



# ASSOCIATED APPRAISAL GROUP

## REAL ESTATE APPRAISAL SERVICES

GLEN ROCK OFFICE  
139 HARRISTOWN RD – SUITE 103  
GLEN ROCK, NJ 07410  
201 493-8530

January 23, 2026

OWNER  
STREET  
CSZ

Block:  
Lot:  
Qual:  
Location:  
Nbhd:

Dear Property Owner:

The reassessment of all real property in the Borough of Oakland that began for Tax Year 2022 has continued on an annual basis to ensure uniform and equitable assessments. Appraisal Systems Inc. (ASI) has analyzed market data over the past year to determine the value of all properties in the Town as of October 1, 2025, for use in establishing new assessments for 2026. The market analysis has been carried out in accordance with the rules and regulations mandated by the State of New Jersey.

**The projected aggregate value of the total assessments in Oakland has increased for tax year 2026; therefore, the tax rate will change in a reciprocal manner. For comparative purposes, a tax rate of \$2.028 (per \$100 of assessed value) has been estimated for 2026 to give property owners a sense of how their property taxes may change based on the new 2026 proposed assessments. This estimated tax rate uses the budget levy from 2025 AND DOES NOT INCLUDE any potential budget levy changes that might occur in 2026. The exact tax rate for 2026 cannot be computed until the County, School, and Municipal budgets are approved and calculated into the official rate later this year (typically late June).**

THE NEW 2026 PROPOSED TOTAL ASSESSED VALUE OF YOUR PROPERTY IS:  
YOUR 2026 **ESTIMATED** ANNUAL TAXES (based on tax rate of \$2.028):

For purposes of comparison:

THE 2025 TOTAL ASSESSED VALUE OF YOUR PROPERTY WAS:  
YOUR 2025 TOTAL ANNUAL TAXES (tax rate \$2.185):

**Additional information regarding sales data, estimated tax impact worksheet, list of proposed assessments, and neighborhood map can be found at [www.njaag.com/oakland](http://www.njaag.com/oakland).**

If you desire, you may speak with an Appraisal Systems Inc. representative to discuss any relevant information regarding your new proposed 2026 assessed value as it relates to the market value of your property. Meetings can be arranged by calling **(201) 493-8530** Monday-Friday between the hours of 9:30 A.M. and 4:00 P.M. Meetings will be conducted through February 10, 2026.

If you wish to request a copy of your property record card for your review, please email [oakland@njaag.com](mailto:oakland@njaag.com). Please allow up to 72 hours to receive your property record card by email.

Thank you for your continued cooperation during the reassessment process.

Sincerely,

ASSOCIATED APPRAISAL GROUP, INC.

Ernest Del Guercio  
President

BOROUGH OF OAKLAND

Scott Holzhauer, CTA, SCGRE  
Assessor