



BOROUGH CLERK
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September 18, 2020

BOROUGH OF MAYWOOD

15 Park Avenue, Maywood, NJ 07607-2015
www.maywoodnj.com

MAYOR
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COUNCIL PRESIDENT
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Jacqueline Flynn
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Owner
Street
CSZ

Dear Property Owner:

The Bergen County Board of Taxation and the New Jersey Division of Taxation has directed the Borough of Maywood to undertake the annual Reassessment Program beginning with the tax year 2021 and continuing through 2025. This program will ensure uniform and equitable assessments throughout the municipality, account for the recent changes in the real estate market and significantly reduce the costly tax appeals experienced in the past. The Borough has contracted Associated Appraisal Group, Inc. to assist in conducting the Reassessment Program.

As a requirement of the annual reassessment program, 100% of all properties within the Borough need to be inspected in the first year. Due to ongoing COVID-19 concerns, initial inspections will be conducted for EXTERIOR ONLY and a card will be left regarding an interior inspection. Inspectors will be taking exterior photographs, measurements and will be supplied with protective gear. Associated Appraisal Group, Inc. representatives will carry photo identification and their names will be registered with the Police Department and the Borough Clerk's office.

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 assure current valuations are maintained. This process helps assure that drastic changes in value are avoided.

If your property has a unique condition that influences value, please send documentation to Associated Appraisal Group, Inc., 6 Commerce Drive Suite 303, Cranford, NJ, 07016 and it will be considered.

The new property values for 2021 will all be determined based on their estimated market value as of October 1, 2020 (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 Associated Appraisal Group, Inc. at **(908) 967-6272**. General information about the Reassessment process can be obtained from the Associated Appraisal Group, Inc. website at www.njaag.com.

Sincerely,

BOROUGH OF MAYWOOD

Angela Mattiace, CTA
Tax Assessor