Borough of Palisades Park
275 Broad Avenue
Palisades Park, N.J. 07650

August 30, 2019

«owner»
«street»
«csz»

Dear Property Owner:

The Bergen County Board of Taxation and the New Jersey Division of Taxation has directed the Borough of Palisades Park to undertake the annual Reassessment Program beginning with the tax year 2020 and continuing through 2024. 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.

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.

The first step of the reassessment process is the inspection of all properties in the Borough. In the coming months inspectors from Associated Appraisal Group, Inc. will 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 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.

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 when an interior inspection is 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 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 2020 will all be determined based on their estimated market value as of October 1, 2019 (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 PALISADES PARK

James Anzevino

James Anzevino, CTA
Tax Assessor