APPRAISAL SYSTEMS, INC.
REAL ESTATE APPRAISAL SERVICES

MORRISTOWN OFFICE
264 SOUTH STREET, Building 2, SUITE 1B
MORRISTOWN, NJ 07960

GLEN ROCK OFFICE
139 Harristown Rd, SUITE 103
Glen Rock, NJ 07452
(201) 493-8530

November 2026

owner
street
csz

Dear Property Owner:

The Bergen County Board of Taxation and the New Jersey Division of Taxation have directed the Borough of Dumont to undertake the Reassessment Program beginning with the tax year 2025 and continuing through 2030. 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 Appraisal Systems, Inc. to assist in conducting the Reassessment Program.

During 2024, 100% of all properties were inspected to establish the new assessments for Tax Year 2025 (the Base Year). As per NJ Division of Taxation requirements, at least 20% of the Borough's properties must be reinspected each year over the remainder of the program (2026-2030). Regardless of the percentage of properties inspected in any year over this time frame, ALL properties in the municipality will be reassessed each year to assure current market valuations are maintained.

In accordance with this reinspection requirement, your property is scheduled to be inspected in 2026 sometime in the coming months. The purpose of this inspection is to maintain accurate and current data regarding your property. Appraisal Systems, 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. Appraisal Systems, 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.

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 Appraisal Systems, Inc. (139 Harristown Road, Suite 103, Glen Rock, NJ 07452) and it will be considered in the process.

Regardless of when a property is visited during this 6-yr program, new assessments for 2027 will be determined on ALL properties based on the estimated market value as of October 1, 2026 (the statutory date by law). It is important to note that while only 20% (+/-) of properties are being inspected each year after the base year - ALL properties in town will be re-valued based on recent trends determined from a review of sales and rental activity within the past year. **All property owners will be notified by mail of their proposed new assessed values and will have an opportunity to review and/or contest same**.

Any inquiries with respect to the inspection and/or valuation procedure should be directed to Appraisal Systems, Inc. at **(201) 493-8530**. General information about the Reassessment process can be obtained from the Appraisal Systems, Inc. website at **www.asinj.com**.

Sincerely,

APPRAISAL SYSTEMS, INC.

Rick Del Guercio
President

BOROUGH OF DUMONT

James Anzevino, CTA
Tax Assessor