

Township of Livingston  
357 S. Livingston Avenue  
Livingston, NJ 07039



Lidia Dumytsch  
Tax Assessor

October 2018

«OwnersName»  
«OwnerAddr1»  
«OwnerAddr2» «ZipCode»

Block: «BlockNo»  
Lot: «LotNo»  
Qual: «QualCode»  
Loc: «PropLoc»

Dear Property Owner:

By order of the Essex County Board of Taxation, the Township of Livingston must revalue all real estate for the 2020 Tax Year. The revaluation of all property, to ensure uniform and equitable assessments, is required by State Law. In complying with this order, 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 coming months inspectors from Appraisal Systems, Inc. will visit your property, measuring and photographing the exterior of all buildings and inspecting the interior. In order to properly assess your property, it will be necessary for a representative of Appraisal Systems, Inc. to examine the interior. No photographs will be taken of the interior of the property. The first visit from an inspector will be between the hours of 9:00am and 5:00pm. If you are 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.


All representatives will be provided with photo identification authorized by the Township. Do not allow anyone to enter your home without proper identification. Owners of rental property should notify all tenants of the rental units that an interior inspection will be forthcoming by the firm. Owners/occupants will be requested to sign the field form verifying that the inspector made an interior inspection. If your property has a unique condition that influences value, please send documentation to Appraisal Systems, Inc., 266 Harristown Road, Suite 302, Glen Rock NJ, 07452 or email [livingston@asinj.com](mailto:livingston@asinj.com).

Enclosed is a brochure prepared by Appraisal Systems, Inc. addressing questions generally asked by property owners concerning revaluations. You may also visit the ASI website at: [www.asinj.com](http://www.asinj.com); and the Township of Livingston website at: [www.livingstonnj.org](http://www.livingstonnj.org), to find more information relevant to the revaluation process. In addition, a number of public meetings will be held throughout town at which the firm's representatives will provide information and answer questions about the revaluation process. The dates, times and locations of these meetings will be posted on the Town's website and in the West Essex Tribune.

After the appraisals have been completed, you will be notified of the valuation placed on your property as well as procedures to review the assessment with a qualified representative of the firm. Any inquiries regarding the inspection procedure should be directed to the firm at **(201) 493-8530**.

Sincerely,

  
Lidia Dumytsch, MPA, CTA  
Tax Assessor  
TOWNSHIP OF LIVINGSTON

  
Ernest F. Del Guercio  
CEO  
APPRAISAL SYSTEMS, INC.