



TOWNSHIP OF HARDYSTON

OFFICE OF THE TAX ASSESSOR
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Tax Assessor

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September 2025

OWNER
STREET
CSZ

Block:
Lot:
Qual:
Location:

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. We are now entering year 3 of the program. This program will ensure uniform and equitable assessments throughout the municipality, 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 were 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.

In accordance with this requirement, your property is scheduled to be inspected in 2025 sometime in the coming months between September and November. The purpose of this inspection is to maintain accurate and current data regarding your property. Appraisal Systems, Inc. will be supplied with all current Property Record Cards (PRC's) maintained by the Assessor's Office and any recent construction permits issued by the Building Department. Appraisal Systems, Inc. representatives will carry photo identification and their names will be registered with the Police Department and the Township 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 when an interior inspection is made. Please advise the occupants of any rental units you may own so they are prepared for the inspection.

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., 139 Harristown Road, Suite 103, Glen Rock, NJ 07452 – and it will be considered in the process.

Regardless of when a property is visited during this program, the new property values for the 2026 tax year will be determined based on their estimated market value as of October 1, 2025 (the statutory date required by law). **It is important to note that while only 25% of properties are being inspected each year; all properties in town will be valued based on recent trends determined from a review of sales and rental activity within the past year.** All property owners will be notified by mail of their proposed assessed values and will have an opportunity to question/contest the values.

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.asinj.com**.

Sincerely,
HARDYSTON TOWNSHIP

Scott J. Holzhauer, CTA, SCGREA
Tax Assessor