

LA REVALORIZACIÓN DE NEWARK

La siguiente es la definición de un Programa de Revalorización como se describe en el "Manual de Asesores de Nueva Jersey":

"Un programa de revalorización busca distribuir la carga tributaria equitativamente dentro de un distrito fiscal valorando la propiedad de acuerdo con su verdadero valor y evaluándola de acuerdo a este valor. Esto se logra mediante una evaluación a gran escala de todos los bienes inmuebles en el distrito tributario por una empresa profesional externa de evaluación o revalorización."



La siguiente presentación del power point fue creada por Appraisal Systems, Inc.

para proporcionar un esquema básico del proceso de revalorización. Todos los derechos están reservados.



LA REVALORIZACIÓN DE NEWARK

Con respecto a la revalorización por parte de algunos hay una presunción errónea de que es un medio por el cual el municipio aumentara los impuestos sobre la propiedad.

Las revaluaciones no aumentan el total de los ingresos que deben ser recaudados por los impuestos. El municipio sólo recauda la cantidad de dólares de impuestos que las cuatro unidades del gobierno local (escuela local, escuela regional, gobierno del condado y gobierno municipal) determinan que es necesaria para operar.



El impuesto sobre bienes inmuebles de Nueva Jersey es un impuesto proporcional valor de la propiedad "acorde con el valor". La Constitución del Estado en el Artículo

VIII, Sección 1, Par. 1 exige que todos los bienes inmuebles sean evaluados con el "mismo nivel de valor". Los Estatutos de Nueva Jersey en N.J.S.A. 54:4-23 establecen el estándar de valor de la propiedad como el "valor justo y completo" o "valor equitativo" que se define como "al mejor criterio del Asesor que cada propiedad sea evaluada al valor real, por el cual cada propiedad se vendería a una venta justa y sensata en el mercado."

LA REVALORIZACIÓN DE NEWARK

Por qué una revalorización?

- Ordenado por la Junta de Impuestos del Condado
- Criterios utilizados para determinar:

- * última *revalorización* (2013)
- * relación de proporción (44.94%)
- * coefficient of deviation (28.78)
- * número de apelaciones

Tambien:

- * cambios en las características en áreas o barrios dentro del municipio y en propiedades individuales.
- * economía (inflación y recesión)
- * tendencias (tamaño del hogar, estilos, etc...)
- * legislación (zonas húmedas, pinares, área territorial, etc...)



LA REVALORIZACIÓN DE NEWARK

Solo Para Fines De Ejemplo

• Propiedad A: 2024 Evaluación = \$185,000

2024 Tasa de impuesto = \$55.84/1000

2024 Impuestos = ($\$185,000 \times 0.05584$) = \$10,330 Impuestos

SI EL AUMENTO PROMEDIO PARA LA CIUDAD TOTAL ES DE 2.0 VECES : LA TASA IMPOSITIVA DISMINUIRÁ 2.0 VECES DEBIDO A LA REEVALUACIÓN SUPONIENDO QUE EL PRESUPUESTO SIGA SIENDO EL MISMO

Nueva Tasa de Impuestos Estimada $\$55.84 / 2.0 = \27.92 Tasa de Impuestos para el proximo año (Ejemplo)

Propiedad A: Nueva evaluación = \$370,000

Nueva Tasa de Impuestos = \$27.92/1000

Nuevos Impuestos = ($\$370,000 \times .02792$) = \$10,330 Impuestos

Otros Ejemplos:

• Propiedad A: Nueva Tasa de Impuestos = $\$400,000 \times .02792 = \$11,168$ Impuestos

Nuevos Impuestos = $\$340,000 \times .02792 = \$9,493$ Impuestos



LA REVALORIZACIÓN DE NEWARK

Solo Para Fines De Ejemplo

• Propiedad A: 2024 Evaluación = \$185,000

2024 Tasa de impuesto = \$55.84/1000

2024 Impuestos = ($\$185,000 \times 0.05584$) = \$10,330 Impuestos

SI EL AUMENTO PROMEDIO PARA LA CIUDAD TOTAL ES DE 3.4 VECES : LA TASA IMPOSITIVA DISMINUIRÁ 3.4 VECES DEBIDO A LA REEVALUACIÓN SUPONIENDO QUE EL PRESUPUESTO SIGA SIENDO EL MISMO

Nueva Tasa de Impuestos Estimada $\$55.84 / 3.4 = \16.42 Tasa de Impuestos para el proximo año (Ejemplo)

• Propiedad A: Nueva evaluación = \$629,000

Nueva Tasa de Impuestos = \$16.42/1000

Nuevos Impuestos = ($\$629,000 \times .01642$) = \$10,330 Impuestos (Redondeado)

Otros Ejemplos:

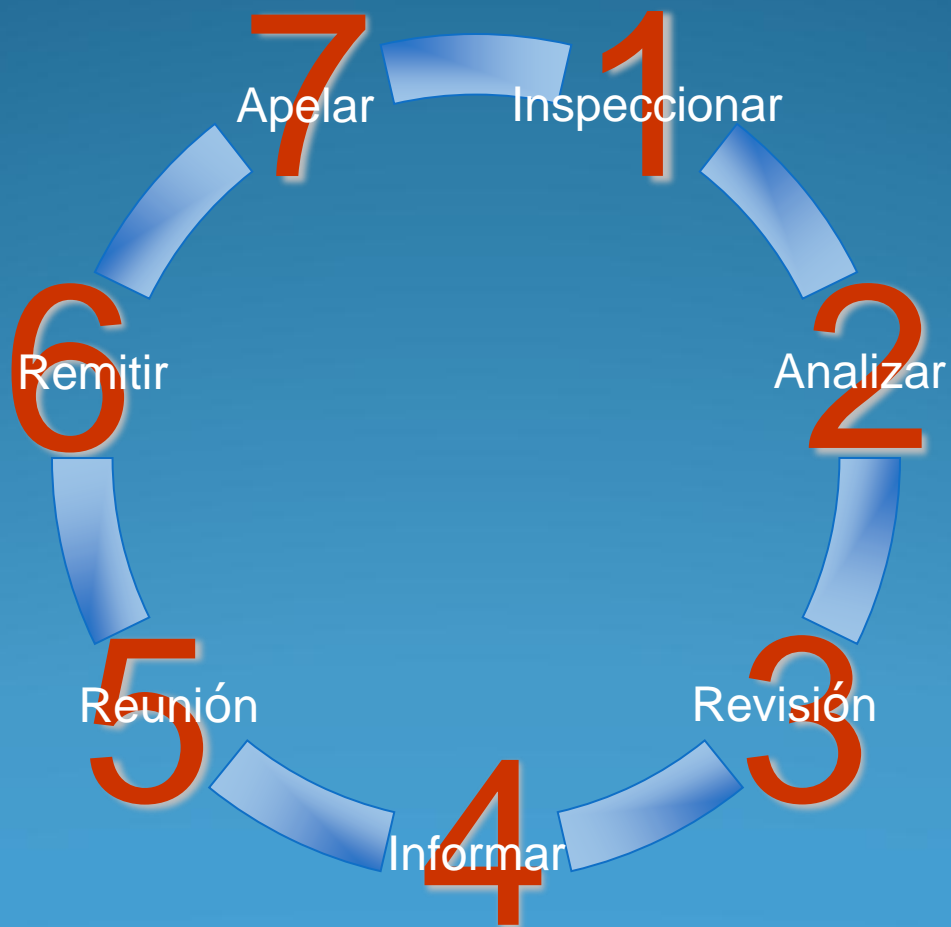
• Propiedad A: Nueva Tasa de Impuestos = $\$660,000 \times .01642 = \$10,837$ Impuestos

Nueva Tasa de Impuestos = $\$590,000 \times .01642 = \$9,688$ Impuestos



LA REVALORIZACIÓN DE NEWARK

El proceso de revalorización



LA REVALORIZACIÓN DE NEWARK

Carta de presentación con folleto

1
Inspeccionar

- Enviado por correo a la dirección de registro de todos los propietarios.

CITY OF NEWARK
Mayor Ras J. Baraka

Department of Finance
Office of Assessment

A City We Can All Believe In

Frank Dallesio, CTA SCGRE
Tax Assessor
920 Mayor Kenneth A. Gibson Blvd, Room 301
Newark, New Jersey 07102
Tel.: (973) 733-3950
dallesiof@ci.newark.nj.us

November 2024

OWNER
STREET
CSZ

Dear Property Owner:

The Essex County Board of Taxation has ordered the City of Newark to revalue all real estate for the 2027 tax year to ensure uniform and equitable assessments. The City has entered into a contract with Appraisal Systems, Inc. to conduct the revaluation program.

The first step of the Revaluation process is the inspection of all properties in the City. In the coming months, inspectors from Appraisal Systems, Inc. will begin to visit all properties, measuring and photographing the exteriors of all buildings and inspecting the interiors. In order to properly assess your property, it will be necessary for a representative of Appraisal Systems, Inc. to examine the interior of your property. The first visit from an inspector will be unannounced between the hours of 9:00am and 5:00pm. If the homeowner is not present at the first visit, the inspector will leave a card specifying a return date to do the interior inspection. The notice will also have a telephone number to call to reschedule this appointment if the time or date is not convenient.

Appraisal Systems, Inc. representatives will carry photo identification and their names will be registered with the Police Department and the City's Clerk's office. **Please do not allow anyone to enter your home without proper identification.** You will be requested to sign the field form used by the representative to acknowledge that an interior inspection was made. Please advise the occupants of any rental units you may own so they are prepared for the inspection.

If your property has a unique condition that you believe may influence its value, please send documentation to: Appraisal Systems, Inc., 17-17 Route 208N - Suite 210, Fairlawn, NJ 07410 and it will be considered.

The new property values will all be determined based on their estimated market value as of **October 1, 2026** (the statutory date required by law). All property owners will be notified by mail of their proposed assessed values and will have an opportunity to question/contest the values.

Enclosed is a brochure prepared by Appraisal Systems, Inc. that provides general information regarding revaluation. **Please also visit the ASI website at: www.asinj.com for more information relevant to the revaluation process.**

Please call ASI with any inquiries regarding the inspection procedure or the revaluation process at (201) 493-8530.

Sincerely,

CITY OF NEWARK
Frank Dallesio
Tax Assessor

APPRAISAL SYSTEMS INC.
Rick DeJ Guercio
President

It has been determined that assessments in Newark are not equitable.

Why a Revaluation is necessary to fairly distribute among all property owners the value of their property.

Appraisal Systems, Inc. www.asinj.com

VALUATION NOTICES
After we have arrived at the true market value of all real property in the municipality, property owners will be notified as to the value placed on their properties. They will also be given an opportunity to arrange an on-site meeting with a representative of the firm to discuss any questions that relate to their value or the methods used to arrive at these values.

the REVALUATION of your MUNICIPALITY

a Full Service Real Estate Appraisal Corp.

Appraisal Systems, Inc. www.asinj.com

HOW ARE VALUES ESTABLISHED?
ALL OF THE INFORMATION THAT IS BELIEVED TO HAVE SOME BEARING ON THE VALUE OF A PROPERTY WILL BE COLLECTED, REVIEWED AND ANALYZED IN ORDER TO MAKE A PROPER DETERMINATION OF THE FULL AND FAIR VALUE OF EACH PROPERTY.

Additionally, real estate market value trends are established by conducting a sales study. This includes an analysis of all sales which took place within three years of the date of any land sales of neighborhoods, and a comparison of these sales with similar sales during that period. Commercial properties are examined in terms of their income-producing potential, and this extensive research, the value of a given piece of property can be determined, and the market value established.

ADDITIONAL INFORMATION
Many other questions can be answered by visiting our website www.asinj.com and clicking on the FAQ (Frequently Asked Questions) page.

PUBLIC CONFIDENCE
The success of any revaluation program depends on the confidence of an informed citizenry in the justification of established property values. We will take the utmost care to ensure that we must keep the public aware of our methods and progress. Direct contact with the taxpayer through meetings, seminars, service clubs, religious or civic groups, etc. will be used to develop a greater public understanding of the revaluation program. We welcome your interest and seek your cooperation in the revaluation process. The total living area in terms of square feet, the number of rooms for descriptive purposes, swimming pools, decks and patios, pools, garages and overall condition of your home include: remodeled, etc. is noted to establish depreciation factors for age. We welcome your interest and seek your cooperation in the revaluation process.

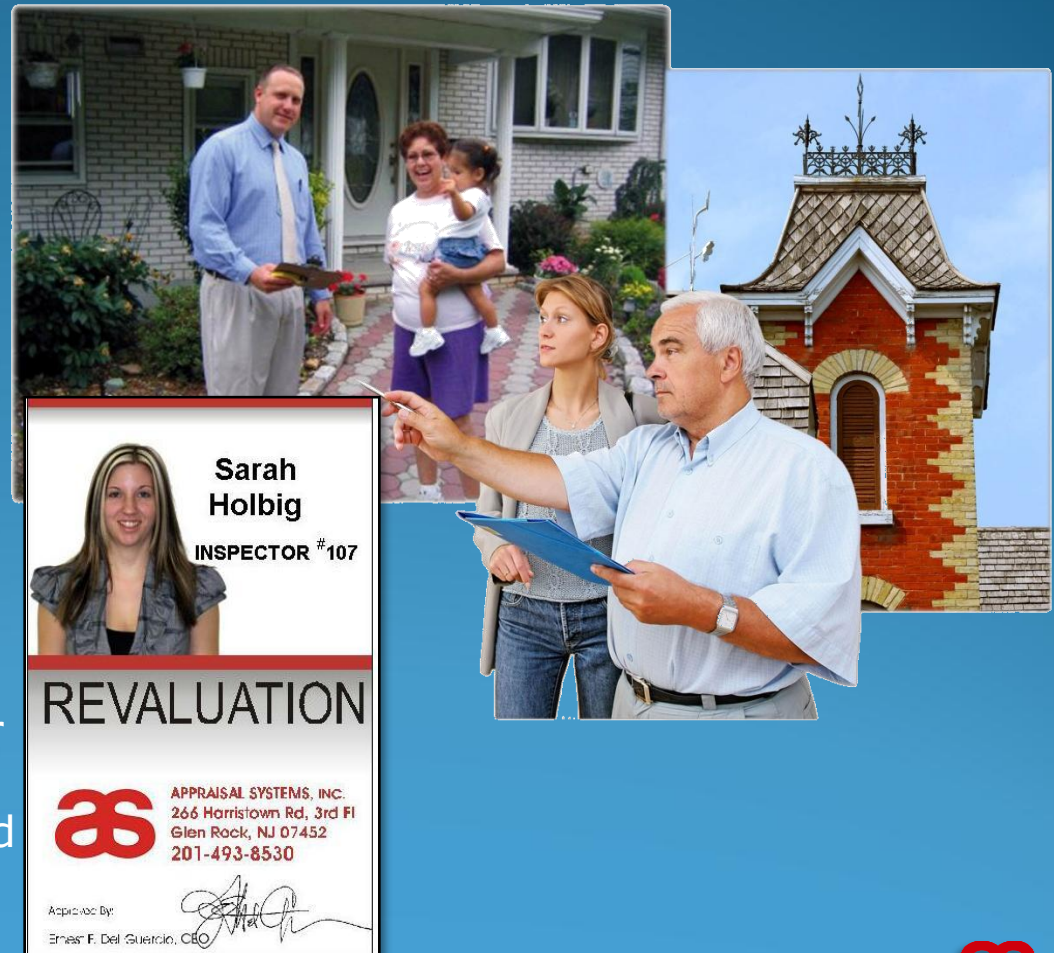
If unable to attend the field representative will leave a card suggesting a time for a return visit and a photo of the property. If not possible, the next visit at a mutually convenient time. If at the time of the second visit an interior inspection is not possible, a considered estimate of the interior structure of the premises will be made by the inspector. If the estimate is incorrect, the property owner may call the phone number on a card and left for the homeowner. Inspection of the property at a mutually convenient date and time. Appraisal Systems must develop accurate records based on actual field inspections and not existing documents.



LA REVALORIZACIÓN DE NEWARK

1 *Primera visita - Introducción del Representante al propietario* Inspeccionar

- Primera visita entre las 9:00am-5pm
- A cada inspector se le proporciona una identificación autorizada por el Departamento de Policía.
- No permita que nadie entre en su casa sino tiene esta identificación.
- Si tiene alguna inquietud, por favor llame a ASI 201-493-8530 o al Departamento de Policia de la ciudad de Newark al 973-733-6000.



LA REVALORIZACIÓN DE NEWARK

Primera visita– Inspeccion de la zona

1 Inspeccionar



- Pérdida económica debido a desequilibrios externos (como inundaciones).
- Si las propiedades comerciales o industriales como gasolineras, tiendas, escuelas, o estaciones de bomberos (podrían afectar al valor de la propiedad)
- Calles de mucho tránsito (la proximidad al ruido, humos, congestión y accidentes también son factores negativos que se consideran).

LA REVALORIZACIÓN DE NEWARK

Primera visita– Medir el exterior

1 Inspeccion

- El exterior de la residencia se examina en detalle, comenzando con la cimientos, estructura, cubierta exterior y techo.
- El inspector medirá las dimensiones del exterior de la estructura principal y todas las demás estructuras de la propiedad.
- Se identifica el estilo arquitectónico de la estructura principal.



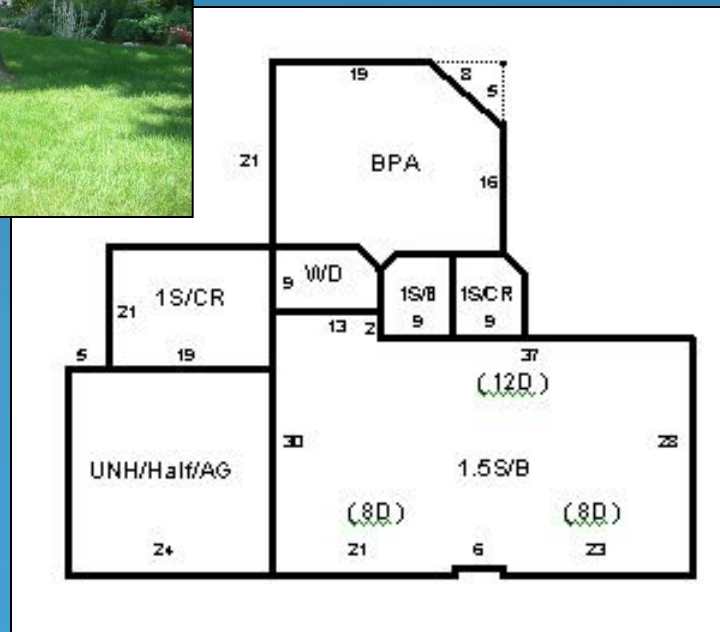
LA REVALORIZACIÓN DE NEWARK

Primera visita– Medir el exterior cont....

1 Inspeccion



- Una impresión de la casa se dibuja a escala..
- La casa se divide en secciones



LA REVALORIZACIÓN DE NEWARK

1 Inspeccion

Primera visita– Estilo de la casa

- Estilo arquitectónico: particularidad y decoracion de un edificio



El estilo arquitectónico de la estructura principal es identificado y se tiene en cuenta cualquier resultado sobre el valor de la propiedad. Está el estilo en igualdad con el vecindario y los estándares del mercado?

LA REVALORIZACIÓN DE NEWARK

1 Inspeccion

Primera visita– Estado y calidad de la casa



LA REVALORIZACIÓN DE NEWARK

1 Inspeccion

Primera visita- Programar una cita



- Si nadie está en casa en la primera visita, el inspector dejará una notificación.
- La notificación tendrá una cita para la siguiente visita.
- La cita será por la noche (generalmente entre las 5 p.m. y las 7 p.m.)
- Algunos sábados también estarán disponibles.
- El propietario puede llamar al número de teléfono que figura en la tarjeta y cambiar la hora y fecha.



**APPRAISAL
SYSTEMS INC.**

8 Cattano Ave., Morristown, NJ 07960

BLOCK: _____

LOT: _____

DATE: _____

Dear Property Owner:

A representative of Appraisal Systems was here to inspect your property in accordance with our contract to revalue all property located in the municipality.

Since we were unable to make an interior inspection, we will return on:

DAY: _____ **DATE:** _____ **TIME:** _____ **INSPECTOR #:** _____

If you cannot accommodate us at this time, **please call (973) 285-9940** between the hours of 10AM and 4PM to reschedule to a mutually convenient time.

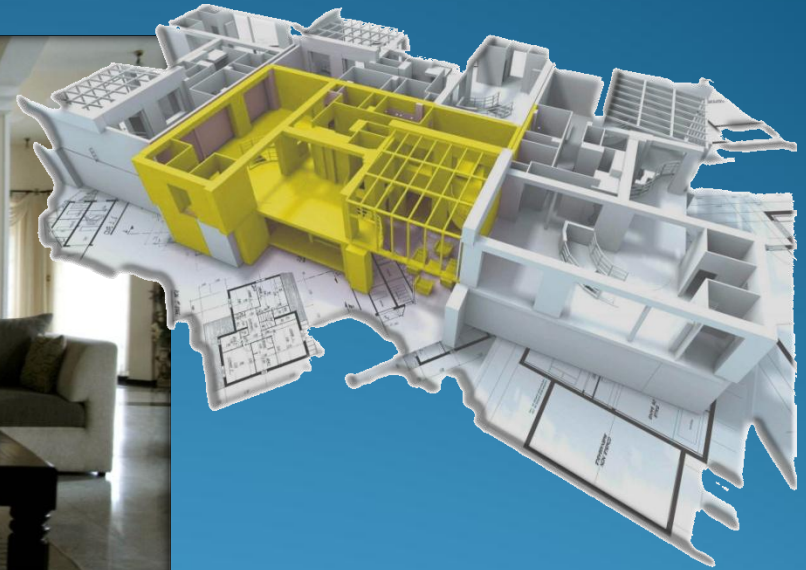
In the event of inclement weather, this visit will have to be rescheduled.



LA REVALORIZACIÓN DE NEWARK

Primera visita– Inspección del interior

1 Inspeccion



- El interior de la residencia es el segundo paso y tarda aproximadamente 5-15 minutos dependiendo del tamaño de la casa.
- Se inspeccionarán todos los pisos de la vivienda, incluyendo el piso principal, y superior, el ático (con escaleras fijas) y el sótano.
- El inspector también tomará nota de el número de habitaciones, tipo calefacción, aire acondicionado, número/tipo de chimeneas, plomería, y el porcentaje de terminado en áticos y sótanos.

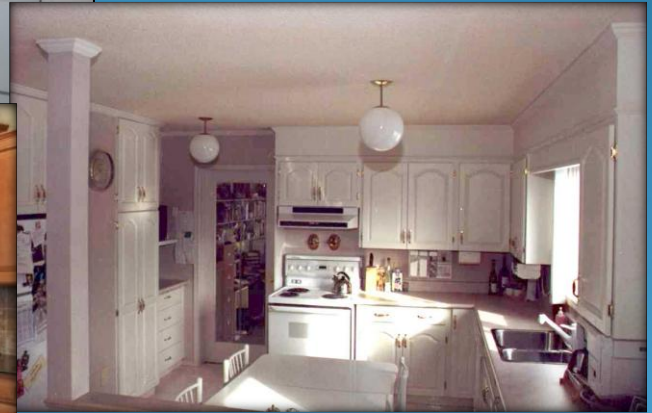


LA REVALORIZACIÓN DE NEWARK

1 Inspeccion

Primera visita- Inspección del interior- Cocinas

- Se examinará la calidad y el estado de la cocina.



LA REVALORIZACIÓN DE NEWARK

1 Inspeccion

Primera visita- Inspección del interior- Baños

- Se examinará la calidad y el estado del baño.

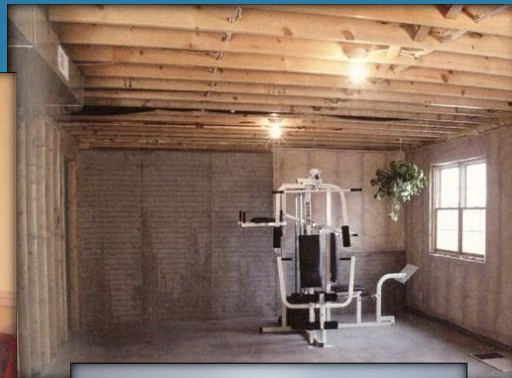
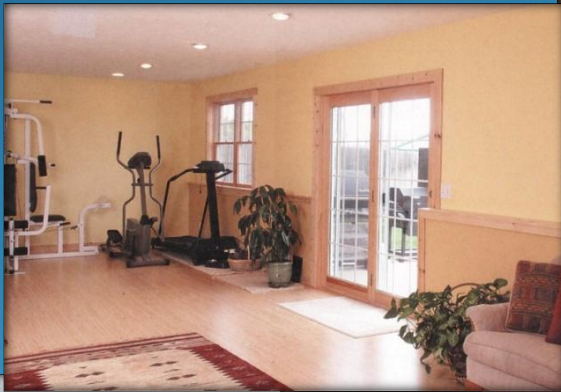


LA REVALORIZACIÓN DE NEWARK

Primera visita– Inspección Interior – Sótanos/Áticos

1 Inspeccion

- La calidad y el estado del sótano y ático se examinarán.



LA REVALORIZACIÓN DE NEWARK

Primera visita– Inspección Interior – COVID 19

1 Inspeccion *Inquietudes*

Debido a las inquietudes actuales de COVID-19, los inspectores serán proporcionados con equipo de protección mientras realizan inspecciones

Si a un inspector no se le da la oportunidad de realizar una inspección interior, se estimará información del interior que puede resultar en una evaluación incorrecta de su hogar.

Hay 2 maneras en que se puede realizar una inspección interior:

1) Una inspección física donde el inspector entra a la propiedad y hace un recorrido completo al interior.

2) Una inspección interior sin contacto utilizando una videoconferencia ya sea durante la primera visita o una hora programada mutuamente conveniente.

• Si nadie está en casa en el momento de la inspección, el inspector dejará un aviso, tarjeta de inspección.

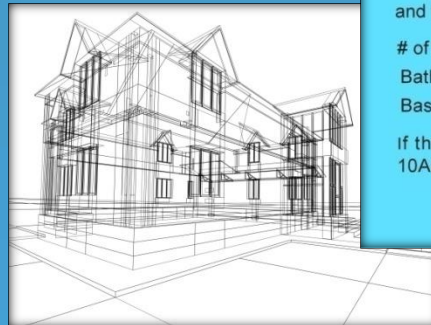


LA REVALORIZACIÓN DE NEWARK

1 Inspeccion

Segunda Visita- Estimar

- Si la segunda visita no ha sido reprogramada por el propietario, el inspector regresará en el día y hora que dejo en la notificación.
- Si no hay nadie en casa en el momento de la segunda visita, el inspector estimará el interior. La información estimada se dejará con el propietario en una "notificación de estimación" azul.
- Si la información es incorrecta, el propietario puede llamar al número que figura en la tarjeta para reprogramar otra inspección al interior y corregir los errores.
- La información no se puede cambiar por teléfono.



 **APPRAISAL
SYSTEMS INC.**

BLOCK: _____
LOT: _____
DATE: _____
TIME: _____

Dear Property Owner:

A representative of Appraisal Systems has made a second visit to your property and found no one home. An exterior appraisal was made as follows:

of unit's: _____ # of Baths : _____ HVAC: _____
Bath Quality: _____ Kitchen Quality: _____ ½ Story: _____
Basement: _____ Overall condition: _____

If this information is incorrect, please call (973) 285-9940 between 10AM and 4PM to arrange for an interior inspection.

Inspector: _____



LA REVALORIZACIÓN DE NEWARK

Propiedades de condominios/cooperativas/casas adosadas

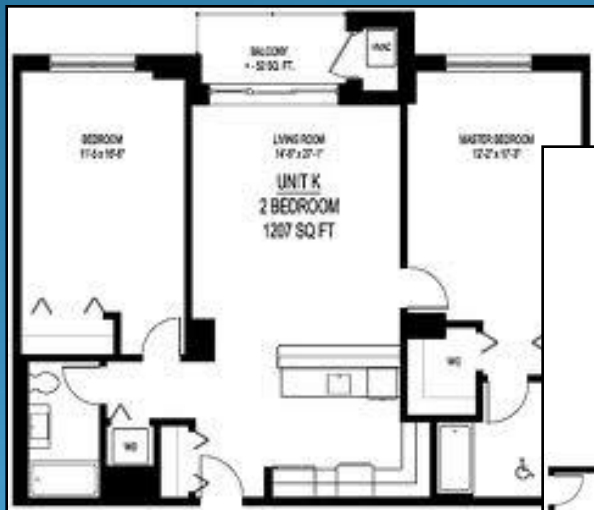
- El mismo proceso de inspección que las propiedades residenciales. (El proceso se coordinará con el administrador de la propiedad si es necesario.)
- Las escrituras se utilizarán para confirmar el tamaño, diseño, modelo y los elementos comunes.
- Se realizará el mismo proceso de revisión que otras propiedades residenciales.



LA REVALORIZACIÓN DE NEWARK

Propiedades de condominios/cooperativas/casas adosadas

- El mismo proceso de inspección que las propiedades residenciales. (El proceso se coordinará con el administrador de la propiedad si es necesario.)
- Las escrituras se utilizarán para confirmar el tamaño, diseño, modelo y los elementos comunes.
- Se realizará el mismo proceso de revisión que otras Propiedades residenciales.



LA REVALORIZACIÓN DE NEWARK

Desarrollo vecinal

2 Analizar

- El vecindario es el entorno en la que la propiedad esta situada. Un vecindario se define por ciertas características que son homogéneas y diferentes de otras áreas de la comunidad.
- Elementos de homogeneidad o similaridades
 - - Casas de estilo similar
 - Casas de utilidad similar
 - Similitudes del año y tamaño de las casas
 - Similitudes de la calidad de las casas
 - Similitudes en valores de las casas
 - Similitudes del uso del terreno (zona)

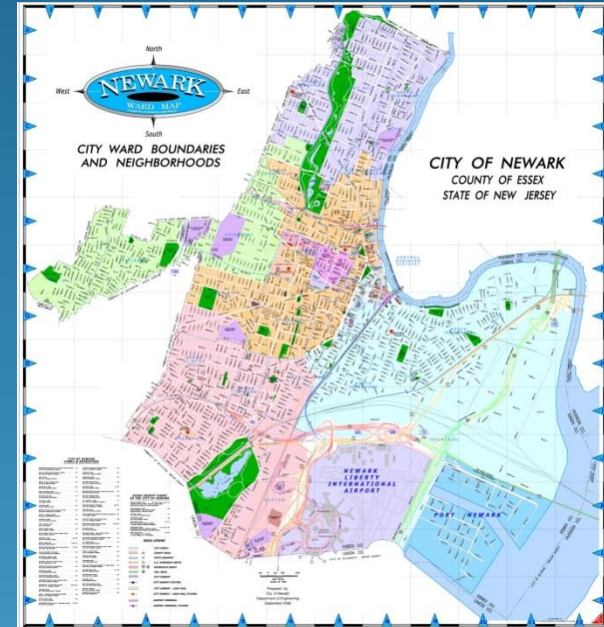
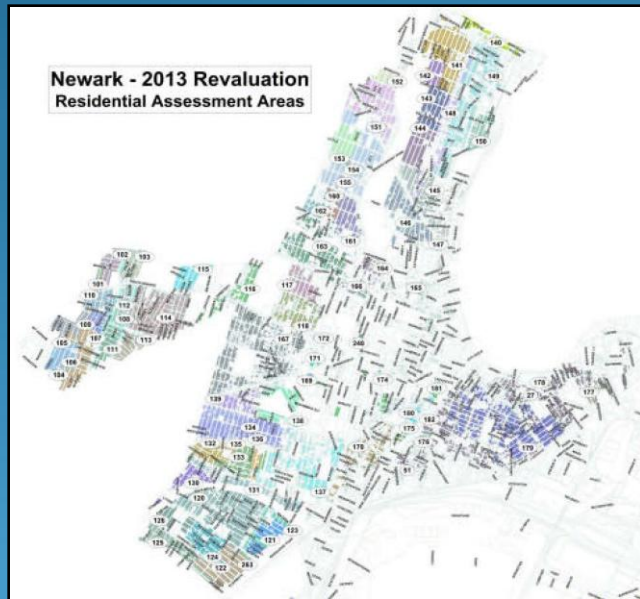


LA REVALORIZACIÓN DE NEWARK

Desarrollo del vecindario cont....

2 Analizar

- Los vecindarios están marcados para establecer valores de tierras.
- Los límites del vecindario a menudo se establecen mediante:



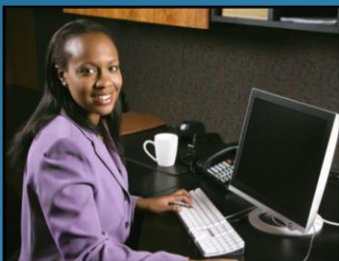
- Barreras naturales (ríos, lagos, colinas, etc....)
- Barreras políticas (límites de la ciudad, límites de zona, distritos escolares, etc....)
- El hombre hizo obstáculos (calles y carreteras, líneas ferroviarias, los principales derechos de utilidad, "cinturones verdes", etc....)

LA REVALORIZACIÓN DE NEWARK

Market Analysis & Review cont....

Revisión

- Los reportes se generan en función de la información de las inspecciones de propiedades y el análisis de ventas del mercado.
- Ayuda a conciliar los valores del mercado equivalentemente en un conjunto con las normas para las evaluaciones.



Max: 0.00 Min: 0.00

Re-Calc: N SPRING LAKE

SUMMARY REPORT 2

11/12/99 Page 1

STYLE/NEIGHBORHOOD ANALYSIS - SORTED BY STYLE

Block	Lot	Qual	Cl	Net	Land	Bldg	Totl	11/12/99																Page 1		
Block	Lot	Qual	Cl	Land	Net	Impr	Total	Neigh	VCS	St	Qual	Blt	A	Co	MX	Area	Imp	A	Date	Sale	Price	Sale	Imp	A	Tio	
8	10	2	203	350800	224600		575400																			
8	14.01	2	203	411000	320200		731200																			
18	4.01	2	102	689300	478000		1167300																			
18	6.01	2	102	689300	504500		1193800																			
18	8	2	203	350800	116900		467700																			
19	3.01	2	102	718700	521000		1239700																			
19	8	2	203	350800	130700		481500																			
31	9	2	203	333300	211400		544700																			
31	10	2	203	350800	198700		549500																			
32	6	2	101	724900	783100		1508000																			
32	23	2	202	451400	287600		739000																			
54	10	2	205	724800	879900		1604700																			
56	5	2	101	599000	395200		994200																			
58	3	2	205	790400	1529100		2319500																			
60	3	2	207	349200	175500		524700																			
60	7	2	207	350800	175200		526000																			
66	4	2	100	920700	799700		1660400																			
66	13	2	201	415900	1698800		2314700																			
69	15	2	206	549300	233400		782700																			
70	19.01	2	207	350600	482200		832800																			
76	4.01	2	100	563300	289900		853200																			
88	1	2	100	253200	1161200		3713200																			
107	9.01	2	200	616500	942300		1558800																			
108	1	2	100	748700	442100		1190800																			
122	2	2	100	664400	143300		807700																			
136	1	2	300	476500	494900		971400																			
144	300	2	300	714200	724600		1438800																			
79810							1447800																			
144	10	2	36000	90	482200	832800	207	A207Y	CL	20	1997	0	A	100Y	3128	266	06/09/97									
164	10	2	363000	90	181300	543300	208	A208Y	CL	18.5	1950	27	A	71Y	224	243	05/29/97									
164	1	2	468000	509500	997500	300	A300Y	CL	20	1968	10	G	100Y	2697	370	09/09/98										
136	1	2	476500	90	477900	954400	300	A300Y	CL	20	1910	28	A	65Y	4499	212	10/28/98									
136	3	2	714200	100	328300	1042500	300	A300Y	CL	20	1900	15	A	61Y	6289	166	05/06/97									
54330	31	9	2	333300	90	211400	54700	203	A203Y	CV	18	1981	10	A	90Y	2391	228	01/15/97								
49000	54330	8	2	411000	100	320200	731200	203	A203Y	CV	19	1958	15	A	85Y	3240	228	08/20/97								
59500	137	5	2	847000	100	236800	1081500	100	A100Y	RH	18	1961	20	A	83Y	2904	372	04/09/97								
	18	8	2	350800	100	116900	467700	203	A203Y	RH	18	1930	30	A	64Y	1258	372	09/16/98								
	147	36	2	395000	90	195500	590500	208	A208Y	RH	17.5	1960	18	A	82Y	2236	264	03/11/98								



LA REVALORIZACIÓN DE NEWARK

Carta de Notificación de Valor

4 Información

**APPRAISAL SYSTEMS, INC.**
REAL ESTATE APPRAISAL SERVICES

MORRISTOWN OFFICE GLEN ROCK OFFICE BRICK OFFICE
8 CATTANO AVENUE 266 HARRISTOWN ROAD-3RD FLOOR 1608 ROUTE 88 SUITE 115
MORRISTOWN, NJ 07960 GLEN ROCK, NJ 07038 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: \$

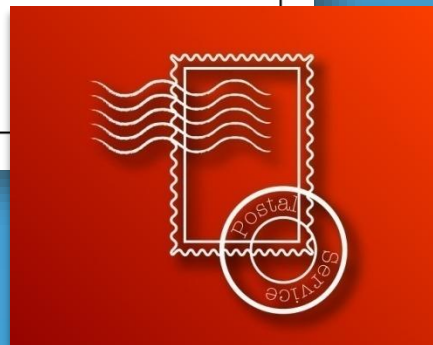
This 2009 Revaluation has resulted in a change in your assessed valuation, as noted above. Do not apply the 2008 tax rate to this new proposed assessed value. While the 2009 TAX RATE WILL DECREASE as a result of the revaluation, the increase or decrease of your property taxes cannot be computed until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

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 decision can or will be made at the time of your meeting. Appraisal Systems Inc. staff 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
President



- Seran enviado por correo a la dirección en registro de todos los propietarios.
- La fecha del envío depende del plan de proyecto.
- Los envíos por correo suelen ocurrir a finales de año o principios del próximo año.
- Contiene una evaluación total de la propiedad.
- Contiene instrucciones para realizar una cita para verificar la evaluación.



LA REVALORIZACIÓN DE NEWARK

Sitio Web

4 Información



The screenshot shows the homepage of Appraisal Systems, Inc. The header features the company logo (a red stylized 'AS') and the text 'Appraisal Systems A PROFESSIONAL CORPORATION'. A navigation menu on the right lists: OUR OFFICES, REVALUATION, APPRAISAL SERVICES, OTHER SERVICES, OUR STAFF, RELATED LINKS, and FAQs. The main content area includes a large image of a modern glass skyscraper, a smaller aerial view of a residential neighborhood, and several columns of text. Two buttons at the bottom left are labeled 'Click here for our current revaluations' and 'Click here for our updated powerpoint presentation'. A vertical sidebar on the right contains the text 'APPRAISAL SYSTEMS, INC.' and a small image of a skyscraper.

Appraisal Systems
A PROFESSIONAL CORPORATION

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

APPRAISAL SYSTEMS, INC.

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 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.

Click here for our current revaluations

Click here for our updated powerpoint presentation



www.asinj.com

LA REVALORIZACIÓN DE NEWARK

6 Remitir

Entregar valores finales al Municipio & Condado

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

COUNTY = **ESSEX** TWP

NOTICE OF PROPERTY TAX ASSESSMENT FOR
THIS NOTICE IS REQUIRED UNDER N.J.S.A. 54:4-31.1

BLOCK: LOT: QUAL:

PROPERTY LOC:

THE ASSESSMENT SHOWN REPRESENTS THE ASSESSMENT WHICH WILL APPEAR ON THE MUNICIPAL TAX LIST FOR **2006** FOR THE PROPERTY IDENTIFIED.

LAND: BUILDING: TOTAL:

NET PROPERTY TAXES BILLED FOR **2005 ASSESSMENT** TOTAL:

WERJ:

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



- Los valores finales serán enviados a la ciudad y el condado.
- Toda la información (formularios de recopilación de datos, tarjetas de registro de propiedades, fotografías, mapa de barrio, correspondencia, base de datos, etc....) se entregarán a la ciudad.
- Notificación oficial del valor final de parte de La Municipalidad (a través de postal.)

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.



LA REVALORIZACIÓN DE NEWARK

Apelación fiscal

Apelar **7**

- Apelación del condado/apelación estatal.
- No se pueden apelar comparando evaluaciones.
- No se pueden apelar impuestos.
- Propietario tiene que presentar valor de ventas similares a la propiedad.
- Plazo de apelación:

-Mayo 1 (Municipios recientemente revalorizados)

-Abril 1 (todos los demas)



Form A-1 (6-02)

Petition of Appeal
 Essex County Board of Taxation
 59 South Clinton Street, Suite 2100
 East Orange, New Jersey 07019
 (973) 396-8535

Appeal Number _____

Property Class _____ Filed _____
 Checked _____
 Fee Paid _____
 NAME OF PETITIONER _____ Notified _____
 Heard _____
 MAILING ADDRESS _____ (Please type or print) _____
 Daytime Telephone Number: _____
 (_____) _____

BLOCK _____ LOT _____ QUALIFIER _____ Lot Size _____
 Municipality _____ Property Location _____
 Name, telephone no., fax no. and address of person or attorney to be notified of hearing and judgment if different than above: _____

SECTION I APPEAL OF REAL PROPERTY VALUATION (FILING DEADLINE-SEE INSTRUCTION SHEET)

TAX YEAR _____

CURRENT ASSESSMENT		REQUESTED ASSESSMENT	
Land	\$ _____	Land	\$ _____
Improvement	\$ _____	Improvement	\$ _____
Abatement	\$ _____	Abatement	\$ _____
Total	\$ _____	Total	\$ _____

Purchase Price \$ _____ Date of Purchase _____ Tax Court Pending YES NO

REASON FOR APPEAL: _____

SECTION II COMPARABLE SALES (See Instruction 9B)

Block/Lot/Qualifier	Property Location	Sale Price	Sale/Deed Date
1. _____	_____	\$ _____	_____
2. _____	_____	\$ _____	_____
3. _____	_____	\$ _____	_____
4. _____	_____	\$ _____	_____
5. _____	_____	\$ _____	_____

SECTION III APPEAL FOR DENIAL OF:

1. <input type="checkbox"/> Veteran's Deduction	6. <input type="checkbox"/> Veteran 100% Disabled or Surviving Spouse of Veteran
2. <input type="checkbox"/> Veteran's/Serviceperson's Surviving Spouse Deduction	6. <input type="checkbox"/> Farmland Assessment Classification
3. <input type="checkbox"/> Senior Citizen Deduction	7. <input type="checkbox"/> Abatement or Exemption-Religious, Charitable, etc. (Specify): _____
4. <input type="checkbox"/> Disabled Person/Surviving Spouse Deduction	8. <input type="checkbox"/> REAP Property Tax Credit

MUNICIPALITY'S REASON FOR DENIAL: _____
 (Attach copy of Denial Notice)

WHEREFORE, Petitioner seeks judgment reducing/increasing (circle one) the said assessment(s) to the correct assessable value of the said property and/or granting the requested Deduction, Credit, Farmland Assessment Classification, Exemption or Abatement.

Date _____ Petitioner or Attorney for Petitioner _____

On _____, 2006 I, the undersigned, served upon the Assessor and the Clerk of _____ NUTLEY _____ Municipality or upon the taxpayer, personally or by regular mail or certified mail, a copy of this appeal. I certify that the foregoing statement made by me is true. I am aware that if the foregoing statement is willfully false, I am subject to punishment.

Date _____ Signature _____

The Director of the Division of Taxation has prescribed this form. No other form will be accepted. Reproduction of this form is permitted provided it is the same size and content.



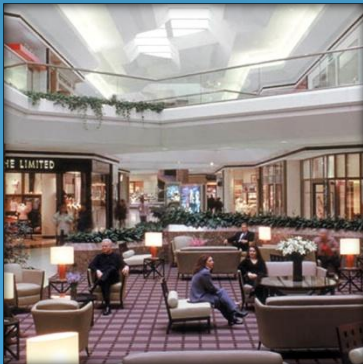
LA REVALORIZACIÓN DE NEWARK

Valoración Comercial/Industrial

- Todas las propiedades comerciales e industriales se valoran utilizando tres enfoques:



- a. Enfoque de costos
- b. Enfoque de comparación de ventas
- c. Enfoque de capitalización de ingresos



LA REVALORIZACIÓN DE NEWARK

Valoración Comercial/Industrial cont....

• Los propietarios son notificados por correo certificado que contiene una solicitud de ingresos e información de gastos.

**TOWNSHIP OF SOUTH ORANGE VILLAGE
INCOME & EXPENSE STATEMENT
(Request Made Pursuant to N.J.S.A. 54:4-34)**

Part I - Owner Information

Block _____ Lot _____ Quad _____
 Street Name _____
 Prop. Address _____
 Owner: _____
 Date this form Completed: _____
 Signature: _____

Part II - Expense Disclosure

(1.1) Is this property 100% OWNER OCCUPIED? YES NO
 (If the answer to this question is YES, please complete all sections of the form EXCEPT Part III and the attached rental sheet. If the answer is NO, then please fill out the remainder of this statement and the attached rental sheet. Please return all pages and any attachments to the Assessor's Office.)

(1.2) Predominate Use of Buildings: _____ (1.3) Year of Construction: _____
 (1.4) Year of Latest Major Renovation (over \$25,000): _____ (1.5) Cost: _____
 (1.6) Description of Work: _____
 (1.7) Avg. Story Height of Building (feet): _____ (2.0) Total Floor Area of Building: _____
 (1.8) Gross Floor Area (square footage) of Buildings by Section: _____

RETAIL: _____ OFFICE: _____ WORKSHEET: _____
 MANUFACTURE: _____ BANK: _____ BUSINESS: _____
 LABORATORY: _____ GYMNASIUM: _____ ARTS/ENTERTAINMENT: _____

(2.10) Total Sq Ft area of basement: _____ (2.11) Sq Ft of Basement Finish: _____
 (2.12) Elevator: YES NO (2.13) Sprinklers: YES NO
 (2.14) Total number of RENTAL UNITS (offices, stores, apt., etc.): _____
 (2.15) Annual percent vacancy (Avg. over past 3 years): _____ (2.16) Is This Typical: _____
 (2.17) Do any of the subsequent income and expense figures for the above stated reporting period differ significantly from the property's normal operating experience: YES NO
 If yes, please explain: _____

Office of the Tax Assessor

PART III - STATEMENT OF INCOME (please read guidelines first) HJ _____ LT _____ QI _____
 OR _____

Potential Gross Income _____
 Refers to the total annual income from the rental of space assuming that all space is 100% occupied. The fair rental value of space received by the owner under building mortgage would be included.

Expense Pass-Through _____
 Refers to income that is received for additional charges to tenants. A property owner may be reimbursed for costs such as insurance, taxes, utilities, and other items that may be specified under the lease.

Overage Rent _____
 Any percentage rent paid over and above the base annual rental.

Other Income _____
 Refers to income from services that are related to the operation of the real estate. Examples of this would include income from laundry and vending machines, parking fees, billboards, cellular towers or service, etc.

POTENTIAL GROSS INCOME (At 100% Occupancy)

(3.1) Potential Gross Income _____
 (3.2) Expense Pass-Through _____
 (3.3) Overage Rent _____
 (3.4) Other Income _____
 (3.5) Total Pot. Gross Income (add lines 3.1 - 3.4) _____
 (3.6) Total of ACTUAL INCOME RECEIVED during the stated reporting period _____

PART IV - STATEMENT OF EXPENSES (please read guidelines first)

Expenses _____
 Refer to the periodic expenditures that are necessary to maintain the real property and continue the production of income. An alphabetic listing of capital expense items is provided to aid you in completing this section. Be sure that the expenses listed apply only to the operation of the real estate. If an expense item is not listed, enter it under "Other Expense".

DO NOT _____
 list expenses such as mortgage interest and amortization, depreciation, income or corporate taxes, capital expenditures, and salaries that are not attributable to the operation of the real estate.

EXPENSE ITEM AMOUNT (\$) **EXPENSE ITEM AMOUNT (\$)**

14.01 Advertising 14.10 Real Estate Interest
 14.02 Administration 14.11 Security
 14.03 Dismantling 14.12 Sewer
 14.04 Electric 14.13 Snow Removal (?)
 14.05 Elevator Repair/Replace 14.14 Supplies (office, cleaning)
 14.06 Excavating 14.15 Water
 14.07 Fuel 14.16 _____
 14.08 Insurance (fire) 14.17 _____
 14.09 Insurance (all other) 14.18 _____
 14.10 Interest 14.19 _____
 14.11 Leasing/Commission 14.20 _____
 14.12 Maintenance 14.21 _____
 14.13 Repairs 14.22 _____
 14.14 Repair & Maint. Building 14.23 _____
 14.15 Repair & Maint. Grounds 14.24 _____
 14.16 Rent/Lease (?) 14.25 _____

Other Expense Items (Describe) _____

Sum - Deductible Expenses _____
Please Complete Attached Rental Information Sheet for Tenants

Office of the Tax Assessor

RENTAL INFORMATION SHEET (Page 1 of 3) HJ _____ LT _____ QI _____
 OR _____

Please copy this form before you begin if you have more than 8 tenants (see bank). You may submit a copy of the LEASES in lieu of completing this form. Please fill out all appropriate sections for each tenant. Refer to the codes 1 through 9 in the bottom of this form. If there are more than 9 units, please submit a copy of the rest roll in addition to completing the below information.

01. Tenant's Name (or trade name) _____
 Loc. [1] Lease Date [2] Term [3] Type [4] Unit [5] SQ. FT. [6] Type of Space [7] Annual Rent [8] Rent Per Sq. Ft. [9]

Who Pays The Expenses:
 T = Tenant L = Landlord R = Split
 P = Yes I = No
 Increase (if applicable) _____ \$ Mo. Free Rent [10] Work Letter [11]

Exp. [12] Elec. [13] Water [14] Heat [15] CAM [16] _____

02. Tenant's Name (or trade name) _____
 Loc. [1] Lease Date [2] Term [3] Type [4] Unit [5] SQ. FT. [6] Type of Space [7] Annual Rent [8] Rent Per Sq. Ft. [9]

Who Pays The Expenses:
 T = Tenant L = Landlord R = Split
 P = Yes I = No
 Increase (if applicable) _____ \$ Mo. Free Rent [10] Work Letter [11]

Exp. [12] Elec. [13] Water [14] Heat [15] CAM [16] _____

03. Tenant's Name (or trade name) _____
 Loc. [1] Lease Date [2] Term [3] Type [4] Unit [5] SQ. FT. [6] Type of Space [7] Annual Rent [8] Rent Per Sq. Ft. [9]

Who Pays The Expenses:
 T = Tenant L = Landlord R = Split
 P = Yes I = No
 Increase (if applicable) _____ \$ Mo. Free Rent [10] Work Letter [11]

Exp. [12] Elec. [13] Water [14] Heat [15] CAM [16] _____

04. Tenant's Name (or trade name) _____
 Loc. [1] Lease Date [2] Term [3] Type [4] Unit [5] SQ. FT. [6] Type of Space [7] Annual Rent [8] Rent Per Sq. Ft. [9]

Who Pays The Expenses:
 T = Tenant L = Landlord R = Split
 P = Yes I = No
 Increase (if applicable) _____ \$ Mo. Free Rent [10] Work Letter [11]

Exp. [12] Elec. [13] Water [14] Heat [15] CAM [16] _____

CODES & INSTRUCTIONS:
 (1) Loc. - Location of unit in building: B = Basement, L = 1st Floor, N = 2nd Floor, etc.
 (2) Designation: N = New Tenant, R = Re-negotiated Lease, O = Option Renewal
 (3) Type of Space: R = Retail, O = Office, W = Warehouse, M = Manufacture, B = Bank, L = Lab
 G = Gas Station, P = Auto
 (4) Work Letter: C = Common Area Maintenance Charges
 What was the amount of money (\$) allotted to the tenant to fix up the rental space?
 General Note: C = Common Area Maintenance Charges

Office of the Tax Assessor

SENATE, No. 309
STATE OF NEW JERSEY

PRE-FILED FOR INTRODUCTION IN THE
 1976 SESSION
 By Senator Ewing

[§ 94-913]

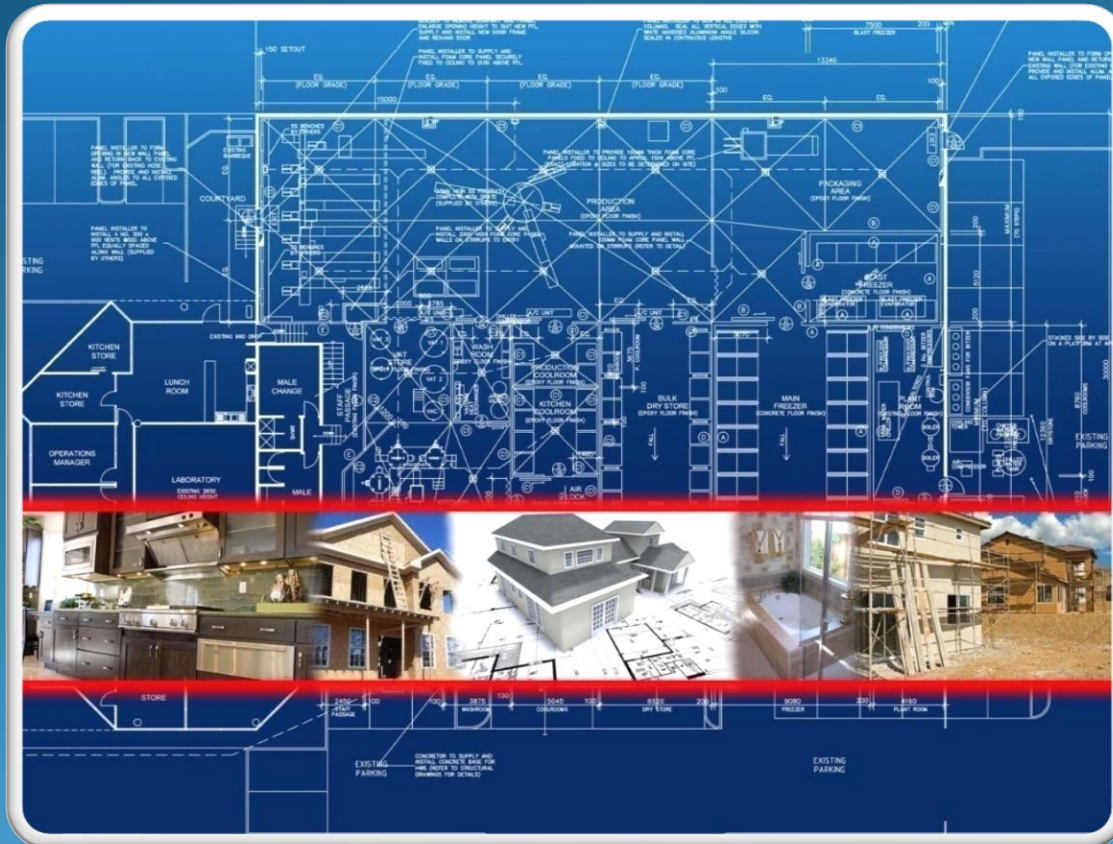
Sec. 54-4.34. Statement by owner; examination by assessor. Every owner of real property of the taxing district shall, on written request of the assessor, made by certified mail, render a full and true account of his name and real property and the income therefrom, in the case of income producing property, and produce his title papers, and he may be examined on oath by the assessor, and if he shall fail or refuse to respond to the written request of the assessor within 45 days of such request, or to testify on oath when required, or shall render a false or fraudulent account, the assessor shall value his property at such amount as he may, from any information in his possession or available to him, reasonably determine to be the full and fair value thereof. No appeal shall be heard from the assessor's valuation and assessment with respect to income-producing property where the owner has failed or refused to respond to such written request for information within 45 days of such request or to testify on oath when required, or shall have rendered a false or fraudulent account. The county board of taxation may impose such terms and conditions for furnishing the requested information, where it appears that the owner, for good cause shown, could not furnish the information within the required period of time. In making such a written request for information pursuant to this section the assessor shall enclose therewith a copy of this section.

(As amended by S. 12, Laws 1964, S. 1401, Laws 1976, effective May 15, 1976.)



LA REVALORIZACIÓN DE NEWARK

Propiedades en construcción



- Todos los inmuebles serán valorados a partir de su condición el 1 de Octubre, del año anterior de impuestos.
- Cuando una propiedad esta "lista para su uso" se le incluirán impuestos.
- El Asesor revisará la propiedad una vez finalizada e incluirá los permisos emitidos.

LA REVALORIZACIÓN DE NEWARK

Actualizaciones del proyecto e información de evaluación (cuando se complete) estarán disponibles en nuestro sitio web de Newark.



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 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
- FAQs

APPRAISAL SYSTEMS, INC.

[Click here for our current revaluations](#)

[Click here for our updated powerpoint presentation](#)




www.asinj.com