



OFFICE OF THE TAX ASSESSOR
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OWNER
STREET
CSZ

Dear Property Owner:

The Morris County Board of Taxation has directed the Town of Boonton to undertake a Complete Reassessment Program beginning with tax year 2027 and continuing through 2031. The goals of this program are to ensure uniform and equitable assessments throughout the municipality, account for recent changes in the real estate market, and significantly reduce costly tax appeals. The Town has contracted with Appraisal Systems, Inc. (ASI) to assist in conducting the Reassessment Program.

Toward the end of 2025 and throughout 2026, 100% of all properties will be inspected to establish the new assessments for Tax Year 2027. Then, for the next 4 years after, 25% of the Town properties will be inspected each year in order to maintain accurate records. Regardless of the % of properties inspected in a given year, ALL properties in the municipality will be reassessed each year (2028-2031) in order to maintain current market values. This process helps alleviate any drastic changes in value over time.

Beginning in October 2025, inspectors from Appraisal Systems, Inc. will start to visit ALL properties, measuring and photographing the exteriors 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 building. The first visit from an inspector will be unannounced between the hours of 9:00am and 5:00pm (Mon-Fri). If the property owner is not present at the first visit, the inspector will leave a card specifying a return date for the interior inspection. The notice will also have a telephone number to call and reschedule this appointment if the time or date is not convenient.

Appraisal Systems Inc. representatives will carry photo identification, and their names & vehicles will be registered with the Police Department and the Town 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 that an interior inspection has been made. Please advise the occupants of any rental units you may own so they are prepared for the inspection.

A contactless interior inspection using a video conference either during the first visit or a mutually scheduled time will also be an available option.

If your property has a unique condition that you feel influences the value, please send any documentation to:
Appraisal Systems, Inc., 139 Harristown Road, Suite 103, Glen Rock, NJ 07452 – and it will be considered in the process.

The new property values for Tax Year 2027 will all be determined based on their estimated market value as of October 1, 2026 (the statutory date required by law). All property owners will be notified by mail of their proposed new assessed values and will have an opportunity to schedule a review with Appraisal Systems to discuss the valuation if desired.

An online webinar explaining the reassessment process will be conducted on September 29, 2025 at 7:00PM.
All residents will have the opportunity to watch this presentation about the Reassessment process and ask questions live. Please visit asinj.com for the link to the webinar as the date gets closer. Click on “Current Revaluations” on the ASI homepage and follow the Boonton Link.

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

Sincerely,

TOWN OF BOONTON

Scott J. Holzhauer, CTA, SCGREA
Tax Assessor