

BOROUGH OF OAKLAND

OFFICE OF THE TAX ASSESSOR
Municipal Plaza, Oakland, NJ 07436

Scott J. Holzhauer, CTA, SCGRE
Tax Assessor

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June 2021

«owner»
«street»
«CSZ»

Dear Property Owner:

The Bergen County Board of Taxation has directed the Borough of Oakland to undertake a Complete Reassessment Program beginning with the tax year 2022 and continuing through 2026. This program will ensure uniform and equitable assessments throughout the municipality, account for recent changes in the real estate market, and significantly reduce future costly tax appeals. The Borough has contracted with Associated Appraisal Group, Inc. to assist in conducting the Reassessment Program.

Following the 2022 initial assessment, 25% of the Borough's properties will be inspected each year (2023-2026). Regardless of the percentage of properties inspected in this time frame - ALL properties in the municipality will be reassessed each year to assure current market valuations are maintained. This process helps assure that drastic changes in value are avoided over time.

The first step of the Reassessment process is the inspection of all properties in the Borough. Beginning in July 2021 inspectors from Associated Appraisal Group, 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 Associated Appraisal Group, 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 (Mon-Fri). 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.

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. **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.

The field inspectors will have a protective mask to wear if requested by the property owner. A contactless interior inspection using a video conference either during the first visit or a mutually convenient scheduled time will also be an available option.

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

The new property values for 2022 will all be determined based on their estimated market value as of October 1, 2021 (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.

An online webinar explaining the reassessment process will be conducted on Tuesday, July 13th at 6pm. All residents will have the opportunity to watch this presentation about the Reassessment process and ask questions live. Please visit njaag.com/oakland for the link to the webinar as the date gets closer.

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 OAKLAND


Scott J. Holzhauer, CTA, SCGRE
Tax Assessor