

The following is the definition of a Revaluation Program as described in the "Handbook for New Jersey Assessors":

"A Revaluation program seeks to spread the tax burden equitably within a taxing district by appraising property according to its true value and assessing it based upon such value. This is accomplished by the mass appraisal of all real property in the taxing district by an outside professional appraisal or Revaluation firm."

The following power point presentation was created by Appraisal Systems, Inc. to provide a basic outline of the Revaluation process. All rights are reserved.



There is an erroneous assumption by some that a Revaluation is a means by which a municipality increase property taxes.

Revaluations do not increase the total amount of revenue to be raised by taxation. The municipality only collects the amount of tax dollars that the four units of local government (local school, regional school, county government and municipal government) determine is

necessary to operate.

New Jersey's real property tax is ad valorem or a tax "according to the value." The State Constitution at Article VIII, Section 1, Par. 1 requires that all real property be assessed at the "same

standard of value." New Jersey Statutes at N.J.S.A. 54:4-23 establish the standard of property value to be the "full and fair value" or "true value" which is defined as "the price at which, in the assessor's judgement, each parcel of real property would sell for at a fair and bona fide sale."

### Why a Revaluation?

- Ordered by County Board of Taxation
- Criteria used to determine need:
  - \*last reval (2013)
  - \*average ratio (44.94%)
  - \*coefficient of deviation (28.78)
  - \*number of appeals

#### Other:

\*changes in characteristics in areas or neighborhoods within the municipality and in individual properties

\*economics (inflation and recession)

\*fads (desirability of architecture, size of home, etc...)





#### For Example Purposes Only

•Property A: 2024 Assessment = \$185,000

2024 Tax Rate = \$55.84/1000

 $2024 \text{ Taxes} = (\$185,000 \times 0.05584) = \$10,330 \text{ Taxes}$ 

IF AVERAGE INCREASE FOR THE TOTAL TOWN IS 2.0 TIMES: TAX RATE WILL DECREASE BY 2.0 TIMES DUE TO REVALUATION ASSUMING BUDGET REMAINS THE SAME

New Estimated Tax Rate \$55.84 / 2.0 = \$27.92 Tax Rate for following year (Example Only)

•Property A: New Assessment = \$370,000

New Tax Rate = \$27.92/1000

New Taxes =  $(\$370,000 \times .02792) = \$10,330 \text{ Taxes}$ 

#### Other Examples:

•Property A: New Assessment = \$400,000 x .02792 = \$11,168 Taxes

New Assessment =  $$340,000 \times .02792 = $9,493 \text{ Taxes}$ 



### For Example Purposes Only

•Property A: 2024 Assessment = \$185,000

2024 Tax Rate = \$55.84/1000

 $2024 \text{ Taxes} = (\$185,000 \times 0.05584) = \$10,330 \text{ Taxes}$ 

IF AVERAGE INCREASE FOR THE TOTAL TOWN IS 3.4 TIMES: TAX RATE WILL DECREASE BY 3.4 TIMES DUE TO REVALUATION ASSUMING BUDGET REMAINS THE SAME

New Estimated Tax Rate \$55.84 / 3.4 = \$16.42 Tax Rate for following year (Example Only)

•Property A: New Assessment = \$629,000

New Tax Rate = \$16.42/1000

New Taxes =  $(\$629,000 \times .01642) = \$10,330 \text{ Taxes (Rounded)}$ 

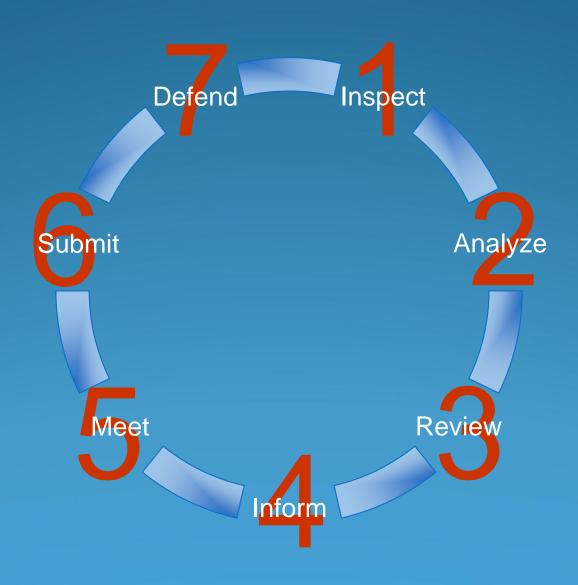
#### Other Examples:

•Property A: New Assessment = \$660,000 x .01642 = \$10,837 Taxes

New Assessment =  $$590,000 \times .01642 = $9,688 \text{ Taxes}$ 



The Revaluation Process



#### Letter of Introduction with brochure

Inspect

•Mailed to address of record for all residential and vacant land owners.

#### OF NEWARK

Mayor Ras J. Baraka

Department of Finance

Office of Assessmen

OWNER STREET CSZ

November 2024

A City We Can All Believe In

Frank Dallessio, CTA SCGREA Tax Assessor 920 Mayor Kenneth A. Gibson Blvd, Room 101 Newark, New Jersey 07102 Tel.: (973) 733-3950

#### Dear Property Owner

The Essex County Board of Taxation has ordered the City of Newark to revalue all 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 revaluation program.

The first step of the Revaluation 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 extentions 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 90.00m and 5.00pm. If the homeowener is not present at the first visit, the inspector will neve a earl 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 of due is not convenient.

Appraisal Systems, Inc. representatives will carry photo identification and their names will be registered with the Police Department and the City's Citeri's office. Please do not allow anyone to enter your house without praper 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., 17-17 Route 208N – Suite 210, Fairlawn, NJ 07410 and it will be considered.

The new property values will all be determined based on their estimated market value us of October 1, 2026 (the statutory date engined by law). All property owners will be notified by mail of their proposed assessed values and will have an opportunity to questionicontext the values.

Enclosed is a brochure prepared by Appraisal Systems, Inc. that provides general information regarding 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,

CITY OF NEWARK

Frank Dallesses

Frank Dallessie

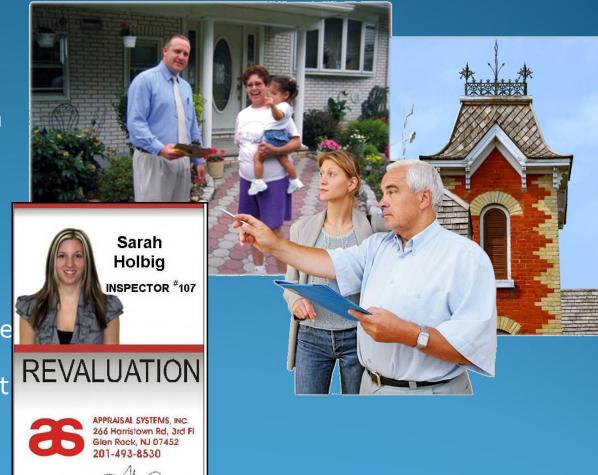
APPRAISAL SYSTEMS INC.

Rick Del Guercio President



First visit - Introduction of Field Rep. to property owner
Inspect

- •First visit between 9:00am-5pm
- •Each inspector is issued an ID authorized by the Police Dept.
- •Do not allow anyone in your home without this identification.
- •If you have any concerns, please call ASI at 201-493-8530 or the Newark City Police Department at 973-733-6000.



First visit - Site Inspection

Inspect





- •Economic loss due to outside influences (such as Flooding.)
- •Immediately adjacent commercial or industrial properties, gas station, stores, schools, firehouses (can produce a value loss.)
- •High traffic streets (proximity to noise, fumes, congestion and accidents are also negative factors that are considered.)

First visit - Measure exterior

Inspect



- •The exterior of the residence is examined in detail, starting with the foundation, framing, exterior cover and roof.
- •The inspector will measure the exterior dimensions of the main improvement and all other structures on the property.

•The architectural style of the main improvement

is identified.

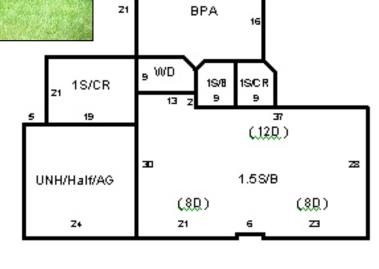


First visit - Measure exterior cont....

Inspect



- •A footprint of the house is drawn to scale.
- •The house is broken into sections







First visit - Style of the house

 Architectural style: the character of a building's form and ornamentation











•The architectural style of the main improvement is identified and its effect on property value is considered. Is the style in harmony with the neighborhood and market standards?

Inspect

First visit - Condition of the house



First visit - Call Back

Inspect



- •If no one is home on the first visit, the inspector will leave a notice.
- •The property owner can schedule an appointment at a mutually convenient time.
- •Some Saturdays may also be available.
- If an interior inspection is not made, information will be estimated

API REA	PRAISAL SYSTEMS, INC. LL ESTATE APPRAISAL SERVICES www.asinj.com	BLOCK: LOT: QUAL:	
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accurate. Inacc assessment of y	ection is necessary to ensure urate data utilized to value yo our home. If an inspector is nterior information will be es	our home may re not given the op	sult in an inaccurate
Please contact A range an interior	ppraisal Systems, Inc. within r inspection of your home at	(7) days of rece (201) 493-8530 b	pt of this card to ar- petween 10am and 5pm
Inspector #:	Date:	Time	

Inspect

First visit - Interior Inspection

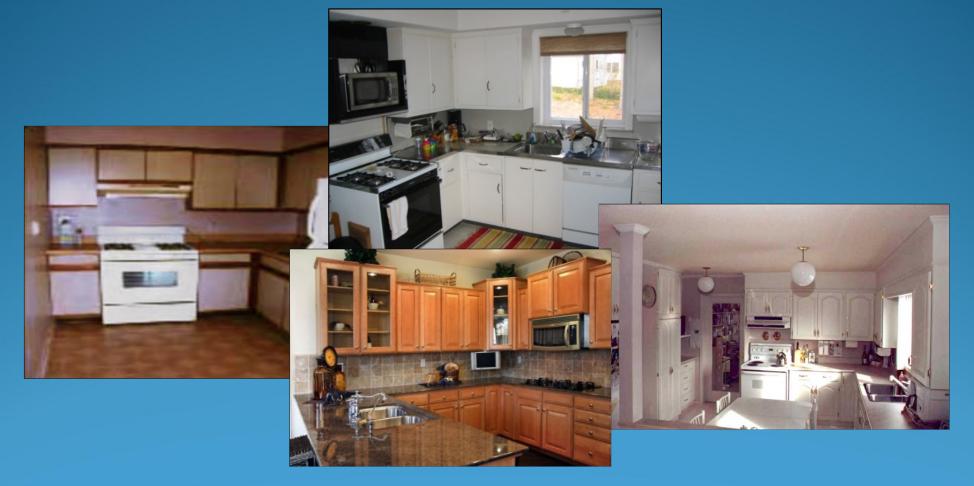


- •The interior of the residence is inspected next and takes approximately 5-15 minutes depending on the size of the house.
- •All levels of the home including the main floor, upper levels, attics (with fixed stairs) and basements will be inspected.
- •The inspector will also note the number of rooms, heat type, air conditioning, number/type of fireplaces, plumbing, and the percent of finish in attics and basements.



First visit - Interior Inspection - Kitchens

•The quality and condition of the kitchen will be examined.





First visit - Interior Inspection - Bathrooms

•The quality and condition of the bathroom will be examined.







Inspect

First visit - Interior Inspection - Basements/Attics

•The quality and condition of the basement and attic areas will be examined.



Inspect

First Visit - Interior Inspection - COVID 19 Concerns

Due to ongoing COVID-19 concerns, inspectors will be supplied with protective gear while performing inspections

If an inspector is not given the opportunity to do an interior inspection, interior information will be estimated which may result in an inaccurate assessment of your home.

There are 2 ways an interior inspection can be performed:

- 1) A physical inspection where the inspector enters the premises and does a complete walk through.
- 2) A contactless interior inspection using a video conference either during the first visit or a mutually convenient scheduled time
- •If no one is home at the time inspection, the inspector will leave an inspection card notice.

### Condominium/Co-op/Townhouse Properties

•Same inspection process as residential properties. (Process will be coordinated with property manager if necessary.)

•Master deeds will be utilized to confirm size, layout, model and common elements.

•Same review process as other residential properties.



### Condominium/Co-op/Townhouse Properties

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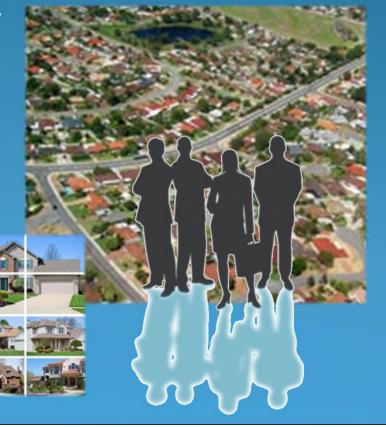
Neighborhood Development

Analyze

•The neighborhood is the immediate environment of the subject property. A neighborhood is defined by certain characteristics that are homogenous and differentiate it from other areas in the community.

Elements of homogeneity or similarity

- -Similar style houses
- -Houses of similar utility
- -Similar age and size of houses
- -Similar quality of houses
- -Similar price range of houses
- -Similar land uses (zoning)

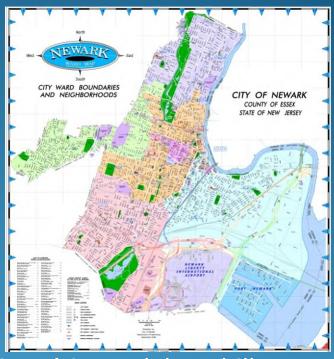


Neighborhood Development cont....



- •Neighborhoods are delineated for establishing land values.
- Neighborhood boundaries are often established by:





- Natural barriers (rivers, lakes, hills, etc.....)
- Political barriers (city limits, zone boundaries, school districts, etc....)
- Man made obstacles (streets and highways, rail lines, major utility rights of way, "green belts", etc.....)





Market Analysis & Review cont....

- •Reports are generated based upon information realized from the inspection of properties and the market sales analysis.
- •Assists in applying all market value indicators into a uniform standard that produces equitable values.







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#### Notification of Value



#### APPRAISAL SYSTEMS, INC.

REAL ESTATE APPRAISAL SERVICES

MORRISTOWN OFFICE 8 CATTANO AVENUE MORRISTOWN NJ 07950 GLEN ROCK OFFICE 266 HARRISTOWN ROAD 3RD FLOOF GLEN ROCK, NJ. 07452 BRICK OFFICE 1608 ROUTE 88-SUITE 11 BRICK, NJ 08724

Dear Property Owner

The revaluation of all property in the Township of Byram has been completed in accordance with the rules and regulations mandated by the State of New Jersey requiring all real property be appraised at its fair market value. We have made a complete analysis of all recent sales in order to accomplish this task and to determine the value of all properties as of October 1, 2008.

We are grateful for the cooperation you have shown while we were undertaking the task of ensuring that everyone is uniformly assessed.

#### THE FAIR MARKET VALUE OF YOUR PROPERTY IS: \$

This 2009 Revaluation has resulted in a change in your assessed valuation, as noted above. Do not apply the 2008 tax rate to this new proposed assessed value. While the 2009 TAX RATE WILL DECREASE as a result of the revaluation, the increase or decrease of your property taxes cannot be computed until the new tax rate is established in the spring of 2009.

If you desire to meet with one of our representatives to discuss your new 2009 assessed valuation, with respect to the current market value of your property, please call 1-800-994-1999 Monday through Friday from 10 AM to 4 PM in order to schedule an individual meeting. Scheduling must be arranged within ten days of the date of this letter.

These one-on-one conferences are designed to continue the information gathering process and may result in increased, decreased, or unchanged values depending upon the facts relevant to each individual case. No decision can or will be made at the time of your meeting. Appraisal Systems inc. staff along with the Municipal Assessor will consider the information obtained and notify you by mail with the outcome of the review. The time and location of the appointment will be confirmed at the time of your call.

Sincerely, APPRAISAL SYSTEMS, INC.

Ernest F. Del Guercio



- Mailed to address of record for all property owners.
- Date of mailing depends on the project schedule.
- Mailings usually occur at the end of the year or early into the next year.
- •Contains total assessment for property.
- •Contains instructions for setting up a meeting to review assessment.





#### Website



Since 1981, when Ernest F. Del Guercio Sr. founded Appraisal Systems, Inc., the firm has earned the confidence and respect of New Jersey assessors, administrators and elected officials.

The firm has been successful in providing a full spectrum of mass appraisal, professional real estate valuation, and consulting services with a Reputation for providing the highest quality, result driven appraisal services to our municipal and individual clients.



Click here for our current revaluations

Click here for our updated powerpoint presentation



The management team of Appraisal Systems, Inc., with an average of thirty years of broad and extensive experience, coupled with the use of the latest computer technology enmeshed in the analysis and appraisal process have been instrumental in the firm's success.

With over a quarter century of trust and professionalism that marks the history of ASI, you can be assured that you are in the hands of a team that prides itself on outstanding performance.....year after year. Appraisal Systems' team is comprised of seventeen full time State Certified Real Estate Appraisers.

High standards have been established for quality and integrity. The qualifications, experience and expertise represented on the following pages encompass those criteria which must be considered when engaging competent real estate appraisers.

OUR OFFICES
REVALUATION
APPRAISAL SERVICES
OTHER SERVICES
OUR STAFF
RELATED LINKS

APPRAISAL SYSTEMS, INC





www.asinj.com



### Informal Hearings

- •Opportunity to discuss your proposed assessment with a representative of Appraisal Systems.
- •One-on-one meeting by appointment.
- •Typically takes place in the municipal building.
- Meetings are held Monday-Saturday; Mornings, afternoons & evenings.



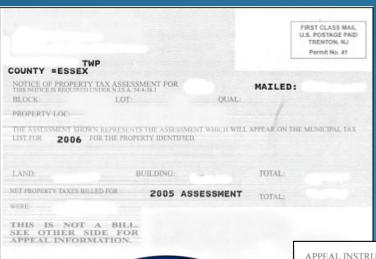


INFORMAL HEARING

3. Wanted information only - satisfied with explanation - no further notification needed



### Transmit Final Values to Municipality & County



- •Final values sent to Town and County
- •All information (data collection forms, property record cards, photographs, neighborhood map, correspondence, database, etc....) is given to Town.
- Official notification of final value from Municipality (via postcard.)



If you agree with the assessed value shown, no further action by you is required.

If you disagree with the assessed value shown, an appeal may be filed with the County Board of Taxation. Forms and instruction for filing an appeal may be obtained by contacting the Board

> Essex County Board of Taxation 50 South Clinton Street Suite 5200 East Orange, NJ 07018

If the assessed value exceeds \$750,000, you have the option of filing your appeal directly with he Tax Court. Information for filing a complaint with the Tax Court may be obtained by ontacting the Tax Court of New Jersey at PO Box 972, Hughes Justice Complex, Trenton, New ersey 08625.

Assessment appeals must be filed on or before April 1 of the current tax year. or 45 days from the date mailed, as it appears on the front of this notice, whichever date is later.

#### ADDITIONAL INSTRUCTIONS:

Do not multiply last year's property tax rate by the current year's assessed value to determine taxes for the current year.

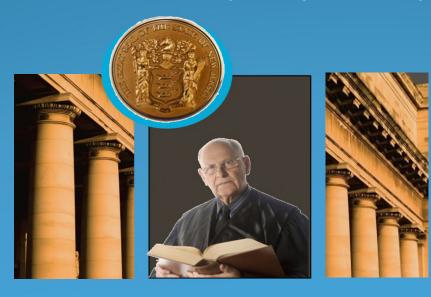




### Tax Appeal

- County appeal/State appeal.
- Can not appeal comparing assessments.
- •Can not appeal taxes.
- Must prove value by use of comparable sales
- Appeal deadline:

-May 1 (newly revalued municipalities)
-April 1 (all others)



	Petition of Appeal Essex County Board of Taxation 50 South Clinton Street, Suite \$200 East Orange, New Jersey 07015 (973) 395-3825	Appeal Number			
Property Class	(973) 395-8525	Filed Checked Fee Paid			
NAME OF PETITIONER		Notified			
MAILING ADDRESS(PI	ease type or print)	Heard			
		()			
	QUALIFIER	Lot Size			
Municipality	Property Location rson or attorney to be notified of hearing	and judgment if different than above			
SECTION I APPEAL OF REAL PROPERT	TY VALUATION (FILING DEADLINE-SI	EE INSTRUCTION SHEET)			
CURRENT ASSESSMENT	REQUESTED	ASSESSMENT			
Land 5	Land \$				
Improvement \$	Improvement \$				
Abatement \$	Abatement \$				
Total \$	Total \$				
Purchase Price S	Tax Court Pe	nding VES NO			
REASON FOR APPEAL:					
2	\$				
SECTION III APPEAL FOR DENIAL OF:  1. Veteran's Deduction  2. Veteran's Serviceperson's Surviving Spouse  3. Senior Citizen Deduction	Deduction 6. Farmland As 7. Abstement or Openity)				
SECTION III APPEAL FOR DENIAL OF:  1.	Deduction 6. Farmland As 7. Abatement or (Specify)  REAP Proper	sessment Classification  Exemption -Religious, Charitable, etc.			
SECTION III APPEAL FOR DENIAL OF:  1.  Veteran's Deduction  2.  Veteran's Serviceperson's Serviving Spoose  3.  Senior Clitices Deduction  4.  Disabled Person Serviving Spoose Deduction  MUNICIPALITY'S REASON FOR DENIAL:	Deduction 6. Farmiand As 7. Abstement or Gyently  8. REAP Proper	essment Classification Exemption -Religious, Charitable, etc.			
SECTION III APPEAL FOR DENIAL OF:  1. Veteran's Deduction 2. Veteran's Servicepron's Serviving Spoone 3. Senior Citizene Deduction 4. Disabled Person Serviving Spoone Deduction MUNICIPALITY'S REASON FOR DENIAL. Adriack copy of Denial Notice) WHEREFORE, Petitioner seeks judgment revalue of the said property and or granting the	Deduction 6. Farmland A: 7. Abstement of Opening S. REAP Proper ducing increasing (circle one) the said a	Exemption - Religious, Charitable, etc.  'ty Tax Credit			
SECTION III APPEAL FOR DENIAL OF:  1.  Veterran's Deduction 2.  Veterran's Pericepternen's Serviving Spous 3.  Sealor Citizen Deduction 4.  Disabled Person Serviving Spous Deduction MUNICIPALITY'S REASON FOR DENIAL: (Attach copy of Denial Natice) WHEREFORE, Peditioner seeks judgment revalue of the said property and/or granting the or Abatement.  Date	Deduction 6. Farmland As 7. Abstraces to 0.9409. 8. REAP Proper ducing increasing (circle one) the said a requested Deduction, Credit, Farmland Petitioner or Ai	estment Classification  Exemption - Religious, Charitable, etc.  by Tax Credit  Tax Credit  Superstaneously) to the correct assessable  Assessment(s) to the correct assessable  Assessment Classification, Exemptio  torney for Petitioner			
SECTION III APPEAL FOR DENIAL OF:  1. Veteran's Deduction 2. Veteran's Perioder periode Serviving Sponse 3. Senior Citizen Deduction 4. Disabled Person-Serviving Sponse Deduction MUNICIPALITY'S REASON FOR DENIAL. (Attach copy of Denial Notice) WHEREFORE, Peditioner seeks judgment revalue of the said property and/or granting the or Abatement.  Date  On 2006  NUTLEY Amnicipality or appeal Lectify that the foregoing statement in appeal Lectify statement in the property of the person of	Deduction 6. Farmland A: 7. Abstraces to 09-09-09 8. REAP Prope  Succing increasing (circle one) the said a requested Deduction, Credit, Farmland Fertification of Petitioner of Action of Petitioner of	Exemption Religious, Charitable, etc.  by Tax Credit  Tax Credit  Tax Credit  Tax Credit  Tax Credit  Texture of the correct assessable Assessment Classification, Exemptio  torney for Petitioner  the Assessor and the Clerk of ar and or certified mail a copy of the			
4. Disabled Person Surviving Spouse Deduction MUNICIPALITY'S REASON FOR DENIAL. (Attack copy of Denial Notice) WHEREFORE, Peditioner seeks indepment revalue of the said property and/or granting the or Abatement.  Date	Deduction 6. Farmland A: 7. Abstenset of Opendy  8. REAP Proper  S. REAP Proper  Buting increasing (circle one) the said a requested Deduction, Credit, Farmland CERTIFICATION OF SERVICE I, the undersigned, served upon populate happare, personally or by adde by me is true. I am aware that if the	Exemption Religious, Charitable, etc.  by Tax Credit  Tax Credit  Tax Credit  Tax Credit  Tax Credit  Texture of the correct assessable Assessment Classification, Exemptio  torney for Petitioner  the Assessor and the Clerk of ar and or certified mail a copy of the			



### Commercial/Industrial Valuation

- •All commercial and industrial properties are valued using three approaches:
  - a. Cost Approach
  - b. Sales Comparison Approach
  - c. Income Capitalization Approach











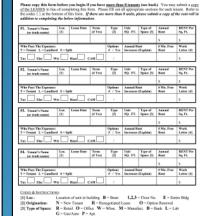


#### Commercial/Industrial Valuation cont....

•Property owners are notified via certified mail which contains a demand for income & expense information.

TOWNSHIP OF SOUTH ORANGE VILLAGE INCOME & EXPENSE STATEMENT (Request Made Persunet to N.J.S.A. 54-4-34)									
Part I - Owner Information	Block Lot Qual								
Fiscal Period from: / / to _ / /	Prop Address:								
Name of Person Completing this form:	Owner:								
Title / Position:	Date this form Completed:								
Dustine Phone:	Signature:								
Part II - Property Description									
(2.1) Is this property 100% OWNER OCCUPIED: (If the answer to this question is YES, plea and the attached rental sheet). If the arower	Se complete all sections of the form EXCEPT Part III is NO, then please fill out the remainder of this statement pages and any attachments to the Assessor's Office.)								
(2.2) Predominate Use of Building(s):	Predominate Use of Building(s):								
(2.4) Year of Latest Major Renovation (over \$25,000	Year of Latest Major Renovation (over \$25,000): (2.5) Cost:								
(2.6) Description of Work:	Description of Work:								
(2.7) Avg Story Height of Building (feet):	Avg Stery Height of Building (feet): (2.8) Total Floor Area of Building:								
(2.9) Gross Floor Area (square footage) of Building	Gross Floor Area (square footage) of Building(s) by Section:								
RETAIL OFFICE BOOK LARGEAUGEY GAS/MOTO	WAREHOUSE RESTAUGUST APAREMENT								
(2.10) Total Sq Ft area of basement:	(2.11) Sq Ft of Basement Finish:								
(2.12) Elevator: YES NO	(2.13) Sprinklers: YES NO								
(2-14) Total number of RENTAL UNITS (offices, sto	Total number of RENTAL UNITS (offices, stores, apts, etc.):								
(2.15) Annual percent vacancy (Avg. over past 3 year	Annual percent vacancy (Avg. over past 3 years): (2.16) Is This Typical:								
(2.17) Do any of the subsequent income and expense significantly from the property's normal operation									
If yes, please explain:									
Office of th	he Tax Assessor								

PART III - STATEMENT OF INCOME (4)	ease read guidelines first) BLLT						
PART III - STATESHEST OF INCOME OF	QL						
Between Committee Refer to the total	armual income from the rental of strace assuming that all strace						
	d. The fair rental value of space occurried by the owner and/or						
	would be included.						
	that is received for additional charges to tenants. A property						
	imbursed for costs such as insurance, taxes, utilities, and other						
	specified under the lease.						
Oversee Rent Any percentage r	ent maid over and above the base annual rental.						
Other Income Refers to income	from services that are related to the operation of the real estate.						
Examples of thi	s would include income from laundry and vending machines.						
	boards, cellular towers or service, etc.						
paring see, our							
POTENTIAL GROSS INCOME (A)	MAN. Ownerson						
POTESTIAL GROSS INCOME (AL	1997's Occupancy)						
0.000.000.00							
(3.1) Potential Gross Income							
(3.3) Overage Rent							
(3.4) Other Income							
(3.5) Total Pet. Gross Income (add line	s 3.1 - 3.4)						
(3.6) Total of ACTUAL INCOME REI	EIVED during the stated reporting period						
PART IV - STATEMENT OF EXPENSES	whose road exidelizes forth						
PART IT - STATEMENT OF EAFERGES	preise resu gamennes misty						
Francisco	dic expenditures that are necessary to maintain the real property						
Expensesreser to the perior	production of income. An alphabetic listing of typical expense						
ficets to provided	to aid you in completing this section. Be sure that the expenses						
	to the operation of the real estate. If an expense item is not						
listed, space is pr	ovided under "Other Expenses".						
DO NOTlist expenses such	as mortgage interest and amortization, depreciation, income or						
componente taxes, o	opital expenditures, and solaries that are not attributable to the						
operation of the r	eal estate.						
EXPENSE FIRM: AMOUNT	(S) EXPENSE TIESE: AMOUNT (5)						
(4.1) Advertising	(4.17) Robbish Removal						
64.75. Administration	(4.18) Security						
(4.3) Decorating							
	(4.20) Snow Removal (*)						
(4.5) Elivator Repair/Maint	(4.21) Supplies (office, cleaning)						
(4.6) Externisolog	(4.22) Water						
(4.7) Heat							
(4.9) Insurance (fin) (4.9) Insurance (all other)	OTHER EXPENSE PRINTS (DESCRIPE)						
(4.9) Insurance (all other)	(4.23)						
(4.18) Junitorial (4.11) Leasing Commissions	(4.24) (4.25) (4.26)						
	(4.25)						
	(4.0)						
(4.12) Management							
(4.15) Provid	Total Orcaring Parissis						
(4.17) Payroll (4.14) Repair & Maire: Building	TOTAL OPERATING EXPENSES						
(4.13) Payroll (4.14) Repair & Maint: Building (4.15) Repair & Maint: Grounds							
(4.17) Payroll (4.14) Repair & Maire: Building	Please Complete Attached Rental Information						
(4.13) Payroll (4.14) Repair & Maint: Building (4.15) Repair & Maint: Grounds							



RENTAL INFORMATION SHEET (Page 1 of 2) BL\_\_\_\_\_\_ LT\_\_\_\_ QL\_\_\_

#### SENATE, No. 309 STATE OF NEW JERSEY

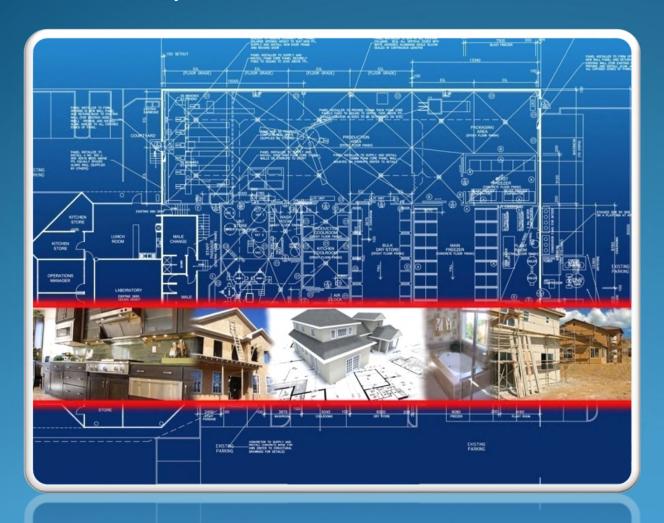
PRE-FILED FOR INTRODUCTION IN THE 1976 SESSION By Senator Ewing

#### [9 94-913]

Sec. 54-54-3. Statement by owner; examination by assessors-Everyowner of real property of the taxing district shall, no written request of the assessor, and by credition and, under a still and true question that the contract of the contra



#### Properties Under Construction



- •All properties will be valued as of their condition on October 1, of the pre-tax year.
- •A property is considered to be taxable when it is "ready for its intended use."
- •The assessor will revisit the property upon completion and subject it to the Added Assessment list.

Project updates and assessment information

(when completed) available on the Newark page of our website



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