



APPRAISAL SYSTEMS, INC.
REAL ESTATE APPRAISAL SERVICES

MORRISTOWN OFFICE
264 SOUTH STREET, Building 2, SUITE 1B
MORRISTOWN, NJ 07960

GLEN ROCK OFFICE
139 HARRISTOWN RD, SUITE 103
GLEN ROCK, NJ 07452
(201) 493-8530

March 2026

«OWNER_OWNER»
«OWNER_ADDRESS»
«OWNER_CITYSTATE» «OWNER_ZIP»

Block: «BLOCK»
Lot: «LOT»
Qual: «QUALIFIER»
Location: «PROPERTY_LOCATION»

Dear Property Owner:

As directed by the Essex County Board of Taxation and the New Jersey Division of Taxation, the Township of Fairfield is revaluing all real estate for the 2027 tax year to ensure uniform and equitable assessments. The Township 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 Township. In the upcoming months, inspectors from Appraisal Systems, Inc.(ASI) 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 ASI 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 on the first visit, the inspector will leave a card specifying a return date to do the interior inspection and will complete the exterior inspection of the property as it must be completed during daylight hours. The notice will also have a telephone number to call to reschedule this appointment if the time or date is not convenient.

ASI's representatives will carry photo identification and their names will be registered with the Township Clerk's office as well as with the Police Department. **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.

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

If your property has a unique condition that you believe may influence its value, please send documentation to: Appraisal Systems, Inc., 139 Harristown Rd – Suite 103, Glen Rock, NJ 07452, and it will be considered.

The new property values for 2027 will 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 ASI that provides general information regarding the 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,
TOWNSHIP OF FAIRFIELD

Kim Gillies-Bush
Kim Gillies-Bush, CTA
Tax Assessor

APPRAISAL SYSTEMS, INC.

Ernest Del Guercio
President