

Office of the Assessor
THE TOWNSHIP OF LONG BEACH
6805 Long Beach Boulevard
Brant Beach, NJ 08008



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«street»
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Dear Property Owner:

September 2019

The Township of Long Beach has been ordered by the Ocean County Board of Taxation and the New Jersey Division of Taxation to perform a revaluation program to be implemented for **tax year 2021**. The revaluation will ensure uniform and equitable assessments throughout the municipality and account for recent changes in the real estate market. 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. Starting in late September 2019 inspectors from Appraisal Systems, Inc. will conduct an “off-season” visit to all properties, measuring and photographing the exteriors of all **accessible** buildings. This “off-season” visit from an inspector will occur Mondays-Saturdays and will be between the hours of 9:00am and 7:00pm. If property owners are home and available at the time of the “off-season” visit, an interior inspection will also be completed.

Inspectors will begin a secondary phase of “high-season” visits in March of 2020 at which time any properties that were unable to be inspected (either measured/photographed and/or have an interior inspection) during the initial “off-season” visit will be revisited. If the property owner is not present or available for the “high-season” visit starting in March 2020, the inspector will leave a card specifying a return appointment to complete the interior inspection. *For property security reasons, no cards will be left at properties after the “off-season” visit.* The “high season” visit notification card will also have a telephone number to call to reschedule this appointment if the time or date is not convenient. The initial “high season” visit will occur Mondays-Fridays between the hours of 9:00am and 5:00pm.

Appraisal Systems, Inc. inspectors will carry photo identification and their names will be registered with the Police Department and the Municipal Complex. **Please do not allow anyone to enter your home without proper identification.** You will be requested to sign the field form used by the inspector to acknowledge when an interior visit is completed. Please inform the occupants of any rental units you may own about the inspections as well.

The new property values for 2021 will be determined based on their estimated market value as of October 1, 2020 (the statutory date required by law). Property owners will be notified by mail of their proposed new assessed values after November 10, 2020.

Any inquiries with respect to the inspections and/or valuation procedure should be directed to Appraisal Systems, Inc. at **(201) 493-8530**. General information about the revaluation process as well as project updates can be found at the Appraisal Systems, Inc. website at **www.asinj.com**.

Very truly yours,
TOWNSHIP OF LONG BEACH

Tracy Hafner, CTA, Assessor

APPRAISAL SYSTEMS, INC

Ernest Del Guercio, CEO