality refers to the character of construction and the materials used, the manner of construction and the workmanship.
- The condition refers to the overall wear and tear, the extent of physical deterioration and the level of maintenance.



THE REASSESSMENT PROCESS

1 Inspect

First visit – Interior Inspection



- 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.



THE REASSESSMENT PROCESS

1 First visit – Interior Inspection - Kitchens & Baths

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



THE REASSESSMENT PROCESS

1 Inspect First visit – Interior Inspection – Basements/Attics

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



THE REASSESSMENT PROCESS

1 *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.



THE REASSESSMENT PROCESS

1 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 .

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



APPRAISAL SYSTEMS, INC. BLOCK: _____

REAL ESTATE APPRAISAL SERVICES LOT: _____

www.asinj.com QUAL: _____

A representative of Appraisal Systems has made a visit to your property and conducted an exterior inspection. There will be 2 options to perform an interior inspection. Onsite, where the Inspector will enter the premises or via a "Virtual", contactless interior inspection using a Zoom video conference. Please call (201) 493-8530 between 10AM and 4 PM to schedule a mutually convenient time for this inspection and to receive more information about the process. If no interior inspection is conducted, the following information will be recorded for your property:

of units: _____ # of Baths: _____ HVAC: _____
Kitchen Quality: _____ Attic: Y / N Attic Finished: Y / N / Partial
Basement: Y / N Basement Finish: Y / N / Partial
Exterior Condition: _____ Interior Condition: _____
Inspector #: _____ Date: _____ Time: _____



THE REASSESSMENT PROCESS

Neighborhood Development

Analyze 2

•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

- 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)



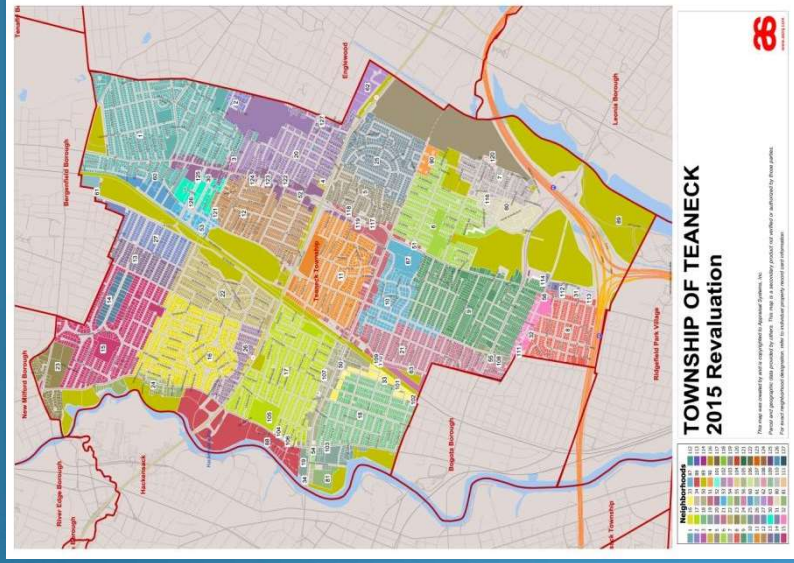
THE REASSESSMENT PROCESS

Neighborhood Development cont....

Analyze 2

- 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.....)



THE REASSESSMENT PROCESS

Notification of Value

Inform
4

- 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.



THE REASSESSMENT PROCESS

Website

Inform 4

The screenshot shows the homepage of the Appraisal Systems, Inc. website. At the top left is the company logo, a red stylized 'AS' symbol. Below it is the text 'Appraisal Systems' and 'A PROFESSIONAL CORPORATION'. To the right of the logo is a grid of small images showing various appraisal-related activities. Below the grid is a large photograph of a modern glass skyscraper. To the right of the skyscraper is a navigation menu with red buttons: 'OUR OFFICES', 'REVALUATION', 'APPRAISAL SERVICES', 'OTHER SERVICES', 'OUR STAFF', 'RELATED LINKS', and 'FAQs'. Below the navigation menu is the company name 'APPRAISAL SYSTEMS, INC.' in white text on a dark background. The main content area features a large photograph of a residential neighborhood with a winding road. To the right of this photo is a text block starting with 'The management team of Appraisal Systems, Inc., with an average of thirty years of broad and extensive experience...'. Below this is another text block starting with 'High standards have been established for quality and integrity...'. At the bottom of the page are two green buttons: 'Click here for our current revaluations' and 'Click here for our updated powerpoint presentation'. On the right side of the screenshot, there is a large image of hands typing on a keyboard, overlaid with the red 'AS' logo and the website URL 'www.asinj.com'.

OUR OFFICES
REVALUATION
APPRAISAL SERVICES
OTHER SERVICES
OUR STAFF
RELATED LINKS
FAQs

APPRAISAL SYSTEMS, INC.

Appraisal Systems
A PROFESSIONAL CORPORATION

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.

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.

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 emmeshed 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.

Click here for our current revaluations

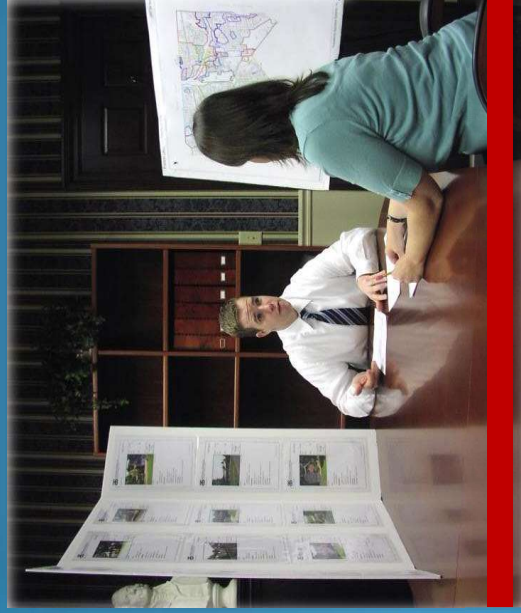
Click here for our updated powerpoint presentation

www.asinj.com

THE REASSESSMENT PROCESS

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



APPRaisal SYSTEMS, INC.
MUNICIPAL OFFICIAL APPRAISAL SERVICE

Montclair, NJ


Block: 103
Lot: 7

Qual: 01
RHD: R1

Zone: R1

Assess Price
\$1,039,000

1/27/2009
Block: 1003 Lot: 007
Same Details

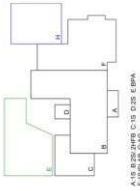


187 EAGLE ROCK WAY

Label
LOT SIZE (sq ft): 20,110
LAND INFLUENCE:
IMPROVEMENTS
TYPE/TUBE: Single Family
STYLE: Colonial
YEAR BUILT: 1925
EXTERIOR FINISH: Stucco
LIVABLE AREA (sq ft): 3,054
BEDROOMS: 4
BATHROOMS: 3

OTHER ITEMS: Fireplace (2), Shed, 128 SF

IMPROVEMENTS AFTER SALE:



A 18,820 SFB C-18 DISE E 8PA
F (2) 1800 SFB

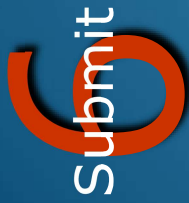
Copyright 2009, Appraisal Systems, Inc.

<p>APPRaisal SYSTEMS, INC.</p> <p>HEARING CONDUCTED WITH OWNER <input type="checkbox"/> OTHER (P): <input type="checkbox"/></p> <p>Telephone (W): _____</p>	<p>INFORMAL HEARING Name of Owner: _____ Hearing Date: _____ Position: _____</p>
<p>NATURE OF INQUIRY</p> <p>1. Free value (No PRC) <input type="checkbox"/> 2. Free value should be _____ Does not know value <input type="checkbox"/></p> <p>3. Market information only - satisfied with explanation - no further notification needed <input type="checkbox"/></p> <p>4. Comparing Assessments _____</p> <p>5. Notes _____</p>	<p>PROPERTY LISTING</p> <p>1. Property record card is correct <input type="checkbox"/></p> <p>2. Property record card needs review/change in the following areas (detailed on PRC): <input type="checkbox"/></p>
<p>SITE INFLUENCES</p> <p>1. Topography _____</p> <p>2. Flood/level _____</p> <p>3. Economic _____</p> <p>4. Traffic _____</p> <p>5. Elements _____</p> <p>6. Neighborhood _____</p> <p>7. Other _____</p>	<p>MARKET</p> <p>1. No provide market evidence <input type="checkbox"/> - market evidence provided and attached <input type="checkbox"/></p> <p>2. Comparable sales provided by property owner _____</p>
<p>ACTION TAKEN (office use only)</p> <p>Changes made <input type="checkbox"/> Changed <input type="checkbox"/> Reviewed by _____ date: _____</p> <p>2. Send new letter of value <input type="checkbox"/> - No new letter required <input type="checkbox"/></p>	



THE REASSESSMENT PROCESS

Transmit Final Values to Municipality & County



- 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.)

FIRST CLASS MAIL
U.S. POSTAGE PAID
TRENTON, NJ
Permit No. 41

COUNTY ESSEX **TWP** TOWNSHIP

NOTICE OF PROPERTY TAX ASSESSMENT FOR:
THIS NOTICE IS TO BE SENT TO THE PROPERTY OWNER AT THE ADDRESS LISTED BELOW.

PROPERTY FOR:
LOT: _____

THE ASSESSMENT APPEARS ON THE ASSESSMENT WHICH WILL APPEAR ON THE MUNICIPAL TAX LIST FOR: **2006** FOR THE PROPERTY IDENTIFIED.

LAND:	BUILDING:	TOTAL:
_____	_____	_____

NET PROPERTY TAXES BELIEVED FOR: **2005 ASSESSMENT** (TOTAL)

_____ (TOTAL)

THIS IS NOT A BILL. SEE OTHER SIDE FOR APPEAL INFORMATION.

MAILED: _____

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 at:

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 the Tax Court. Information for filing a complaint with the Tax Court may be obtained by contacting the Tax Court of New Jersey at PO Box 972, Hughes Justice Complex, Trenton, New Jersey 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.



