



TOWN OF WESTFIELD

ANNMARIE SWITZER, CTA

TAX ASSESSOR

December 5, 2017

Dear Westfield Property Owner:

As ordered by the Union County Board of Taxation and approved by the Director of the Division of Taxation for the State of New Jersey, the Town of Westfield will be conducting a complete revaluation of all properties effective for the tax year of 2019. The purpose of the revaluation is to align assessed value for property tax purposes with current market value. This is presently accomplished by applying the "Director's Ratio" to the assessed value. However, according to the New Jersey State Legislature Office of Legislative Services, "Periodic revaluations...ensure that improvements or changes to land or buildings are accurately reflected in the municipal tax records so that the owner is properly taxed, thereby assuming his or her fair share of the municipal tax burden."

As per the statutory process, the Town of Westfield has contracted with a private firm, Realty Appraisal Company, that is proficient in appraisal techniques and has more than sixty years of experience in municipal revaluations.

To properly assess your property, a complete inspection of the interior and exterior of each building is necessary, along with measuring and photographing the exterior. This process will begin within the next few weeks. If you own a rental property, please advise the occupants of the upcoming inspection. Owners of income-producing properties will be required to provide additional information at a later date.

For your protection, each representative of Realty Appraisal Company will be provided with a letter of identification with my signature, as well as photographic identification. **DO NOT** permit anyone who is unable to properly identify themselves to enter your property.

At the conclusion of the revaluation project, you will be notified of your new assessed value. At your request, a qualified representative will review this assessment with you.

Representatives from Realty Appraisal Company will hold an initial public information session at Town Hall on December 18th at 6:30 p.m. In addition to attending this presentation, residents are encouraged to visit the town's website (<http://www.westfieldnj.gov/revaluation>) for more in-depth information, as well as to review the enclosed pamphlet provided by the appraisal company.

Thank you in advance for your cooperation.

Sincerely,

Annmarie Switzer, CTA

Tax Assessor

Encl.



425 East Broad Street, Westfield, New Jersey 07090

www.westfieldnj.gov

Telephone: (908) 789-4055 Email: taxassessor@westfieldnj.gov Fax: (908) 232-0679