

THE REVALUATION OF MINE HILL



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.



THE REVALUATION OF MINE HILL

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."

THE REVALUATION OF MINE HILL

Why a Revaluation?

- Ordered by County Board of Taxation
- Criteria used to determine need:

- *last reassessment (2011)

- *average ratio (60.72)

- * 2025 C.O.D. (10.43)

- *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...)

- *legislation (wetlands, pinelands, zoning, etc...)



THE REVALUATION OF MINE HILL

For Example Purposes Only

- Property A: 2026 Assessment = \$280,000

2026 Tax Rate = \$2.500/100

2026 Taxes = (\$280,000 x .02500) = \$7,000 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

2026 Tax Rate \$2.500 / 2.0 = \$1.250 Tax Rate for 2027 (Example Only)

- Property A: 2027 Assessment = \$560,000

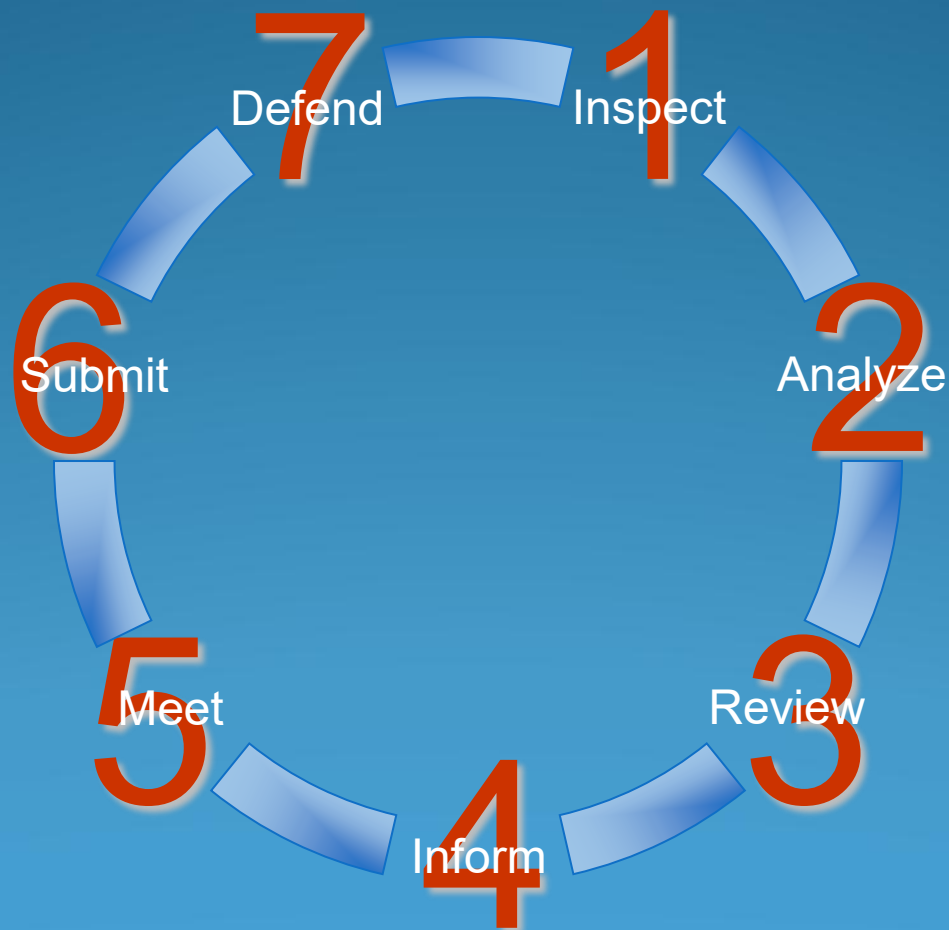
2027 Tax Rate = \$1.250/100

2027 Taxes = (\$560,000 x .01250) = \$7,000 Taxes



THE REVALUATION OF MINE HILL

The Revaluation Process



THE REVALUATION OF MINE HILL

1
Inspect

Letter of Introduction with brochure

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

**TOWNSHIP OF WASHINGTON**
OFFICE OF THE TAX ASSESSOR
350 HUDSON AVENUE, TOWNSHIP OF WASHINGTON, BERGEN COUNTY, NJ 07676
TELEPHONE 201-664-1292 FAX 201-664-8281

December 19, 2024 ☐

Dear Property Owner:

The Bergen County Board of Taxation and the New Jersey Division of Taxation have directed the Township of Washington to undertake the Reassessment Program beginning with the tax year 2026 and continuing through 2030. This program will ensure uniform and equitable assessments throughout the municipality and account for the recent changes in the real estate market. The Township has contracted Appraisal Systems, Inc. to assist in conducting the Reassessment Program.

Following this initial assessment, 25% of the properties will be inspected each year. It is important to note that while only 25% of properties will be inspected each year, all properties in town will be reassessed to ensure current valuations are maintained. This process helps ensure that drastic changes in value are avoided.

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. If an inspector is not given the opportunity to perform an interior inspection, interior information will be estimated. 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. recently conducted background checks consisting of social security numbers, criminal, and motor vehicle records on the field inspectors. The field inspectors 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., 17-17 Route 208 North, Suite 210, Fair Lawn, NJ 07410, and it will be considered.

The new property values for 2026 will be determined based on their estimated market value as of October 1, 2025 (the date required by law). All property owners will be notified by mail of their proposed assessed values and will have the opportunity to question contest the values.

An online webinar explaining the Reassessment process will be conducted on January 16, 2025 at 6:30pm. All residents have the opportunity to watch this presentation about the Reassessment process and ask questions live. Visit www.asini.com for the link to the webinar as the date gets closer. Click on "Current Revaluation Information" on the homepage and follow the Township of Washington link.

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 ASI website at www.asini.com.

Sincerely,
APPRAISAL SYSTEMS, INC.

Rick Del Guercio
President

TOWNSHIP OF WASHINGTON

Sarah Holbig, CTA
Tax Assessor



THE REVALUATION OF MINE HILL

1 Inspect

First visit - Introduction of Field Rep. to property owner

- First visit between 9:30am-5pm
- Each inspector is issued an ID authorized by the Police Dept.
- Do not allow anyone in your home without this identification.
- Call Police Department *before* allowing anyone in your home if you have any concerns.



THE REVALUATION OF MINE HILL

1 Inspect

First visit – Site Inspection & Outside Influences

- Economic loss due to outside influences (environmental nuisances and hazards.)
- Topography (land contours and grades.)



- View (positive and negative influences; views of water, mountains or valleys can produce positive values, conversely a poor view can produce a value penalty.)



THE REVALUATION OF MINE HILL

1 Inspect

First visit – Site Inspection cont....



- Economic loss due to outside influences (such as High Tension wires.)
- 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.)

THE REVALUATION OF MINE HILL

1 Inspect

First visit – Measure exterior

- 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.



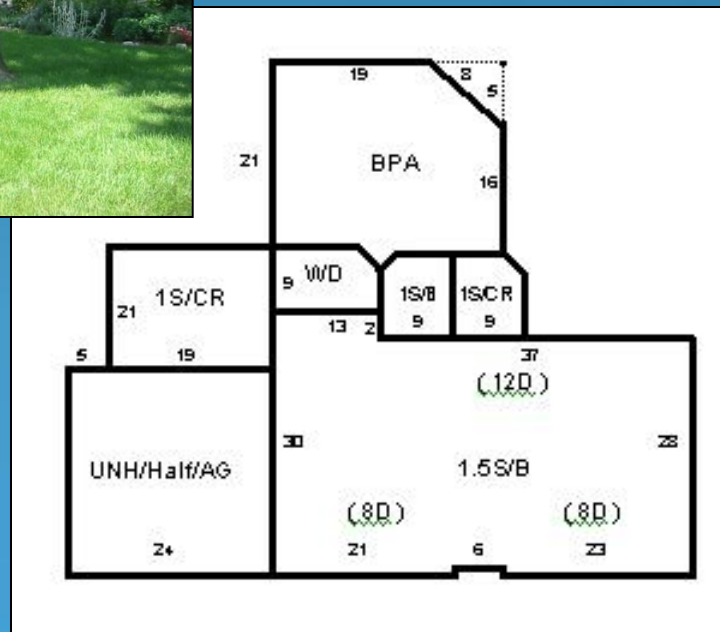
THE REVALUATION OF MINE HILL

1 Inspect

First visit – Measure exterior cont....



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



THE REVALUATION OF MINE HILL

1 Inspect

First visit – Style of the house

- Architectural style: the character of a building's form and ornamentation
- There are five basic designs:
 - One story
 - One and One-half story
 - Two story
 - Split Level
 - Bi-level
- 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?



THE REVALUATION OF MINE HILL

1 Inspect

First visit – Exterior quality of the house

- Quality refers to the character of construction and the materials used, the manner of construction and the workmanship.
- The condition refers to the overall wear and tear, the extent of physical deterioration and the level of maintenance.



THE REVALUATION OF MINE HILL

1 Inspect

First visit – Call Back



- If no one is home on the first visit, the inspector will leave a notice.
- The notice will have an appointment for return visit.
- The appointment will be in the evening (typically between 5pm-7pm.)
- Some Saturdays may also be available.
- The property owner can reschedule by calling the phone number on the card.

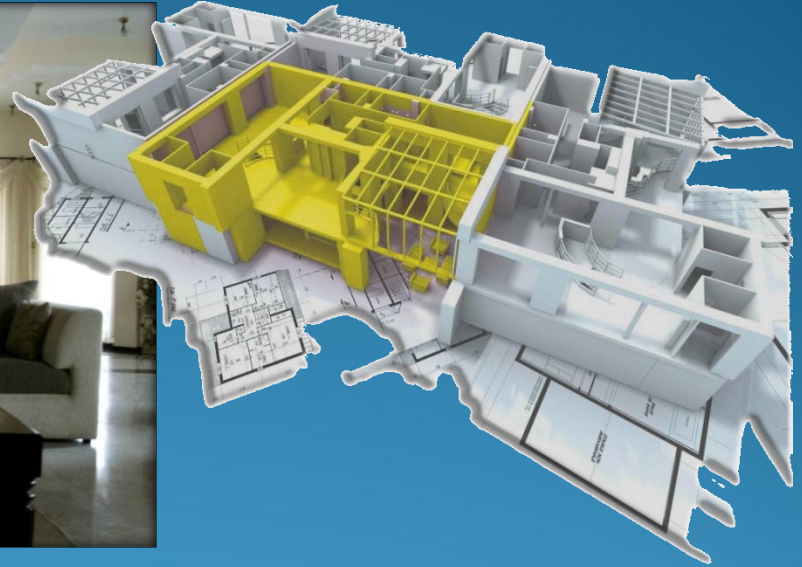
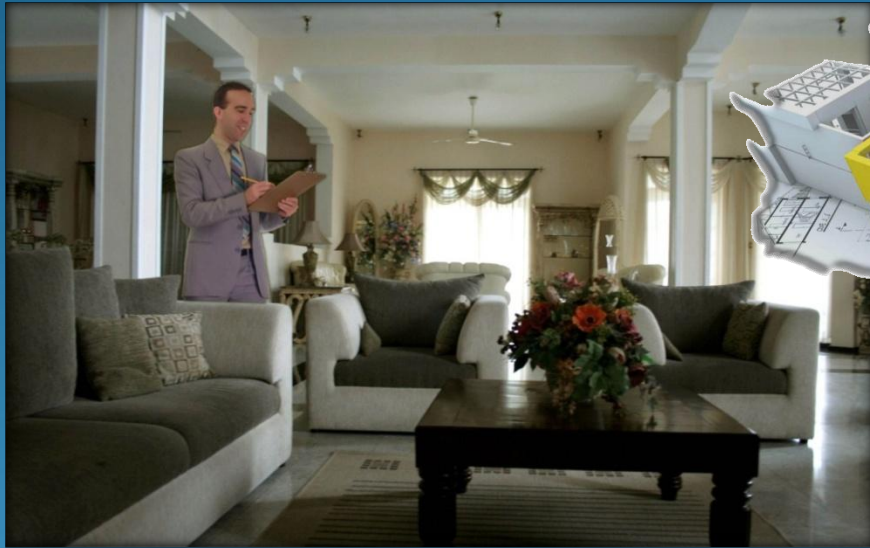
	APPRAISAL SYSTEMS, INC. REAL ESTATE APPRAISAL SERVICES www.asnj.com	BLOCK: _____
		LOT: _____
		QUAL: _____
Dear Property Owner: A representative of Appraisal Systems was here to inspect your property in accordance with our contract to revalue all property located in the municipality. Since we were unable to make an interior inspection, we will return on:		
DAY: _____ DATE: _____ TIME: _____ INSPECTOR #: _____		
If you cannot accommodate us at this time, please call (201) 493-8530 between the hours of 10AM and 4PM Monday - Friday to reschedule to a mutually convenient time. <i>In the event of inclement weather, this visit will have to be rescheduled.</i>		



THE REVALUATION OF MINE HILL

1 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.



THE REVALUATION OF MINE HILL

1 Inspect

First visit – Interior Inspection - Kitchens

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



THE REVALUATION OF MINE HILL

1 Inspect

First visit – Interior Inspection - Bathrooms

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



THE REVALUATION OF MINE HILL

1 Inspect

First visit – Interior Inspection – Basements/Attics

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



THE REVALUATION OF MINE HILL

1 Inspect

First Visit – Interior Inspection – Virtual Option

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.

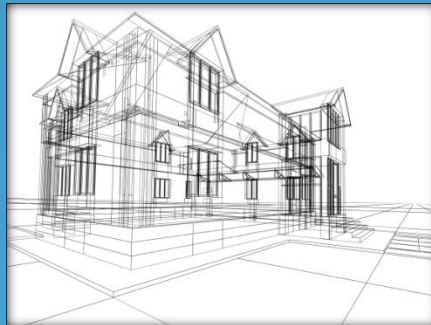


THE REVALUATION OF MINE HILL

1 Inspect

Second Visit – Estimate

- If the callback appointment has not been rescheduled by the homeowner, the inspector will return at the scheduled day and time range.
- If no one is home at the time of the second visit, the inspector will estimate the interior. The estimated information will be left with the property owner on a blue “estimate card.”
- If the information is incorrect, the homeowner can call the number on the card to reschedule another interior inspection to correct any inaccuracies.
- Information can not be changed over the phone.



AS APPRAISAL SYSTEMS, INC.
REAL ESTATE APPRAISAL SERVICES
www.asnj.com

BLOCK: _____
LOT: _____
QUAL: _____

A representative of Appraisal Systems has made a second visit to your property and found no one at home. There will be 2 options to perform an interior inspection. Onsite, where the Inspector will enter the premises or via a "Virtual", contactless interior inspection using a Zoom video conference. Please call (201) 493-8530 between 10AM and 4 PM to schedule a mutually convenient time for this inspection and to receive more information about the process. If no interior inspection is conducted, the following information will be recorded for your property:

of units: _____ # of Baths: _____ HVAC: _____
Kitchen Quality: _____ Attic: Y / N Attic Finished: Y / N / Partial
Basement: Y / N Basement Finish: Y / N / Partial
Exterior Condition: _____ Interior Condition: _____

Inspector #: _____ Date: _____ Time: _____



THE REVALUATION OF MINE HILL

Condominium/Co-op/Townhouse Properties

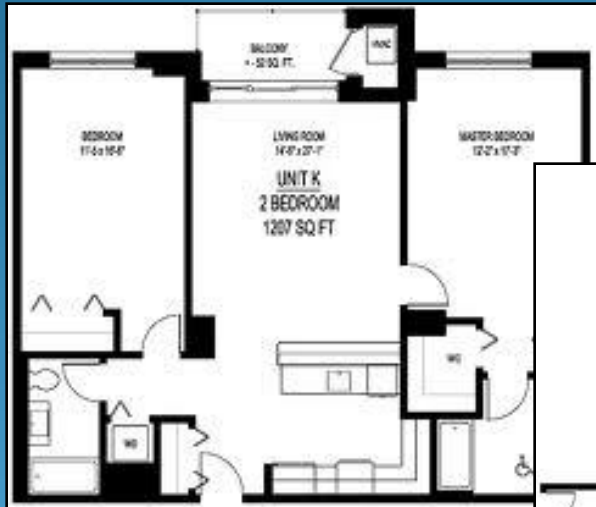
- Same inspection process as residential properties. (Process will be coordinated with property manager if necessary.)
- Master deeds will be utilized to confirm size, layout, model and common elements.
- Same review process as other residential properties.



THE REVALUATION OF MINE HILL

Condominium/Co-op/Townhouse Properties

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THE REVALUATION OF MINE HILL

Neighborhood Development

2 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)



THE REVALUATION OF MINE HILL

Neighborhood Development cont....

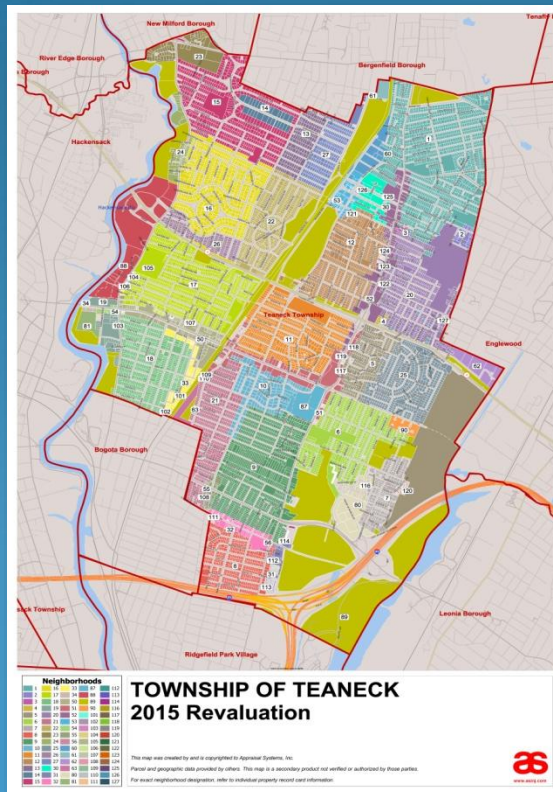
2 Analyze

- Neighborhoods are delineated for purposes of analysis and eventual establishment of 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.....)



THE REVALUATION OF MINE HILL

3 Review

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.



Max: 0.00 Min: 0.00									
Re-Calc: N SPRING LAKE									
SUMMARY REPORT 2									
11/12/99 Page 1									
STYLE/NEIGHBORHOOD ANALYSIS - SORTED BY STYLE									
11/12/99									
Block	Lot	Qual	Cl	Net	Land	Bldg	Totl	Page 1	
8	10	2	203	350800	224600	575400			
8	14,01	2	203	411000	320200	731200			
18	4,01	2	102	689300	478000	1167300			
18	6,01	2	102	689300	504500	1193800			
18	8	2	203	350800	116900	467700			
19	3,01	2	102	718700	521000	1239700	137	3	2
19	8	2	203	350800	130700	481500	58	3	2
31	9	2	203	333300	211400	544700	69	15	2
31	10	2	203	350800	198700	549500			
32	6	2	101	724900	783100	1508000	141	1	2
32	25	2	202	451400	287600	739000	78	4,01	2
54	10	2	205	724800	879900	1604700	66	4	2
56	5	2	101	599000	395200	994200	88	1	2
58	3	2	205	790400	1529100	2319500	32	6	2
60	3	2	207	349200	175500	524700	56	5	2
60	7	2	207	350800	175200	526000	18	4,01	2
66	4	2	100	920700	739700	1660400	18	6,01	2
66	13	2	201	615900	1698800	2314700	19	3,01	2
69	15	2	206	549300	233400	782700	107	9,01	2
70	19,01	2	207	350600	482200	832800	32	23	2
78	4,01	2	100	563300	289500	852800	8	10	2
88	1	2	100	2552000	1161200	3713200	31	10	2
107	9,01	2	200	616500	942300	1558800	19	8	2
108	1	2	100	748700	442100	1190800	54	10	2
122	2	2	100	656400	163300	819700	60	3	2
136	1	2	300	476500	404900	881400	60	7	2
144	2	300	714200	272400	467800	70	19,01	2	
							144	10	2
							144	1	2
							136	1	2
							136	3	2
							31	9	2
							31	9	2
							84,101		2
							137	5	2
							18	8	2
							147	36	2



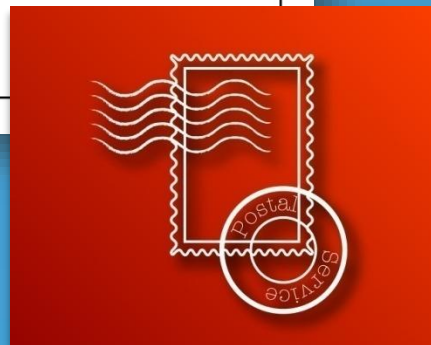
THE REVALUATION OF MINE HILL

4 Inform

Notification of Value



- 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.



THE REVALUATION OF MINE HILL

4
Inform

Website



Appraisal Systems
A PROFESSIONAL CORPORATION



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.

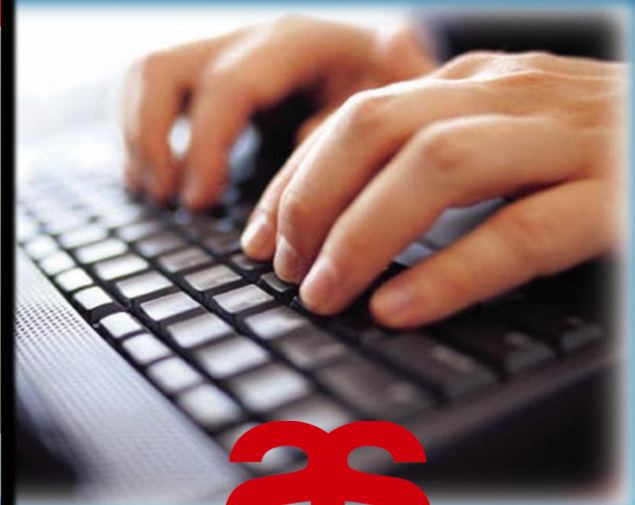
With over a quarter century of trust and professionalism that marks the history of ASI, you can be assured that you are in the hands of a team that prides itself on outstanding performance.....year after year. Appraisal Systems' team is comprised of seventeen full time State Certified Real Estate Appraisers.

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
FAQs

APPRAISAL SYSTEMS, INC.





www.asinj.com

- 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.

[illegible]

THE REVALUATION OF MINE HILL

6
Submit

Transmit Final Values to Municipality & County

NOTICE OF PROPERTY TAX ASSESSMENT FOR
THIS NOTICE IS REQUIRED UNDER N.J.S.A. 54:4-38.1

COUNTY = **ESSEX** TWP
BLOCK: LOT: QUAL: PROPERTY LOC:

MAILED: FIRST CLASS MAIL
U.S. POSTAGE PAID
TRENTON, NJ
Permit No. 41

THE ASSESSMENT SHOWN REPRESENTS THE ASSESSMENT WHICH WILL APPEAR ON THE MUNICIPAL TAX LIST FOR **2006** FOR THE PROPERTY IDENTIFIED

LAND: BUILDING: TOTAL:
NET PROPERTY TAXES BILLED FOR **2005 ASSESSMENT** TOTAL:
W/IF:

THIS IS NOT A BILL.
SEE OTHER SIDE FOR
APPEAL INFORMATION.

- 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.)



APPEAL INSTRUCTIONS:

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 at:

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 the Tax Court. Information for filing a complaint with the Tax Court may be obtained by contacting the Tax Court of New Jersey at PO Box 972, Hughes Justice Complex, Trenton, New Jersey 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.



THE REVALUATION OF MINE HILL

7 Defend

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)



Form A-1 (4-02)

Petition of Appeal
Essex County Board of Taxation
84 South Clinton Street, Suite 2300
East Orange, New Jersey 07018
(973) 995-8825

Appeal Number _____

Property Class: _____

NAME OF PETITIONER: _____
(Please type or print)

MAILING ADDRESS: _____
(Please type or print)

BLOCK: _____ LOT: _____ QUALIFIER: _____ Lot Size: _____
Municipality: _____ Property Location: _____
Name, telephone no., fax no. and address of person or attorney to be notified of hearing and judgment if different than above: _____

Filed _____
Checked _____
Fee Paid _____
Notified _____
Heard _____
Daytime Telephone Number: _____
()

SECTION I APPEAL OF REAL PROPERTY VALUATION (FILING DEADLINE-SEE INSTRUCTION SHEET)

TAX YEAR: _____

CURRENT ASSESSMENT		REQUESTED ASSESSMENT	
Land	\$ _____	Land	\$ _____
Improvement	\$ _____	Improvement	\$ _____
Abatement	\$ _____	Abatement	\$ _____
Total	\$ _____	Total	\$ _____
Purchase Price \$ _____		Tax Court Pending: YES NO	
Date of Purchase _____			

REASON FOR APPEAL: _____

SECTION II COMPARABLE SALES (See Instruction 9B)

Block/Lot/Qualifier	Property Location	Sale Price	Sale/Deed Date
1. _____	_____	\$ _____	_____
2. _____	_____	\$ _____	_____
3. _____	_____	\$ _____	_____
4. _____	_____	\$ _____	_____
5. _____	_____	\$ _____	_____

SECTION III APPEAL FOR DENIAL OF:

1. ☐ Veterans's Deduction	5. ☐ Veterans 100% Disabled or Surviving Spouse of Veteran
2. ☐ Veterans's/Servicemember's Surviving Spouse Deduction	6. ☐ Farmland Assessment Classification
3. ☐ Senior Citizen Deduction	7. ☐ Abatement or Exemption -Religious, Charitable, etc. (Specify) _____
4. ☐ Disabled Person/Surviving Spouse Deduction	8. ☐ REAP Property Tax Credit

MUNICIPALITY'S REASON FOR DENIAL: _____
(Attach copy of Denial Notice)

WHEREFORE, Petitioner seeks judgment reducing/increasing (circle one) the said assessment(s) to the correct assessable value of the said property and/or granting the requested Deduction, Credit, Farmland Assessment Classification, Exemption or Abatement.

Date _____

Petitioner or Attorney for Petitioner _____

CERTIFICATION OF SERVICE

On _____, 2006, I, the undersigned, served upon the Assessor and the Clerk of _____ (Municipality) or upon the taxpayer, personally or by regular mail or certified mail, a copy of this appeal. I certify that the foregoing statement made by me is true. I am aware that if the foregoing statement is willfully false, I am subject to punishment.

Date _____ Signature _____

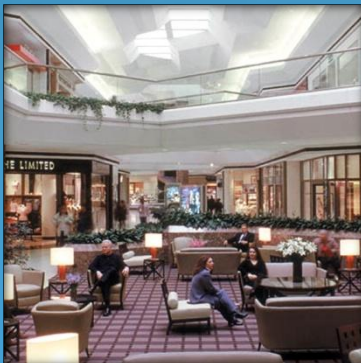
The Director of the Division of Taxation has prescribed this form. No other form will be accepted. Reproduction of this form is permitted provided it is the same size and content.



THE REVALUATION OF MINE HILL

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 Month Payment in P.A.S.I.A. M-1-M-3)			
P.A.S.I.A. - Owner Information		Block	Lot
Fiscal Period From: / / To: / /		Prep Address:	Qual
Name of Person Completing this Form		Owner:	
Title / Position:		Date this Form Completed:	
Daytime Phone:		Signature:	
P.A.S.I.A. - Projects Description			
(2.1) Is this property (HOA/OWNER OCCUPIED)?	YES	NO	
(If answer to this question is YES, please complete all sections of the form EXCEPT Part III and the attached rental sheet. If the answer is NO, those items fill out the remainder of this form and the attached rental sheet. Please attach all pages and any attachments to Assessor's Office.)			
(2.2) Predominant Use of Building(s):	(2.3) Year of Construction:		
(2.4) Year of Latest Major Renovation (over \$25,000):	(2.5) Cost:		
(2.6) Description of Work:			
(2.7) Age/ Story Height of Building (floor):	(2.8) Total Floor Area of Building:		
(2.9) Gross Floor Area (square footage) of Building(s) by Section:			
Basement	Basement	Warehouse	
1st Floor	2nd Floor	Recreation	
3rd Floor	4th Floor	Other	
Total Sq Ft Area of Structure:	(2.11) Sq Ft of Basement Floor:		
(2.12) Elevation: YES	NO	(2.13) Sprinklers: YES	NO
(2.14) Total number of RENTAL Units (apartments, suites, etc., etc.):			
(2.15) Annual personal vacancy (Avg. over past 3 years):	(2.16) This Typical:		
(2.17) Do any of the subsequent income and expense figures for the above stated reporting period differ significantly from the property's normal operating figures?	YES	NO	

If yes, please explain:

[illegible][illegible]

SENATE, No. 309
STATE OF NEW JERSEY

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

[# 94-913]

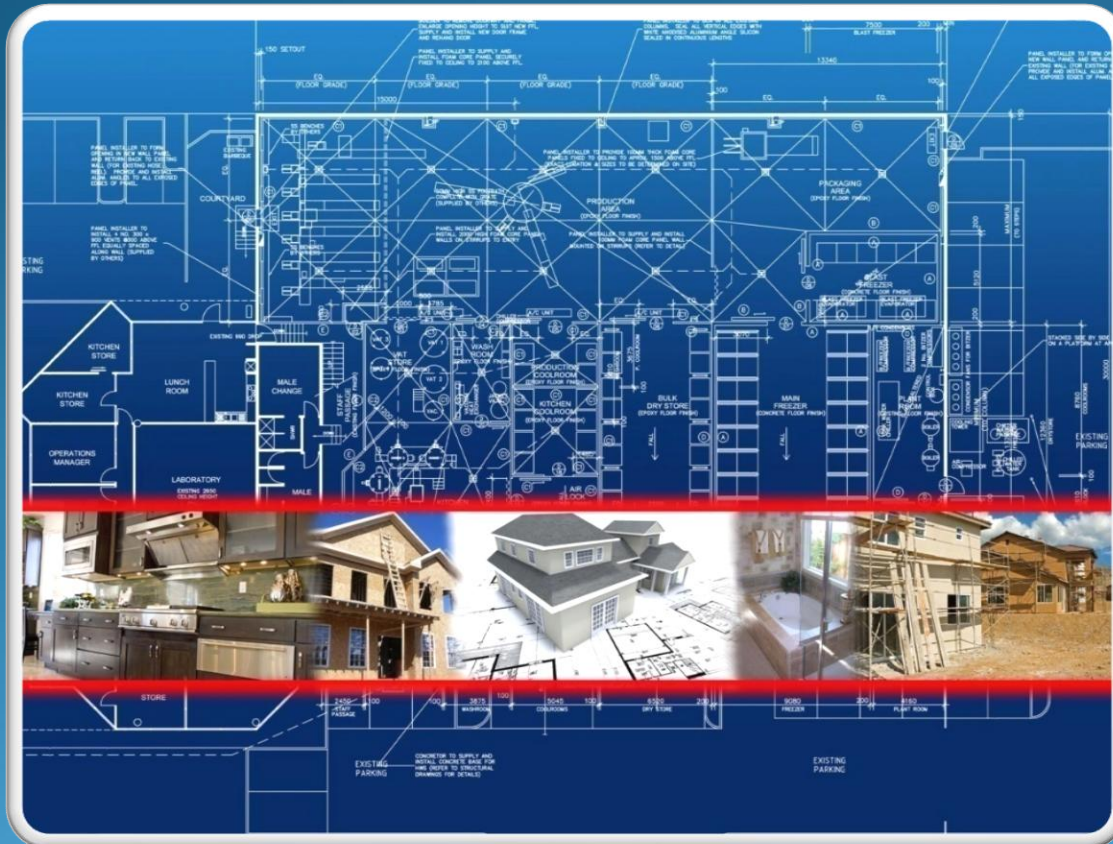
Soc. 54-34-34. Statement by owner; examination by assessor. Every owner of real property of the taxing district shall, on written request of the assessor, make by certified mail, reader a full and true account of his name and real property and the income there from, in the case of income producing property, and produce his title papers, and he may be examined on oath by the assessor, and if he shall fail or refuse to respond to the written request of the assessor within 45 days of such request, or to testify on oath when required, or shall render a false or fraudulent account, the assessor shall value his property at such amount as to be, from any information in his possession or available to him, reasonably determinable to be the full and true value therefor. No appeal shall be heard from the assessor's valuation and assessment with respect to income-producing property where the owner has failed or refused to respond to such written request for information within 45 days of such request or to testify on oath when required, and shall have rendered a false or fraudulent account. The county board of taxation may impose such terms and conditions for furnishing the requested information where it appears that the owner, for good cause shown, could not furnish the information within the required period of time. In making such written request for information pursuant to this section the assessor shall enclose therewith a copy of this section.

(In accordance with S. 2, Laws 1962, c. 15, Laws 1970, c. 16, and Laws 1971, c. 16, S. 2)



THE REVALUATION OF MINE HILL

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.

THE REVALUATION OF MINE HILL

Project updates and assessment information

(when completed) available on the MINE HILL page of our website



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A PROFESSIONAL CORPORATION



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.



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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.

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