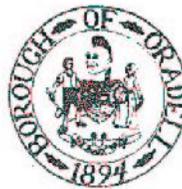


BOROUGH OF ORADELL



JAMES A. ANZEVINO
Tax Assessor
(201) 261-0204

355 Kinderkamack Road
ORADELL, NEW JERSEY 07649

August 2016

«owner»

«street»

«CSZ»

Dear Property Owner:

The Bergen County Board of Taxation and the New Jersey Division of Taxation has authorized Oradell to undertake the annual Reassessment Program beginning with the tax year 2017 and continuing through 2021. The Borough has contracted Appraisal Systems, Inc. to assist in conducting the Reassessment Program.

PURPOSE

- Updating assessments each year will ensure that property taxes are accurate, fair and in line with current market trends. There will no longer be steep property tax changes or “tax shifts” that result from long periods of time between revaluations.
- Maintaining tax assessments at 100% of true market value on a year-to-year basis will help to alleviate burdensome tax appeals that are a drain to the borough’s financial stability. Over the last few years, hundreds of thousands of dollars have been refunded in contested tax appeals as a result of outdated assessments.

An inspection of your property may be necessary as part of the program. 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. representatives will carry photo identification and their names will be registered with the Police Department 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.

The new property values for 2017 will all be determined based on their estimated market value as of October 1, 2016 (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 from the Appraisal Systems, Inc. website at **www.asinj.com**.

Sincerely,

BOROUGH OF ORADELL

James Anzevino, CTA
Tax Assessor