

The following is the definition of a Reassessment Program as described in the "Handbook for New Jersey Assessors":

"A reassessment 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 reassessment firm."

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



There is an erroneous assumption by some that a reassessment is a means by which a municipality increase 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."

Why a Reassessment?

- Ordered by County Board of Taxation
- Criteria used to determine need:
 - *last reval (2014)
 - *average ratio (81.55)
 - *coefficient of deviation (14.45)
 - *number of appeals

Other:

*changes in characteristics in areas or neighborhoods within the municipality and in individual properties

*economics (inflation and recession)

*fads (desirability of architecture, size of home, etc...)

*legislation (wetlands, pinelands, zoning, etc...)



For Example Purposes Only

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•Property A: 2023 Assessment = $250,000
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2023 Tax Rate = \$3.00/100

 $2023 \text{ Taxes} = (\$250,000 \times .0300) = \$7,500 \text{ Taxes}$

IF AVERAGE INCREASE FOR THE TOTAL TOWN IS 1.2 TIMES: TAX RATE WILL DECREASE BY 1.2 TIMES DUE TO REASSESSMENT ASSUMING BUDGET REMAINS THE SAME

2023 Tax Rate \$3.00 / 1.2 = \$2.50 Tax Rate for 2024 (Example Only)

•Property A: 2024 Assessment = \$300,000

2024 Tax Rate = \$2.50/100

 $2024 \text{ Taxes} = (\$300,000 \times .0250) = \$7,500 \text{ Taxes}$

Other Examples:

•Property A: 2024 Assessment = \$325,000 x .0250 = \$8,125 Taxes

2024 Assessment = $$275,000 \times .0250 = $6,875 \text{ Taxes}$



For Example Purposes Only

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•Property A: 2023 Assessment = $250,000
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2023 Tax Rate = \$3.00/100

 $2023 \text{ Taxes} = (\$250,000 \times .0300) = \$7,500 \text{ Taxes}$

IF AVERAGE INCREASE FOR THE TOTAL TOWN IS 1.7 TIMES: TAX RATE WILL DECREASE BY 1.7 TIMES DUE TO REASSESSMENT ASSUMING BUDGET REMAINS THE SAME

2023 Tax Rate \$3.00 / 1.7 = \$1.765 Tax Rate for 2024 (Example Only)

•Property A: 2024 Assessment = \$425,000

2024 Tax Rate = \$1.765/100

2024 Taxes = $(\$425,000 \times .01765) = \$7,500$ Taxes (Rounded)

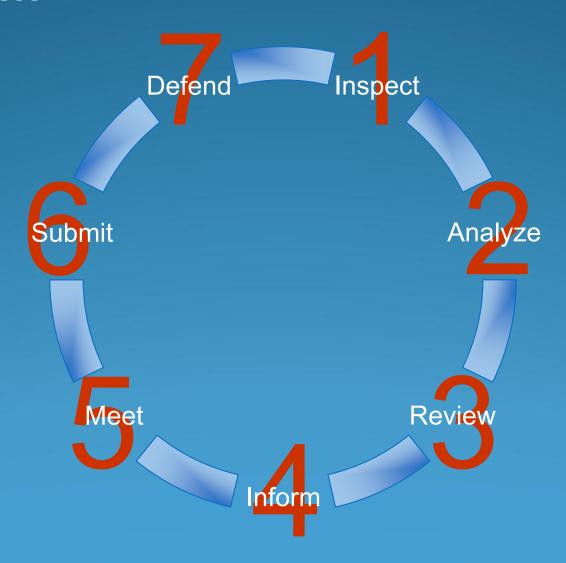
Other Examples:

•Property A: 2024 Assessment = $$460,000 \times .01765 = $8,119$ Taxes

 $2024 \text{ Assessment} = $390,000 \times .01765 = $6,884 \text{ Taxes}$



The Reassessment Process



Letter of Introduction with brochure

Inspect

 Mailed to address of record for all residential and vacant land owners.



TOWNSHIP OF HARDYSTON

OFFICE OF THE TAX ASSESSOR 149 Wheatsworth Rd, Suite A Hardyston, NI 07419

Scott I. Holzhauer, CTA, SCGREA

(973) 823-7020 x9401

Dear Property Owner:

The Sussex County Board of Taxation has directed the Township of Hardyston to undertake a Complete Reassessment Program beginning with tax year 2024 and continuing through 2028. This program will ensure uniform and equitable assessments throughout the manicipality, account for recent changes in the real estate market, and significantly reduce costly tax appeals. The Township has contracted with Appraisal Systems, Inc. (ASI) to assist in conducting the Reassessment Program.

During 2023, 100% of all properties will be inspected to establish the new assessments for Tax Year 2024. Then for the next 4 years after, 25% of the Township properties will be inspected each year in order to maintain accurate records. Regardless of the % of properties inspected in a given year - ALL properties in the municipality will be reassessed each year so that current market valuations are maintained. This process helps alleviate any drastic changes in value over time

Beginning in July 2023, inspectors from Appraisal Systems, Inc. will start 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 building. The first visit from an inspector will be unannounced between the hours of 9:00am and 5:00pm (Mon-Fri). If the property owner is not present at the first visit, the inspector will leave a card specifying a return date for 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 & vehicles will be registered with the Police Department and the Town 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 has been made. Please advise the occupants of any rental units you may own so they are prepared for the inspection.

The field inspectors will have a protective mask to wear if requested by the property owner. A contactless interior inspection using a video conference either during the first visit or a mutually scheduled time will also be an available option,

If your property has a unique condition that you feel influences the value, please send documentation to

Appraisal Systems, Inc., 17-17 Route 208N - Suite 210, Fairlawn, NJ 07410 - and it will be considered in the process

The new property values for Tax Year 2024 will all be determined based on their estimated market value as of October 1, 2023 (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 schedule a review with Appraisal Systems to discuss the valuation.

An online webinar explaining the reassessment process will be conducted on July 11, 2023. All residents will have the opportunity to watch this presentation about the Reassessment process and ask questions live. Please visit asini.com for the link to the webinar as the date gets closer. Click on "Current Revaluation Information" on the ASI homepage and follow the

Any inquiries with respect to the inspection and/or valuation procedure should be directed to Appraisal Systems, Inc. at (201) 493-8530. General info about the Reassessment process can be obtained from the ASI website at www.asini.com

HARDYSTON TOWNSHIP

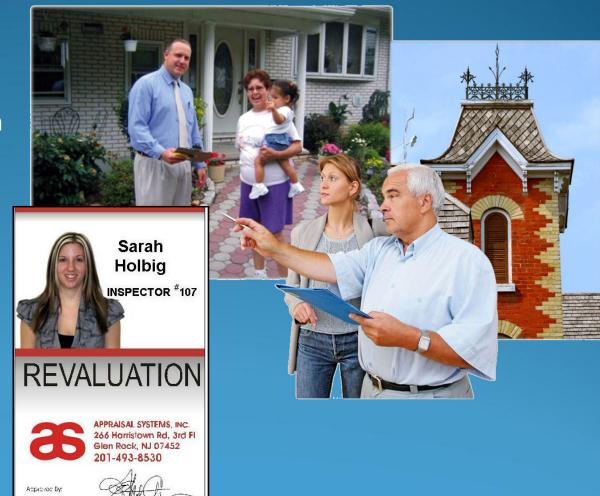
Little Affin Scott J. Holzhauer, CTA, SCGREA



Inspect

First visit - Introduction of Field Rep. to property owner

- •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.

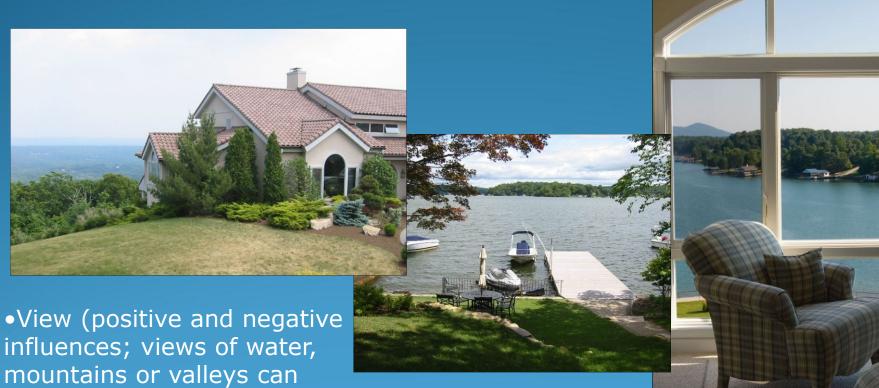


Inspect

First visit - Site Inspection & Outside Influences

•Economic loss due to outside influences (environmental nuisances and hazards.)

Topography (land contours and grades.)



influences; views of water, mountains or valleys can produce positive values, conversely a poor view can produce a value penalty.)



First visit - Site Inspection cont....

Inspect



- •Economic loss due to outside influences (such as High Tension wires.)
- •Immediately adjacent commercial or industrial properties, gas station, stores, schools, firehouses (can produce a value loss.)
- •High traffic streets (proximity to noise, fumes, congestion and accidents are also negative factors that are considered.)

First visit - Measure exterior

Inspect



- •The exterior of the residence is examined in detail, starting with the foundation, framing, exterior cover and roof.
- •The inspector will measure the exterior dimensions of the main improvement and all other structures on the property.

•The architectural style of the main improvement

is identified.

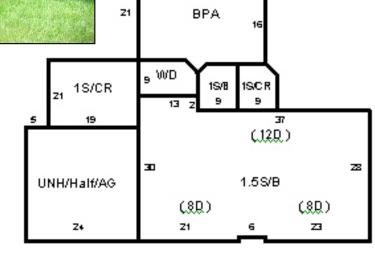


First visit - Measure exterior cont....

Inspect



- •A footprint of the house is drawn to scale.
- •The house is broken into sections







First visit - Style of the house

- Architectural style: the character of a building's form and ornamentation
- •There are five basic designs:
 - -One story
 - -One and One-half story
 - -Two story
 - -Split Level
 - -Bi-level
- •The architectural style of the main improvement is identified and its effect on property value is considered. Is the style in harmony with the neighborhood and market standards?





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.



First visit - Call Back

Inspect



- •If no one is home on the first visit, the inspector will leave a notice.
- •The notice will have an appointment for return visit.
- •The appointment will be in the evening (typically between 5pm-7pm.)
- •Some Saturdays may also be available.
- •The property owner can reschedule by calling the phone number on the card.

APPRAISAL SYSTEMS INC. 8 Cattano Ave., Morristown, NJ 07960	BLOCK: LOT: DATE:	
Dear Property Owner:		
A representative of Appraisal Systems was dance with our contract to revalue all prop Since we were unable to make an interior	erty located in the m	unicipality.
DAY: DATE: TIM	:INSPE	ECTOR #:
If you cannot accommodate us at this till between the hours of 10AM and 4PM to time.	me, please call (9 reschedule to a mu	73) 285-9940 tually convenient
In the event of inclement weather, th	is visit will have to t	be rescheduled.

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.

Inspect

First visit - Interior Inspection - Kitchens

•The quality and condition of the kitchen will be examined.



Inspect

First visit - Interior Inspection - Bathrooms

•The quality and condition of the bathroom will be examined.



Inspect

First visit - Interior Inspection - Basements/Attics

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





First Visit - Interior Inspection - COVID 19 Concerns

Due to ongoing COVID-19 concerns, inspectors will be supplied with protective gear while performing inspections

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.

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.



Second Visit - Estimate

- •If the callback appointment has not been rescheduled by the homeowner, the inspector will return at the scheduled day and time range.
- •If no one is home at the time of the second visit, the inspector will estimate the interior. The estimated information will be left with the property owner on a blue "estimate card."

•If the information is incorrect, the homeowner can call the number on the card to reschedule another interior inspection to correct any inaccuracies.

•Information can not be changed over the phone.

APPRA SYSTE	USAL	BLOCK:	
SYSTE	MS INC.	DATE:	
Dear Property Owne	n	TIME:	
	ppraisal Systems has ma ne. An exterior appraisal		
# of unit's:	# of Baths :	HV	AC:
Bath Quality:	Kitchen Quality:_	1/2 5	Story:
Basement:	Overall condition:		
	s incorrect, please call		
	rrange for an interior ins	pection.	

Condominium/Co-op/Townhouse Properties

•Same inspection process as residential properties. (Process will be coordinated with property manager if necessary.)

•Master deeds will be utilized to confirm size, layout, model and common elements.



Condominium/Co-op/Townhouse Properties

- •Same inspection process as residential properties. (Process will be coordinated with property manager if necessary.)
- •Master deeds will be utilized to confirm size, layout, model and common elements.
- •Same review process as other residential properties.



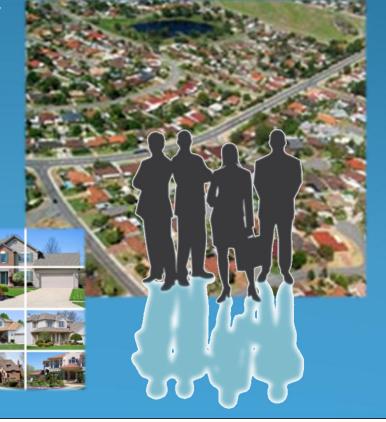
Neighborhood Development

Analyze

•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

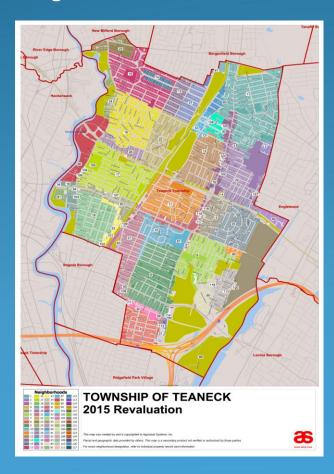
- -Similar style houses
- -Houses of similar utility
- -Similar age and size of houses
- -Similar quality of houses
- -Similar price range of houses
- -Similar land uses (zoning)







- •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.....)



Market Analysis & Review cont....

- •Reports are generated based upon information realized from the inspection of properties and the market sales analysis.
- •Assists in applying all market value indicators into a uniform standard that produces equitable values.







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66	13		2	201	615900	1698800	2314700	107	9.01		2	616500			616500		A200Y			0 A		5987		05/15/98	900000	150	69
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70	19.01		2	207	350600	482200	832800	32	23		2	451400		278600	730000		A202Y					2674		05/06/98	710000		103
78	4.01		2	100	563300	289500	852800	8	10		2	350800		191500	542300	203	A203Y	CL 18.5	1962	7 A	94Y	1898	286	07/31/98	540000	285	100
88	1		2	100	2552000	1161200	3713200	31	10		2	350800	100	198700	549500	203	A203Y	CL 18	1981	10 A	90Y	2140	257	01/07/98	432000	202	127
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136	1		2	300	476500	494900	971401	60	7		2	350800		175200	526000		A207Y			30 G		1995		09/15/97	525000		100
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Notification of Value

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APPRAISAL SYSTEMS, INC.

REAL ESTATE APPRAISAL SERVICES

MORRISTOWN OFFICE 8 CATTANO AVENUE MORRISTOWN, NJ 07960 GLEN ROCK OFFICE 266 HARRISTOWN ROAD-3RD FLOOR GLEN ROCK, NJ 07452 BRICK OFFICE 1608 ROUTE 88-SUITE 119 BRICK NJ 08724

Dear Property Owne

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 momerties 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 <u>TAX RATE WILL DECREASE</u> 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 mall 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



- 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.



Website



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.



Click here for our current revaluations

Click here for our updated powerpoint presentation



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.

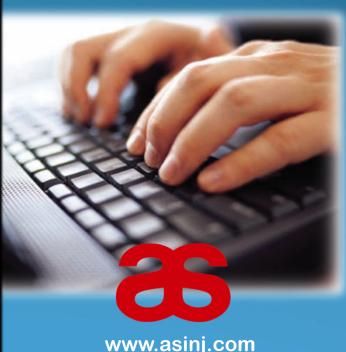
With over a quarter century of trust and professionalism that marks the history of ASI, you can be assured that you are in the hands of a team that prides itself on outstanding performance....year after year. Appraisal Systems' team is comprised of seventeen full time State Certified Real Estate Appraisers.

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

APPRAISAL SYSTEMS, INC

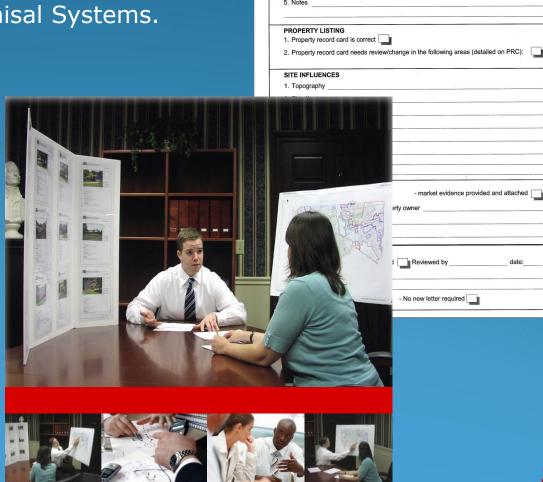






Informal Hearings

- •Opportunity to discuss your proposed assessment with a representative of Appraisal Systems.
- •One-on-one meeting by appointment.
- •Typically takes place in the municipal building.
- Meetings are held Monday-Saturday; Mornings, afternoons & evenings.





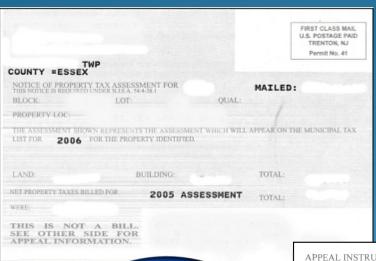
INFORMAL HEARING

1. Feels value too high ____ 2. Feels value should be_

3. Wanted information only - satisfied with explanation - no further notification needed



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.)

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

> Essex County Board of Taxation 50 South Clinton Street East Orange, NJ 07018

If the assessed value exceeds \$750,000, you have the option of filing your appeal directly with he Tax Court. Information for filing a complaint with the Tax Court may be obtained by ontacting the Tax Court of New Jersey at PO Box 972, Hughes Justice Complex, Trenton, New ersey 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:

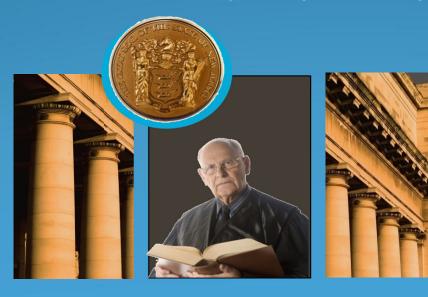
Do not multiply last year's property tax rate by the current year's assessed value to determine taxes for the current year.



Tax Appeal

- County appeal/State appeal.
- •Can not appeal comparing assessments.
- •Can not appeal taxes.
- Must prove value by use of comparable sales
- Appeal deadline:

-May 1 (newly revalued municipalities)
-April 1 (all others)



Form A-1 (6-02)	Essex Count 50 South Clin	on of Appeal y Board of Taxation ton Street, Suite 5200 . New Jersey 07018	Appeal Number
Property Class	(97)	New Jersey 07018 3) 395-8525	Filed Checked Fee Paid
NAME OF PETITIONE	R(Please type or	print)	Notified Heard
MAILING ADDRESS_			Daytime Telephone Number:
BLOCK	Q	UALIFIER	Lot Size
Municipality Name, telephone no., fax			ing and judgment if different than above:
SECTION I APPEAL	OF REAL PROPERTY VALUAT	ION (FILING DEADLINE	E-SEE INSTRUCTION SHEET)
TAX YEAR		or (I LL TO DE LO LE	our rolling richts
CURRENT	ASSESSMENT	REQUESTE	D ASSESSMENT
Land \$-		Land \$_	
Improvement \$_		Improvement \$_	
Abatement \$_		Abatement \$_	
Total \$_		Total \$_	
Purchase Pric Date of Purch	e \$ ase	Tax Cour	t Pending
REASON FOR APPEAL			
Block/Lot/Qualifier 1 2	ABLE SALES (See Instruction 9B) Property Location	Sale Price \$	Sale/Deed Date
3		- \$	
5		s	
SECTION III APPEAL	FOR DENIAL OF:		
 Veteran's Deduction 		5. Veteran 1	00% Disabled or Surviving Spouse of Vetera
 Veteran's/Servicep 	erson's Surviving Spouse Deduction	Farmland	Assessment Classification
 Senior Citizen Ded 	action	7. Abatemer	nt or Exemption -Religious, Charitable, etc.
4. Disabled Person/Su	rviving Spouse Deduction	8. REAP Pro	operty Tax Credit
MUNICIPALITY'S REA	ASON FOR DENIAL:		
			id assessment(s) to the correct assessable and Assessment Classification, Exemption
Date	_	Petitioner or	r Attorney for Petitioner
OnNUTLEY appeal. I certify that the am subject to punishmen	(Municipality) or upon the taxp foregoing statement made by me is	TION OF SERVICE dersigned, served up aver, personally or by re	pon the Assessor and the Clerk of gular mail or certified mail, a copy of thi the foregoing statement is willfully false, I
Date	_		Signature



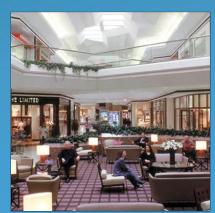
Commercial/Industrial Valuation

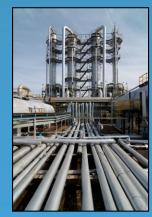
- •All commercial and industrial properties are valued using three approaches:
 - a. Cost Approach
 - b. Sales Comparison Approach
 - c. Income Capitalization Approach













Commercial/Industrial Valuation cont....

•Property owners are notified via certified mail which contains a demand for income & expense information.

INCOME & EXP	TH ORANGE VILLAGE PENSE STATEMENT usunt to N.J.S.A. 54:4-34)
Part I - Owner Information	Block Lot Qual
Fiscal Period from: / / to _ / /	Prop Address:
Name of Person Completing this form:	Owner:
Title / Position:	Date this form Completed:
	Signature:
Part II – Property Description	1
and the attached rental sheet). If the answer	Asse complete all sections of the form EXCEPT Part III r is NO, then please fill out the remainder of this statement pages and any attachments to the Assessor's Office.)
(2.2) Predominate Use of Building(s):	(2.3) Year of Construction:
(2.4) Year of Latest Major Renovation (over \$25,00	0): (2.5) Cost:
(2.6) Description of Work:	
(2.7) Avg Story Height of Building (feet):	(2.8) Total Floor Area of Building:
(2.9) Gross Floor Area (square footage) of Building	(s) by Section:
RETAIL OFFICE MANUFACT. BANK LABORATORY GAS/AUTO	WAREHOUSE RESTAURANT APARTMENT
(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, ste	ores, apts, etc.):
(2.15) Annual percent vacancy (Avg. over past 3 year	rs): (2.16) Is This Typical:
(2.17) Do any of the subsequent income and expense significantly from the property's normal operation	
If yes, please explain:	
Office of the	he Tax Assessor

PART III - STATEMENT OF INC	OME (please rea	d guidelines first) BL	LT
Potential Gross Income Refers	to the total annual	income from the rental of spa-	QL_ ce assuming that all space
is 100	% occupied. The	fair rental value of space occu	pied by the owner and/or
Expense Pass-ThruRcfcrs	ng manager would l	se included.	
expense rass-inrureten	may be reimburse	d for costs such as insurance,	to tenants. A property
items	that may be specific	nd under the lease.	taxes, unintres, and outer
Overage Rent Any p	ercentage rent paid	over and above the base annua	rental.
Other IncomeRefers	to income from se	rvices that are related to the op	peration of the real estate.
Exam parkin	ples of this would g fees, billboards, o	include income from laundry sellular towers or service, etc.	and vending machines,
POTENTIAL GROSS INC	OME (At 100% C	(ccupancy)	
(3.1) Potential Gross Incom-			
(3.1) Potential Gross Incom (3.2) Expense Pass-Thru (3.3) Overage Rent			
(3.3) Overage Rent			
(3.4) Other Income (3.5) Total Pot, Gross Incom	or food discuss 2.1. 2	4)	
		during the stated reporting per	iod
PART IV - STATEMENT OF EX	PENSES (please r	ead guidelines first)	
Expensesrefer t	o the periodic expe	nditures that are necessary to	naintain the real property
and co	entinue the product	ion of income. An alphabetic	listing of typical expense
items	is provided to aid y	ou in completing this section.	Be sure that the expenses
listed	apply only to the	operation of the real estate. I inder "Other Expenses".	f an expense item is not
DO NOT list ev	space is provided to nenses such as mort	nger Other Expenses . tgage interest and amortization.	denneciation income or
corpor	ate taxes, capital es	penditures, and salaries that ar	e not attributable to the
operat	ion of the real estat	ė.	
F		F	
(4.1) Advertising	AMOUNT (\$)	EXPENSE ITEM: (4.17) Rubbish Removal	AMOUNT (\$)
(4.2) Administrative		(4.18) Security	
(4.3) Decorating		(4.19) Sewer	
(4.4) Electric (4.5) Elevator Repain/Maint		(4.20) Snow Removal (*) (4.21) Supplies (office, clean)	
(4.6) Externinating		(4.21) Supplies (office, clean)	ng)
(4.7) Heat		(422) Wall	
(4.8) Insurance (fire)		OTHER EXPENSE ITEMS: (DESC	TRIBE)
(4.9) Insurance (all other)		(4.23)	
(4.10) Janitorial		(4.24)	
(4.11) Leasing Commissions (4.12) Management		(4.25)	
(4.12) Management (4.13) Payroll		(4.26)	
(4.14) Repair & Maint: Building		TOTAL OPERATING EXPENSES	
(4.15) Repair & Maint: Grounds			
(4.16) Roof Repair (*)		Please Complete Attache	d Rental Information
		Sheet for Tenants	
	000	Tax decessor	

the codes { } at the be addition to completing	u of com ottom of	you begin if pleting this f this form. If low informar	orm. Plea	se fill out	all appropr	iate section	as for each te	nant. Ref
#1. Tenant's Name (or trade name)	Loc. (1)	Lease Date	Term (# Yrs)	Type (2)	Unit SQ. FT.	Type of Space (3)	Annual Rent	RENT Po Sq. Ft.
							s	s
Who Pays The Expenses T = Tenant L = Landlo	rd S=Sp	dit		Options # / Yrs	Annual R Increases	ent (Explain)	# Mo. Free Rent	Work Letter [4
Tax Elec V	Ntr 🗀	Heat C	AM 🗀	- /				s
#2. Tenant's Name (or trade name)	Loc. (1)	Lease Date	Term (# Yrs)	Type {2}	Unit SQ. FT.	Type of Space (3)	Annual Rent	RENT Po Sq. Ft.
							s	s
Who Pays The Expenses T = Tenant L = Landle	rd S=Sp	elit		Options # / Yrs	Annual R	ent (Explain)	# Mo. Free Rent	Work Letter (4
Tax Elec V	Wtr 🔲	Heat C	:AM	7		(s
Tax Elec V	Vtr 🔲	Heat C	AM .	-	Unit	Type of	Annual	s
				7			Annual Rent	s
#3. Tenant's Name	Lee		Term	/ Type	Unit	Type of		S RENT P
#3. Tenant's Name	(I)	Lease Date	Term	/ Type	Unit	Type of Space (3)	Rent	S RENT P. Sq. Ft.
83. Tenant's Name (or trade name) Who Pays The Expenses T = Tenant L = Landlo	(I)	Lease Date	Term	Type [2]	Unit SQ. FT.	Type of Space (3)	Rent S # Mo. Free	S RENT P Sq. Ft. S Work
#3. Tenant's Name (or trade name) Who Pays The Expenses T = Tenant L = Landlo Tax Else v	Loc. (1)	Lease Date	Term (# Yrs)	Type [2] Options # / Yrs	Unit SQ. FT. Annual R Increases	Type of Space (3) eat (Explain)	S # Mo. Free Reat	S RENT P Sq. FL S Work Letter (4
83. Tenant's Name (or trade name) Who Pays The Expenses T = Tenant L = Landlo	Loc. (I)	Lease Date	Term (# Yrs)	Type [2]	Unit SQ. FT.	Type of Space (3)	Rent S # Mo. Free	S RENT P Sq. FL S Work Letter (4
83. Team's Name (or trade name) Who Pays The Expenses T = Tenant L = Landles Tax Else v 84. Tenant's Name	Lac. (I) rd S=Sp wtor	Lease Date	Term (#Yrs)	Type [2] Options # / Yrs	Unit SQ. FT. Annual R Increases	Type of Space (3) eat (Explain)	S # Mo. Free Reat	S RENT P. Sq. Ft. S Work Letter [4
83. Team's Name (or trade name) Who Pays The Expenses T = Tenant L = Landles Tax Else v 84. Tenant's Name	Loc. (1) Loc. (1)	Lease Date Heat Lease Date	Term (#Yrs)	Type [2] Options # / Yrs	Unit SQ. FT. Annual R Increases Unit SQ. FT.	Type of Space (3) eat (Explain) Type of Space (3)	Rent S # Mo. Free Rent Annual Rent	S RENT Po Sq. FL S Work Letter (4 S RENT Po Sq. FL

SENATE, No. 309 STATE OF NEW JERSEY

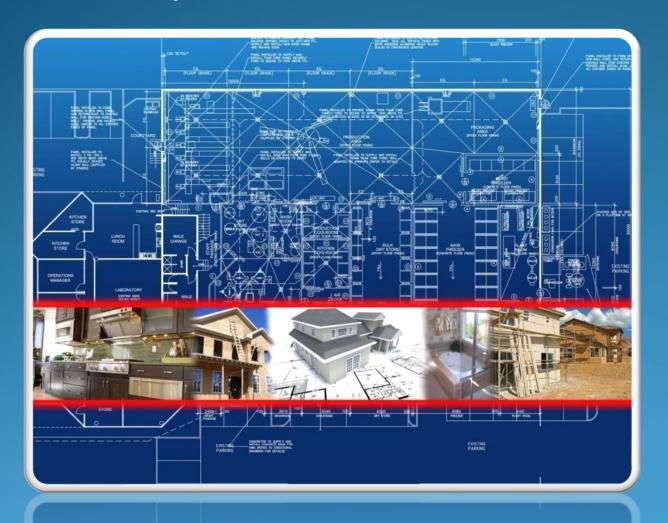
PRE-FILED FOR INTRODUCTION IN THE

By Senator Ewing

Sec. \$4.5.4. Statement by owner; examination by assessor-Every owner of real property of the turning district shall, ow written request of the assessor, made by certific malt; render as fill and true account of this name and real property and the income there from, in the case of income producing account of this name and real property and the income there from, in the case of income producing account of the property of the setting request of the assessor within 5.6 slays of fact request, or to testify or early when required, or shall render a false or fraudulent account, the assessor fault value is property at some amount as he may, from any information in this prosession or available to him, reasonably determine to be the fall and fair value thereof. No appeal shall be heard from, the assessor's valuation and assessment with respect to income-pointing property where the owner has falled or refused by respond to such written request for information within \$5 days of such request of the contract of the property of the prope



Properties Under Construction



- •All properties will be valued as of their condition on October 1, of the pre-tax year.
- •A property is considered to be taxable when it is "ready for its intended use."
- •The assessor will revisit the property upon completion and subject it to the Added Assessment list.



Project updates and assessment information

(when completed) available on the Hardyston page of our website



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