



ASSOCIATED APPRAISAL GROUP

REAL ESTATE APPRAISAL SERVICES

6 COMMERCE DRIVE
SUITE 303
CRANFORD, NEW JERSEY 07016

CURRENT DATE

«Owner»
«Street»
«CSZ»

Block: «Block»
Lot: «Lot»
Qual: «Qual»
Location: «Location»
Nbhd: «NBHD»

Dear Property Owner:

The reassessment of Westwood has been completed in accordance with the rules and regulations mandated by the State of New Jersey requiring all real property be appraised at its fair market value. We have made a complete analysis of all recent market data in order to accomplish this task and to determine the value of all properties as of October 1, 2023.

YOUR NEW 2024 ASSESSMENT WILL BE: «Prop_2024_Asmnt»

YOUR 2023 ASSESSMENT WAS: «M_2023_Asmnt»

Please do not apply the 2023 tax rate to your new value. The aggregate value of total assessments in Westwood will change for the 2024 tax year; therefore, the tax rate will change.

We have predicted a tax rate of \$2.179 (per \$100 of assessed value) based on the assessment changes. This estimated tax rate was based on the prior year (2023) tax levy and **does not include any potential budget increases in 2024.** The exact tax rate cannot be computed until the County, School and Municipal budgets are approved and calculated into the official 2024 tax rate this summer.

FOR EXAMPLE ONLY:

$$\$526,600 \text{ (New Assessment)} \times 0.02179 \text{ (Estimated new rate before budget increase)} = \$11,475 \text{ (Taxes)}$$

Additional information such as the predicted tax rate, estimated tax impact calculator, sales information, assessments, and neighborhood map can be found at www.njaag.com/westwood.


If you wish to discuss your new 2024 assessed valuation, you may contact Associated Appraisal Group within 5 business days of the receipt of this letter. To schedule an appointment with a representative, call **201-493-8530** between the hours of 9:30am and 4:30pm, Monday through Friday. To request a copy of your property record card for review, please email westwood@njaag.com. Please allow 24-48 hours to receive your property record card.

Thank you for your cooperation during the reassessment process.

Sincerely,
ASSOCIATED APPRAISAL GROUP, INC

BOROUGH OF WESTWOOD


Rick Del Guercio
President


Sarah Holbig, CTA
Assessor