

Dear Bloomfield Property Owner:

On February 9, 2009 the Mayor and Township Council contracted Appraisal Systems, Inc. to perform a complete revaluation of all real property within the Township. The revaluation was ordered by the Essex County Board of Taxation. The purpose of the revaluation is to estimate a fair market value for each property, thereby equitably distributing real estate taxes. This ensures that every property owner pays their fair share of property tax.

The revaluation is not being conducted to raise more money for the Township, the County, or the School. The revaluation is "revenue neutral". This means that the government bodies listed above do not bring in any more tax dollars because of the revaluation. As part of the revaluation, the interior and exterior of all properties will be inspected. Exterior photographs will also be taken. The validity of the market value estimate depends on the collection of accurate data.

The people making the inspections are there to collect data to be used as part of the valuation process, not to make an instant judgment as to valuation.

The date of value (assessment date) for the revaluation is October 1, 2009. That means the market value of the property, on October 1, 2009, as determined by Appraisal Systems, will be the new assessment for 2010.

An introductory letter and brochure from the Assessor and Appraisal Systems telling a little about the revaluation process have recently been mailed. The introductory letter and brochure are also posted on this website. Field inspections are expected to begin sometime in April. The inspector will come to your property and if you are not there, a callback card will be left with a specific date and time for an inspection. If you know that you will not be available on the date of the callback, please call Appraisal Systems and arrange for a mutually convenient appointment. More information is to follow as the process moves along.

If you have any questions, please call my office at 973-680-4021.

Joe Pisauro, Assessor

Joseph J. Pisauro  
Assessor



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## TOWNSHIP OF BLOOMFIELD

Room 108

Bloomfield, New Jersey 07003-3487

Date: April 2009

Dear Property Owner:

As ordered by the Essex County Board of Taxation, the Township of Bloomfield must revalue all real estate for the 2010 tax year to ensure uniform and equitable assessments. The Township has contracted Appraisal Systems, Inc. to conduct the revaluation program.

The first step in the revaluation process is the inspection of all properties in the Township. Representatives from Appraisal Systems will be visiting each property, measuring the exterior of all improvements and conducting an interior inspection. An Appraisal Systems photographer will also be visiting each property to photograph the front and rear of all buildings.

If no one is home at the time of the representative's first visit he/she will measure the exterior of all improvements and leave a card specifying when he/she will return to do an interior inspection. Appraisal Systems representatives will carry photo identification and their names will be registered with the Police Department and Township Hall. **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 inform the occupants of any rental units you may own concerning the inspection to be made. Owners of commercial properties will be receiving forms to complete pertaining to the income and expenses of your property.

**If your property has a unique condition that influences value, please send documentation to Appraisal Systems, Inc., 8 Cattano Avenue, Morristown, New Jersey 07960 and it will be considered.**

After the appraisals have been completed, you will be notified by Appraisal Systems, Inc. of the pending valuation that has been placed on your property, as well as procedures to review the assessment with a qualified representative of the firm.

Enclosed is a brochure prepared by Appraisal Systems, Inc., which addresses questions generally asked by property owners concerning revaluations. You may also visit the ASI website at [www.asinj.com](http://www.asinj.com) and the Township's website at [www.bloomfieldwpnj.com](http://www.bloomfieldwpnj.com) for further information and updates. In addition, a number of public meetings will be held throughout the Township at which the firm's representatives will provide information and answer questions about the revaluation process. The dates, times and locations of these meetings will be posted on the Township's website, in The Bloomfield Buzz, and in the local newspapers.

Any inquiries with respect to the inspection procedure should be directed to the firm at (800) 994-1999.

Very truly yours,

TOWNSHIP OF BLOOMFIELD

APPRAISAL SYSTEMS, INC.

Joseph J. Pisauro  
Assessor

Ernest F. DelGuercio, Sr.  
President

## WHY A REVALUATION?

It has been determined that the current assessments in the municipality are no longer uniform and representative of 100% of their true market value.

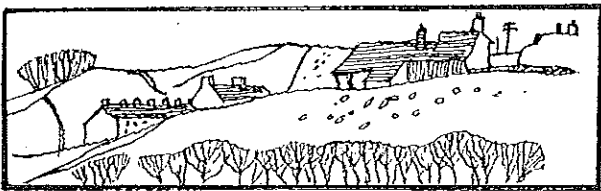
The purpose of a revaluation is to fairly distribute the necessary tax burden among all property owners based upon the true value of their property. This is the law.

## WILL THIS INCREASE MY TAXES?

Not necessarily. The effect of a revaluation on your tax bill may vary and there are a number of reasons why it is almost impossible to predict the impact on any individual property owner's tax bill.

It is important to understand that, although your *assessment will increase*, the *tax rate* applied to that assessment to calculate your tax bill *is going to decrease*. If the assessment doubles, the tax bill will not double. In fact, it may actually remain about the same or decrease.

Revaluations do not increase the total amount of revenue to be raised by taxation. The municipality only collects the amount of tax dollars that the four units of local government (local school, regional school, county government and municipal government) determine is necessary to operate.



## HOW ARE VALUES ESTABLISHED?

All the information that is believed to have some bearing on the value of a home will be collected, reviewed and analyzed in order to make a proper determination of the full and fair value of each property. Additionally, real estate market value trends are analyzed by conducting a sales study. This includes an examination of all sales which took place within three years of the date of revaluation, a delineation of neighborhoods, and an analysis of any land sales which may have taken place during that period. Commercial properties are examined in terms of their income-producing potential. As a result of this extensive research, the value of a given piece of property can be determined, and market value established.



## WHY AN INSPECTION OF PROPERTIES?

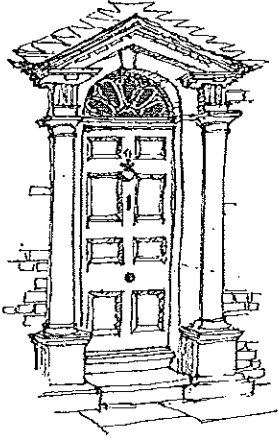
The purpose of the interior inspection is to record information relative to the structure which will affect its value.

Field Inspectors working for Appraisal Systems, gather necessary data by visiting each property in the municipality. The interior and exterior of each property are inspected, and the building dimensions determined. It's important to point out that the valuation of your home will be based on the total living area in terms of square footage rather than by a room count, although the inspector will list the total number of rooms for descriptive purposes only.

Aside from the living area, other features which will affect the valuation of the property include: remodeled bathrooms and kitchens, finished basements, central air conditioning, decks and patios, pools, garages and overall condition of the home. The physical condition of the structure is noted to establish depreciation factors for age, use, etc. Topographical features of the land are also noted as they effect value.

If the field representative is unable to gain entrance at the time of the first visit, a card will be left indicating the date of a return visit. At the time of the second visit, if an interior inspection is again not possible, a considered description of the interior structure of the premises will be recorded on a card and left for the homeowner or occupant. If the description is incorrect, a phone number on the card may be called to arrange for a mutually convenient time and date to arrange for an interior inspection. Appraisal Systems must develop accurate records based on actual field inspections and not existing documents.

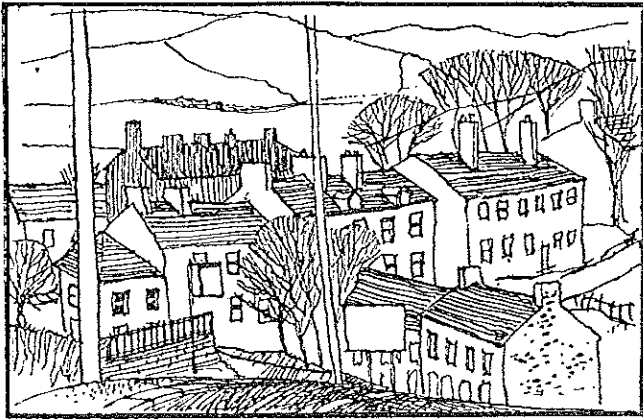
## VALUATION NOTICES



After the true market value of the property has been determined, property owners will be notified as to the value placed on the property. An opportunity to arrange a one-on-one meeting with a representative of the firm to discuss any questions that relate to the methods used to arrive at the value will be afforded to the owners

## PUBLIC CONFIDENCE

The success of any revaluation program depends on the confidence and cooperation of an informed citizenry in the justification of established property values. We realize that to gain this confidence we must keep the public aware of our methods and progress. Direct contact with the taxpayer through meetings with service clubs, religious or civic groups, will help to develop a greater public understanding of, and confidence in the revaluation program. Our purpose is to establish an equitable tax base. We welcome your interest and seek your cooperation.

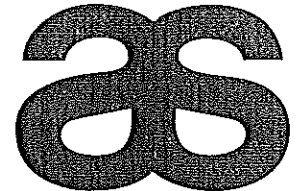


## ADDITIONAL INFORMATION

Many other questions can be answered by visiting our website at <http://www.asinj.com> and clicking on the FAQ (Frequently Asked Questions) page.

**APPRAISAL SYSTEMS, INC.**  
**A PROFESSIONAL CORPORATION**

A GUIDE TO THE REVALUATION  
OF YOUR MUNICIPALITY



[www.asinj.com](http://www.asinj.com)