

BOROUGH OF OAKLAND

OFFICE OF THE TAX ASSESSOR
Municipal Plaza, Oakland, NJ 07436

Scott J. Holzhauer, CTA, SCGRE
Tax Assessor

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August 2026

OWNER
STREET
CSZ

Block:
Lot:
Qual:
Location:

Dear Property Owner:

In 2020 the Bergen County Board of Taxation directed Oakland to undertake a Complete Reassessment Program effective for tax year 2022 and continuing through 2026. That program has been completed. We are now entering another 5-year program (2027-2031), with this being year 1 in the 2nd cycle. The purpose of this program is to ensure uniform and equitable assessments throughout the municipality and account for any recent changes in the real estate market. The Borough has contracted with Appraisal Systems, Inc. to assist in conducting the Reassessment Program.

Since this is a new reassessment cycle, at least 20% of the Borough's properties must now be reinspected each year as per NJ Division of Taxation requirements. Regardless of the percentage of properties inspected in any given year over this time frame, ALL properties in the municipality will be reassessed each year to ensure current market valuations are maintained.

In accordance with this reinspection requirement, your property is scheduled to be inspected in 2026 sometime in the coming months between September and November. 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.'s representatives will carry photo identification, and their names will be registered with the Police Dept. 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.

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.

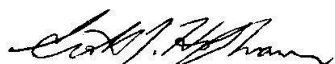
If your property has a unique condition that you feel influences the value, please send documentation to:
Appraisal Systems, Inc., 139 Harristown Road, Suite 103, Glen Rock, NJ 07452 – and it will be considered in the process.

Regardless of when a property is visited during this 5-yr program, new assessments for 2027 will be determined on ALL properties based on the estimated market value as of October 1, 2026 (the statutory date by law). While only 20% (+/-) of properties are being inspected each year - ALL properties in town will be revalued based on recent trends from a review of sales and rental activity within the past year. **All property owners will be notified by mail of their proposed new assessed values and will have an opportunity to review and/or contest their assessment (instructions will be included on value letter).**

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

Sincerely,

BOROUGH OF OAKLAND



Scott J. Holzhauer, CTA, SCGRE
Tax Assessor