

BOROUGH OF CHESTER

OFFICE OF THE TAX ASSESSOR

50 North Road
Chester, NJ 07930

Joseph J. Pisauero, CTA
Tax Assessor

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May 2025

OWNER
STREET
CSZ

Block:
Lot:
Qual:
Location:

Dear Property Owner:

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

An inspection of the interior of 20% of the Borough's properties must be attempted each year (2024-2028). Regardless of the percentage of properties inspected in this time frame - ALL properties in the municipality will be reassessed each year to assure current market valuations are maintained. This process helps assure that drastic changes in value are avoided over time.

In accordance with this requirement your property is scheduled to be inspected in the near future. The purpose of this inspection is to maintain accurate and current data regarding your property. Appraisal Systems, Inc. will be supplied with all current Property Record Cards (PRC's) maintained by the Assessor's Office and any recent construction permits issued by the Building Department. Appraisal Systems, Inc. representatives will carry photo identification and their names will be registered with the Police Department and the Borough 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 when an interior inspection is made. Please advise the occupants of any rental units you may own so they are prepared for the inspection.

The field inspectors will have a protective mask to wear if requested by the property owner. A contactless interior inspection using a video conference either during the first visit or a mutually convenient scheduled time will also be an available option.

If your property has a unique condition that you feel influences value, please send documentation to Appraisal Systems, Inc., 17-17 Route 208, Suite 210, Fairlawn NJ, 07410 and it will be considered in the process.

Regardless of when a property is visited during this program, the new property values for the 2026 tax year will be determined based on their estimated market value as of October 1, 2025 (the statutory date required by law). **It is important to note that while only 20% of properties are being inspected each year; all properties in town will be valued based on recent trends determined from a review of sales and rental activity within the past year.** All property owners will be notified by mail of their proposed assessed values and will have an opportunity to question/contest the values.

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,

BOROUGH OF CHESTER



Joseph J. Pisauero, CTA