

Borough of Lincoln Park

Office of the Assessor

34 Chapel Hill Road, Lincoln Park, New Jersey 07035

Phone-973-270-2063

clauver@bolp.org

July 2023

«owner»

«street»

«CSZ»

Property Location:«proploc»

Dear Property Owner:

The Morris County Board of Taxation and the New Jersey Division of Taxation has directed the Borough of Lincoln Park to undertake an annual Reassessment Program beginning with the tax year 2024 and continuing through 2028. This program will ensure uniform and equitable assessments throughout the municipality, account for the recent changes in the real estate market and significantly reduce costly tax appeals experienced in the past. The Borough has contracted with Appraisal Systems, Inc. to assist in conducting this Reassessment Program.

As a requirement of the annual reassessment program, 100% of all properties within the Borough need to be inspected in the first year. Inspectors will carry photo identification and are registered with the Police Department. Inspectors will be taking exterior photographs and measurements. An interior inspection is necessary to ensure the data utilized to value your home is accurate. Inaccurate data utilized to value your home may result in an inaccurate assessment of your home. If an inspector is not given the opportunity to do an interior inspection, interior information will be estimated. There are two ways an interior inspection can be performed:

- 1) A physical inspection where the inspector enters the home and does a complete walk through.**
- 2) A contactless interior inspection using a video conference either during the first visit or at a mutually convenient, scheduled time.**

If you are not present at the time of the first visit, the inspector will leave an interior inspection card which will include options for the interior inspection outlined above. If the onsite interior inspection is selected, 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., 17-17 Route 208 N, Suite 210, Fairlawn, NJ 07410 and it will be considered.

The new assessments for 2024 will be determined based on the estimated market value as of October 1, 2023 (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 discuss the assessment.

Any inquiries with respect to the inspection and/or valuation procedure should be directed to Appraisal Systems, Inc. at **(201) 493-8530**. General information about the reassessment process can be obtained from the Appraisal Systems, Inc. website at **www.asinj.com**.

Sincerely,

Christopher Lauver

Christopher Lauver, CTA
Tax Assessor