



CITY OF GARFIELD

111 OUTWATER LANE
GARFIELD, NEW JERSEY 07026-2694
WWW.GARFIELDNJ.ORG



City Hall: (973)-340-2000

Fax: (973) 340-5183

June 2026

**OWNER
STREET
CSZ**

Dear Property Owner:

As directed by the Bergen County Board of Taxation and the New Jersey Division of Taxation, the City of Garfield is revaluing all taxable 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 Reassessment program.

The first step of the Reassessment 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.'s representatives will carry photo identification and their names will be registered with the Police and the City 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., 139 Harristown Rd, Suite 103, Glen Rock, NJ 07452 or email us at garfield@asinj.com and it will be considered.

The new property values for 2027 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.

An online webinar explaining the reassessment process will be conducted on Tuesday, July 7, 2026, at 6:30 pm. All residents will have the opportunity to watch this presentation about the Reassessment process and ask questions live. Please visit asinj.com for the link to the webinar as the date gets closer. Click on "Current Revaluations" on the ASI homepage and follow the City of Garfield Link.

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

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

Sincerely,
CITY OF GARFIELD

Raymond Tighe
Assessor

APPRAISAL SYSTEMS INC.

Ernest Del Guercio
President