

THE REASSESSMENT OF ENGLEWOOD



The following is the definition of a Reassessment Program as described in the "Handbook for New Jersey Assessors" :

"A reassessment 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 reassessment firm."

The following power point presentation was created by Appraisal Systems, Inc. to provide a basic outline of the reassessment process. All rights are reserved.



THE REASSESSMENT OF ENGLEWOOD

There is an erroneous assumption by some that a reassessment is a means by which a municipality increase property taxes.

Reassessments 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 REASSESSMENT OF ENGLEWOOD

Why a Reassessment?

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

- *last reval (2007)
- *average ratio (67.85%)
- *coefficient of deviation (16.55%)
- *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 REASSESSMENT OF ENGLEWOOD

For Example Purposes Only

- Property A: 2025 Assessment = \$475,000

2025 Tax Rate = \$3.116/100

2025 Taxes = (\$475,000 x .03116) = \$14,801 Taxes

IF AVERAGE INCREASE FOR THE TOTAL TOWN IS 1.4 TIMES : TAX RATE WILL DECREASE BY 1.4 TIMES DUE TO REASSESSMENT ASSUMING BUDGET REMAINS THE SAME

2025 Tax Rate \$3.116 / 1.4 = \$2.226 Tax Rate for 2025 (Example Only)

- Property A: 2026 Assessment = \$665,000

2026 Tax Rate = \$2.226/100

2026 Taxes = (\$665,000 x .02226) = \$14,802 Taxes

Other Examples:

- Property A: 2026 Assessment = \$725,000 x .02226 = \$16,139 Taxes

2026 Assessment = \$600,000 x .02226 = \$13,356 Taxes



THE REASSESSMENT OF ENGLEWOOD

For Example Purposes Only

- Property A: 2025 Assessment = \$475,000

2025 Tax Rate = \$3.116/100

2025 Taxes = (\$475,000 x .03116) = \$14,801 Taxes

IF AVERAGE INCREASE FOR THE TOTAL TOWN IS 1.8 TIMES : TAX RATE WILL DECREASE BY 1.8 TIMES DUE TO REASSESSMENT ASSUMING BUDGET REMAINS THE SAME

2025 Tax Rate \$3.116 / 1.8 = \$1.731 Tax Rate for 2025 (Example Only)

- Property A: 2026 Assessment = \$855,000

2026 Tax Rate = \$1.731/100

2026 Taxes = (\$855,000 x .01731) = \$14,800 Taxes

Other Examples:

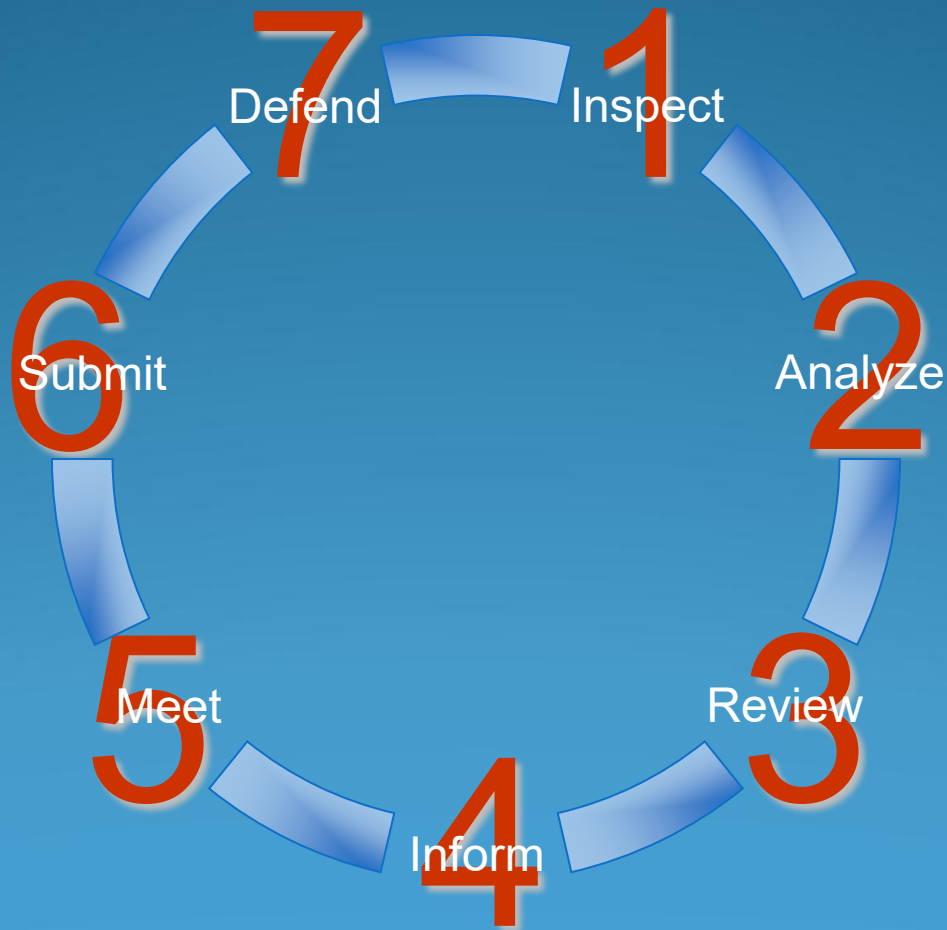
- Property A: 2026 Assessment = \$925,000 x .01731 = \$16,012 Taxes

2026 Assessment = \$800,000 x .01731 = \$13,848 Taxes



THE REASSESSMENT OF ENGLEWOOD

The Reassessment Process




THE REASSESSMENT OF ENGLEWOOD

1
Inspect

Letter of Introduction with brochure

- Mailed to address of record for all property owners.



Englewood

Tax Assessor's Office
P.O. Box 228 • Englewood, N.J. 07631 • www.cityofenglewood.org
201-871-6622

August 2025

**OWNER
STREET
CSZ.**

Dear Property Owner:

As directed by the Bergen County Board of Taxation and the New Jersey Division of Taxation, the City of Englewood is revaluing all taxable real estate for the 2026 tax year to ensure uniform and equitable assessments. The City has entered into a contract with Appraisal Systems, Inc. to conduct the Reassessment program.

The first step of the Reassessment process is the inspection of all properties in the City. In the coming months, inspectors from Appraisal Systems, Inc. will begin 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 property. The first visit from an inspector will be unannounced between the hours of 9:00am and 5:00pm. If the homeowner is not present at the first visit, the inspector will 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.

Appraisal Systems, Inc. representatives will carry photo identification, and their names will be registered with the Police Department and the City 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 was 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 you believe may influence its value, please send documentation to: Appraisal Systems, Inc., 139 Harristown Road, Suite 103, Glen Rock, NJ 07452 and it will be considered.


The new property values for 2026 will all be determined based on their estimated market value as of October 1, 2025 (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.

Enclosed is a brochure prepared by Appraisal Systems, Inc. that provides general information regarding reassessment. Please also visit the ASI website at: www.asinj.com for more information relevant to the reassessment process.

Please call ASI with any inquiries regarding the inspection procedure or the reassessment process at (201) 493-8530 or you can email us at englewood@asinj.com.

Sincerely,

CITY OF ENGLEWOOD

Patrick Wilkins
Assessor

APPRAISAL SYSTEMS INC.

Lisset Del Guercio
President



Appraisal Systems, Inc.
www.asinj.com

Why a Revaluation

to fairly distribute among all property owners the value of the

VALUATION NOTICES
After we have arrived at the true market value of all real property in the municipality, property owners will be notified as to the value placed on their properties. They will also be given an opportunity to arrange a one-on-one meeting with a representative of the firm to discuss any questions that relate to their value or the methods used to arrive at these values.

the REVALUATION of your MUNICIPALITY
a Full Service Real Estate Appraisal Corp.

Appraisal Systems, Inc.
www.asinj.com

How are values established?
ALL OF THE INFORMATION THAT IS BEING COLLECTED, REVIEWED AND ORDER TO MAKE A PROPER DETERMINATION OF THE FULL AND FAIR VALUE OF EACH PROPERTY.

Additionally, real estate market value trends are analyzed by conducting a sales study. This includes an examination of all sales which took place within three years of the date of revaluation, a delineation of neighborhoods, and an analysis of any land sales which may have taken place during that period. Commercial properties are examined in terms of their income-producing potential. As a result of this extensive research, the value of a given piece of property can be determined, and the market value established.

Public Confidence:
The success of any revaluation program depends on the confidence of the public in the process. We make the public aware of the process through newspaper articles, radio and television spots, etc. We make the public aware of the process through newspaper articles, radio and television spots, etc. We make the public aware of the process through newspaper articles, radio and television spots, etc.

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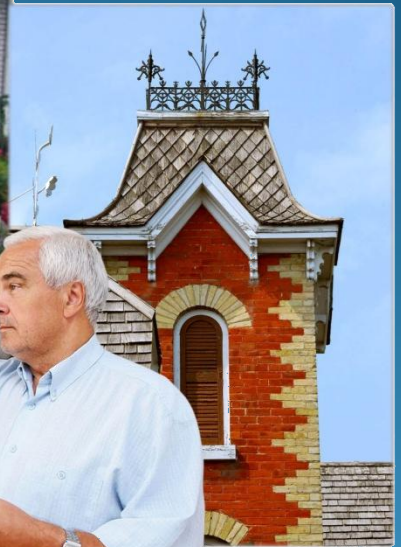


THE REASSESSMENT OF ENGLEWOOD

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 REASSESSMENT OF ENGLEWOOD

1 Inspect

First visit – Site Inspection & Outside Influences

- Economic loss due to outside influences (environmental nuisances and hazards.)



- 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 REASSESSMENT OF ENGLEWOOD

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 REASSESSMENT OF ENGLEWOOD

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.



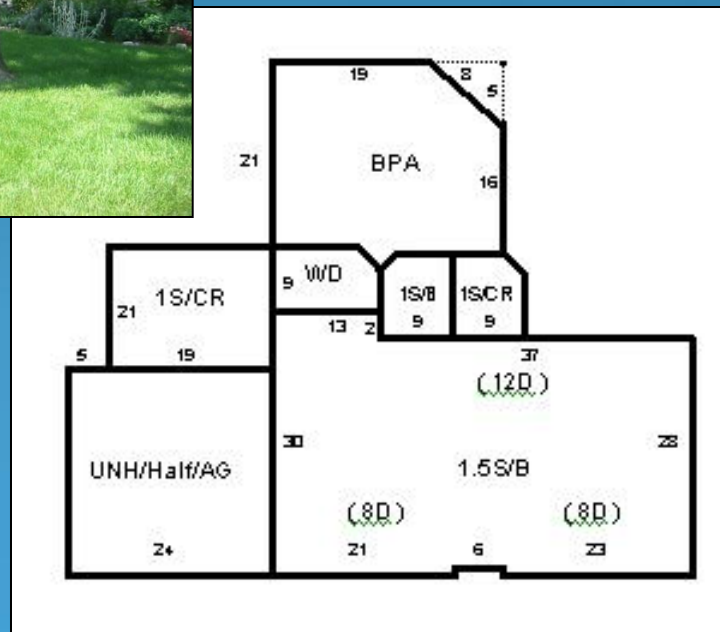
THE REASSESSMENT OF ENGLEWOOD

1 Inspect

First visit – Measure exterior cont....



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



THE REASSESSMENT OF ENGLEWOOD

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 REASSESSMENT OF ENGLEWOOD

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 REASSESSMENT OF ENGLEWOOD

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.



8 Cattano Ave., Morristown, NJ 07960

BLOCK: _____

LOT: _____

DATE: _____

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 (973) 285-9940** between the hours of 10AM and 4PM to reschedule to a mutually convenient time.

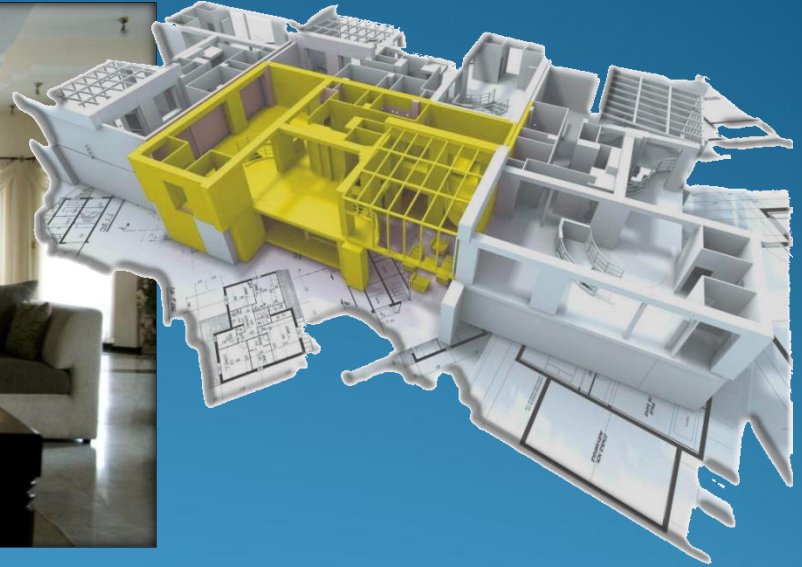
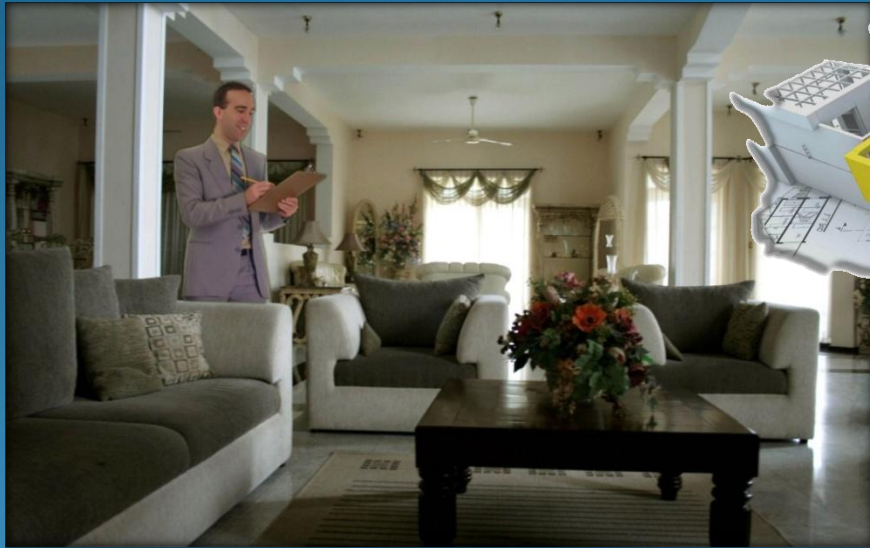
In the event of inclement weather, this visit will have to be rescheduled.



THE REASSESSMENT OF ENGLEWOOD

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.

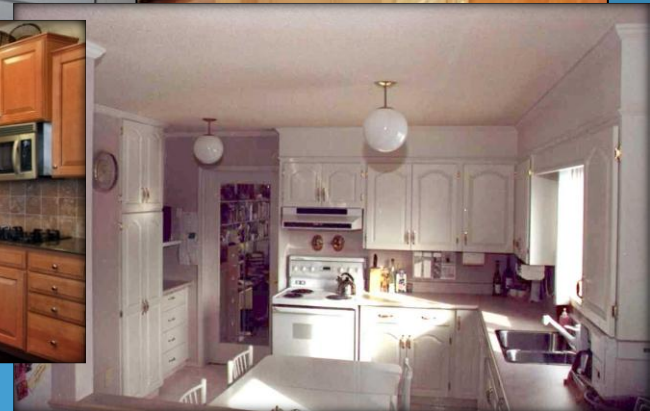


THE REASSESSMENT OF ENGLEWOOD

1 Inspect

First visit – Interior Inspection - Kitchens

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



THE REASSESSMENT OF ENGLEWOOD

1 Inspect

First visit – Interior Inspection - Bathrooms

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

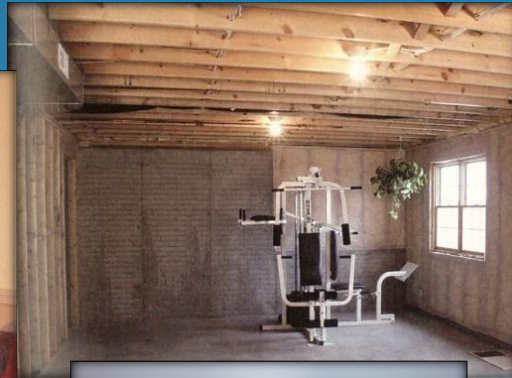
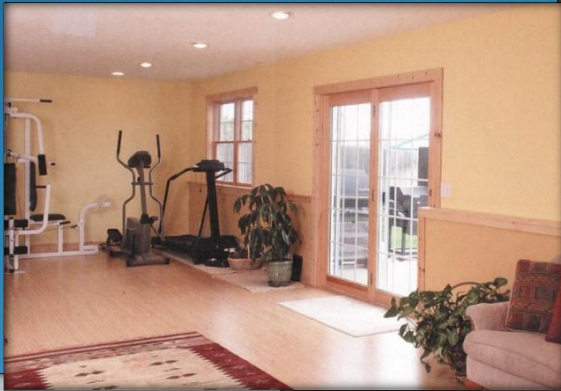


THE REASSESSMENT OF ENGLEWOOD

1 Inspect

First visit – Interior Inspection – Basements/Attics

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



THE REASSESSMENT OF ENGLEWOOD

1 Inspect

First Visit – Interior Inspection – Virtual Option

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.

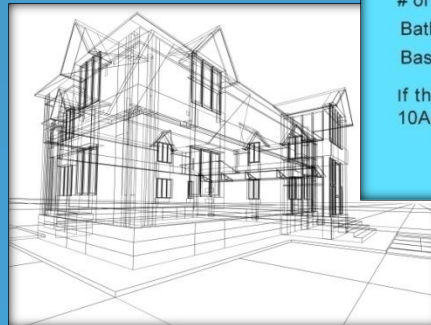


THE REASSESSMENT OF ENGLEWOOD

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.



 APPRAISAL SYSTEMS INC.	BLOCK: _____
	LOT: _____
	DATE: _____
	TIME: _____
Dear Property Owner:	
A representative of Appraisal Systems has made a second visit to your property and found no one home. An exterior appraisal was made as follows:	
# of unit's: _____	# of Baths : _____ HVAC: _____
Bath Quality: _____	Kitchen Quality: _____ ½ Story: _____
Basement: _____	Overall condition: _____
If this information is incorrect, please call (973) 285-9940 between 10AM and 4PM to arrange for an interior inspection.	
Inspector: _____	



THE REASSESSMENT OF ENGLEWOOD

Condominium/Co-op/Townhouse Properties

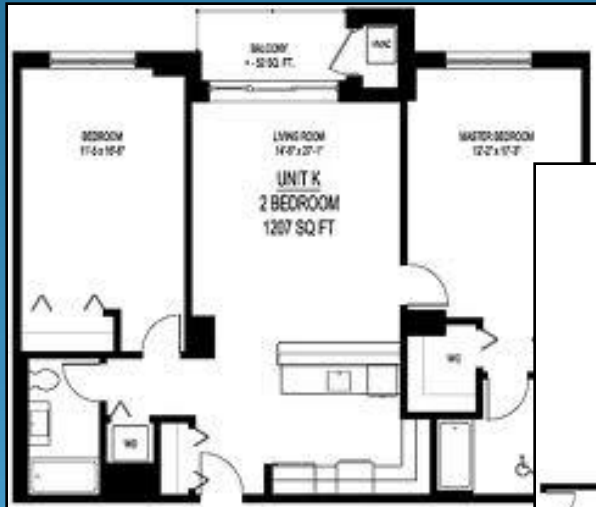
- Same inspection process as residential properties. (Process will be coordinated with property manager if necessary.)
- Master deeds will be utilized to confirm size, layout, model and common elements.
- Same review process as other residential properties.



THE REASSESSMENT OF ENGLEWOOD

Condominium/Co-op/Townhouse Properties

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- Master deeds will be utilized to confirm size, layout, model and common elements.
- Same review process as other residential properties.



THE REASSESSMENT OF ENGLEWOOD

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)



2 Analyze

2 Analyze

- # 2 Analyze



2 Analyze

2 Analyze

2 Analyze

3 Review

- 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.

[illegible]

THE REASSESSMENT OF ENGLEWOOD

4 Inform

Notification of Value

AS **APPRAISAL SYSTEMS, INC.**
REAL ESTATE APPRAISAL SERVICES

MORRISTOWN OFFICE
8 CATTANO AVENUE
MORRISTOWN, NJ 07960

GLEN ROCK OFFICE
266 HANBROWTOWN ROAD 3RD FLOOR
GLEN ROCK, NJ 07462

BRICK OFFICE
1608 ROUTE 88 SUITE 115
BRICK, NJ 08724

Dear Property Owner:

The revaluation of all property in the Township of Byram has been completed in accordance with the rules and regulations mandated by the State of New Jersey requiring all real property be appraised at its fair market value. We have made a complete analysis of all recent sales in order to accomplish this task and to determine the value of all properties as of October 1, 2008.

We are grateful for the cooperation you have shown while we were undertaking the task of ensuring that everyone is uniformly assessed.

THE FAIR MARKET VALUE OF YOUR PROPERTY IS: \$

This 2009 Revaluation has resulted in a change in your assessed valuation, as noted above. Do not apply the 2008 tax rate to this new proposed assessed value. While the 2009 TAX RATE WILL DECREASE as a result of the revaluation, the increase or decrease of your property taxes cannot be computed until the new tax rate is established in the spring of 2009.

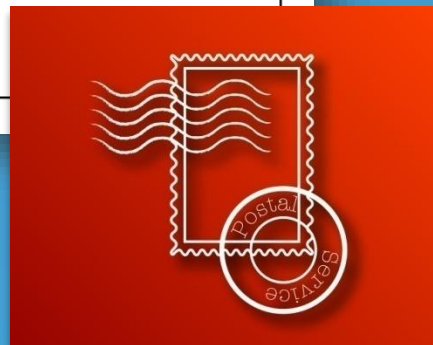
If you desire to meet with one of our representatives to discuss your new 2009 assessed valuation, with respect to the current market value of your property, please call **1-800-994-1999** Monday through Friday from 10 AM to 4 PM in order to schedule an individual meeting. Scheduling must be arranged within ten days of the date of this letter.

These one-on-one conferences are designed to continue the information gathering process and may result in increased, decreased, or unchanged values depending upon the facts relevant to each individual case. No decision can or will be made at the time of your meeting. Appraisal Systems Inc. staff along with the Municipal Assessor will consider the information obtained and notify you by mail with the outcome of the review. The time and location of the appointment will be confirmed at the time of your call.

Sincerely,
APPRAISAL SYSTEMS, INC.


Ernest F. Del Guercio
President

- 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 REASSESSMENT OF ENGLEWOOD

4 Website Inform



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.

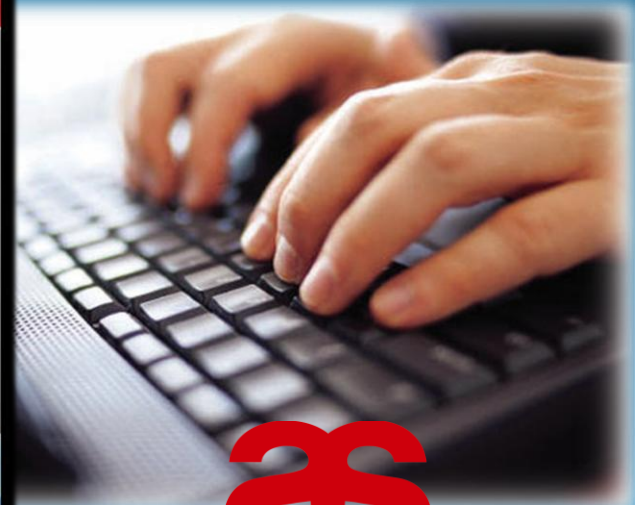
With over a quarter century of trust and professionalism that marks the history of ASI, you can be assured that you are in the hands of a team that prides itself on outstanding performance.....year after year. Appraisal Systems' team is comprised of seventeen full time State Certified Real Estate Appraisers.

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

THE REASSESSMENT OF ENGLEWOOD

5 Meet

Informal Hearings

- 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.

INFORMAL HEARING
Hearing Officer: _____
Hearing Date: _____
Position: _____

APPRaisal SYSTEMS INC.

HEARING CONDUCTED WITH OWNER ☐ OTHER: ☐
Telephone (W): _____ (H): _____

NATURE OF INQUIRY
1. Feels value too high ☐ 2. Feels value should be _____ Does not know value ☐
3. Wanted information only - satisfied with explanation - no further notification needed ☐
4. Comparing Assessments _____
5. Notes _____

Block: 790 Land Desc: 1 C 92 Owner Name: JON RUS
Lot: 12, 01118
Add Loc: 12, 01118
City & State: Englewood, CO
Assessment History: 12, 01118
Year: 1999 Value: 21,000
2000 21,000 2001 21,000
2002 21,000 2003 21,000

LAND INFORMATION
Block: 790 Lot: 12, 01118
Acres: 0.12
Area: 12, 01118
Zoning: 12, 01118
Map: 12, 01118

PROPERTY INFORMATION
Type and Use: Single Family
Roof Type: Shingle
Roof Material: Asphalt
Foundation: Foundation
Exterior Finish: Siding
Windows: Windows
Fireplace: Fireplace
Other: Other

RECORDS
Record: 12, 01118
Date: 12, 01118
Value: 21,000
2000 21,000 2001 21,000
2002 21,000 2003 21,000

Montclair, NJ

Block: 1502
Lot: 5.01
Qual: 09
Zone: R1

Sale Price
\$1,175,000
3/11/2006
Book: 9018 Page: 0018
Sale Date:

LOCATION: 20 VAN VLECK STREET

Land
LOT SIZE (sq.ft.): 40,544
LAND INFLUENCE(s): 6% Traffic

Improvements
TYPE/USE: Single Family
STYLE: Colonial
YEAR BUILT: 1987
EXTERIOR FINISH: Wood Shingle
LIVABLE AREA (sq.ft.): 4,718
BEDROOMS: 8
BATHROOMS: 4
OTHER ITEMS: Fireplace (2); Detached Garage, 625 SF
IMPROVEMENTS AFTER SALE: Central Air

PROPERTY LISTING
Property record card is correct ☐
Property record card needs review/change in the following areas (detailed on PRC): ☐

INFLUENCES
ography _____
d/wet _____
omic _____
ic _____
ments _____

provided and attached ☐

date: _____



THE REASSESSMENT OF ENGLEWOOD

6
Submit

Transmit Final Values to Municipality & County

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

TWP
COUNTY = ESSEX

NOTICE OF PROPERTY TAX ASSESSMENT FOR
THIS NOTICE IS REQUIRED UNDER N.J.S.A. 54-4.3a.1

MAILED:

BLOCK: LOT: QUAL:

PROPERTY LOC:

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/H:

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 REASSESSMENT OF ENGLEWOOD

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 (6-02)

Petition of Appeal
Essex County Board of Taxation
56 South Clinton Street, Suite 2300
East Orange, New Jersey 07018
(973) 390-8825

Appeal Number _____

Property Class _____

NAME OF PETITIONER _____
(Please type or print)

MAILING ADDRESS _____
(_____) _____

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 _____
Held _____
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. <input type="checkbox"/> Veteran's Deduction	5. <input type="checkbox"/> Veterans 100% Disabled or Surviving Spouse of Veteran
2. <input type="checkbox"/> Veteran's/Serviceperson's Surviving Spouse Deduction	6. <input type="checkbox"/> Farmland Assessment Classification
3. <input type="checkbox"/> Senior Citizen Deduction	7. <input type="checkbox"/> Abatement or Exemption - Religious, Charitable, etc. (Specify) _____
4. <input type="checkbox"/> Disabled Person/Surviving Spouse Deduction	8. <input type="checkbox"/> 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 _____, NUTLEY (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 _____

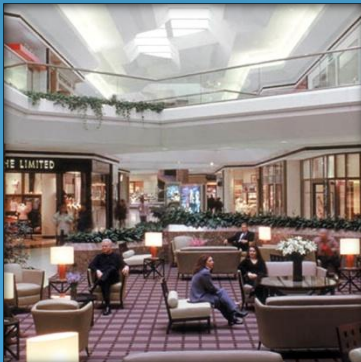
The Director of the Division of Taxation has prescribed this form. No other form will be accepted. Reproduction of this form is permitted provided it is the same size and content.



THE REASSESSMENT OF ENGLEWOOD

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.

SENATE, No. 309
STATE OF NEW JERSEY

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

[# 94-913]

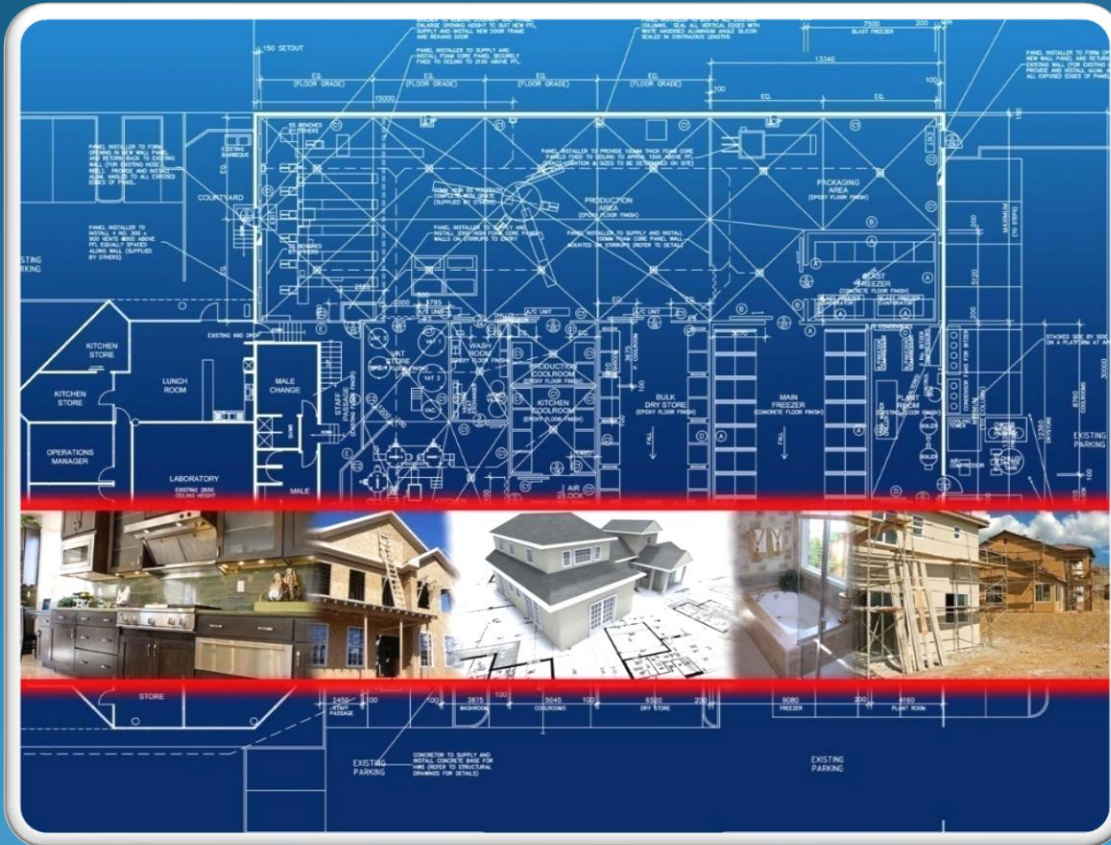
Sec. 543-3.4. Statement by owner; examination by assessor. Every owner of real property of the taxing district shall, on written request of the assessor, make by certified mail, render a full and true account of his name and real property and the income there from, in the case of income producing property, and produce his tax 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 he may, from any information in his possession or available to him, reasonably determine to be the full and fair 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, or 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 requested period of time. In making such written request the assessor shall inform the taxpayer the assessor shall enforce through a court of such actions.

(L. 1969, ch. 23, § 543-3.4; L. 1969, ch. 3, § 1; L. 1975, ch. 146, § 167(a))



THE REASSESSMENT OF ENGLEWOOD

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 REASSESSMENT OF ENGLEWOOD

Project updates and assessment information

(when completed) available on the Englewood page of our website



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