



Township of  
**MAHWAH, NJ**

DIVISION OF ASSESSMENT  
ANTHONY J. RINALDI JR, Assessor  
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Fax (201) 251-9432  
Email: arinaldi@mahwahtwp.org

February 2026

«Owner»  
«Street»  
«CSZ»

Dear Property Owner:

As directed by the Bergen County Board of Taxation and the New Jersey Division of Taxation, the Township of Mahwah is revaluing all taxable real estate for the 2027 tax year to ensure uniform and equitable assessments. The Township has contracted Appraisal Systems, Inc. to assist in conducting the Reassessment program.

The first step of the Reassessment process is the inspection of all properties in the Township. In the coming months inspectors from Appraisal Systems, Inc. will 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 property. The first visit from an inspector will be between the hours of 9:00am and 5:00pm. If the homeowner is not present on the first visit, the inspector will proceed with the exterior inspection and leave a card 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 or date is not convenient. Contactless interior inspections using a video conference will be available at the request of the property owner.

Appraisal Systems, Inc., representatives will carry photo identification, and their names will be registered with the Police Department and the Township 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.

**If your property has a unique condition that influences value, please send documentation to Appraisal Systems, Inc., 139 Harristown Rd – Suite 103, Glen Rock, NJ 07452, or email [mahwah@asinj.com](mailto:mahwah@asinj.com) and it will be considered.**

The new property values for 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 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 by visiting the Mahwah Township website at [mahwahtwp.org](http://mahwahtwp.org) or from the Appraisal Systems, Inc. website at [www.asinj.com](http://www.asinj.com).

Sincerely,  
**APPRAISAL SYSTEMS, INC.**

Ernest Del Guercio  
President

**TOWNSHIP OF MAHWAH**

Anthony Rinaldi, CTA  
Tax Assessor