



Township of Vernon

21 Church Street
Vernon, New Jersey 07462

Telephone 973-764-4055

www.vernontwp.com

July 23, 2020

«Owner»
«Street»
«CSZ»

Block: «Block»
Lot: «Lot»
Qual: «Qual»
Location: «Location»

Dear Property Owner:

The Sussex County Board of Taxation and the New Jersey Division of Taxation has authorized the Township of Vernon to perform a reassessment program for the 2021 tax year as part of the annual reassessment program that has been implemented within the Township. The Township has contracted Associated Appraisal Group, 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 Township’s financial stability.

As a requirement of the annual reassessment program, 20% of all properties within the Township need to be inspected each year. In accordance with this requirement your property is scheduled to be inspected in the near future. The purpose of this inspection is to maintain accurate and current data regarding your property. Associated Appraisal Group, 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. Associated Appraisal Group, Inc. representatives will carry photo identification and their names will be registered with the Police Department and the Township Assessor’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.

Regardless of when a property is visited during this program, the new property values will be determined based on their estimated market value as of October 1, 2020 (the statutory date required by law). **It is important to note that while only 20% of properties are being inspected each year; all properties in town will be valued.** 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,
TOWNSHIP OF VERNON

Kristen Umansky, CTA
Tax Assessor