



BOROUGH OF FANWOOD

75 MARTINE AVENUE, NORTH
FANWOOD, NEW JERSEY 07023
WWW.FANWOODNJ.ORG

(908) 322-8236 · FAX (908) 322-7178

ADMINISTRATION OFFICES

May, 2019

Dear Fanwood Property Owner,

The Borough of Fanwood will be conducting a complete revaluation of all properties effective for the tax year 2020. This revaluation was 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 purpose of the revaluation is to determine current market value and to ensure a fair and equitable distribution of the tax burden among all the property owners.

The Borough of Fanwood has contracted Realty Appraisal Company, a firm highly skilled in mass-appraisal techniques, with more than sixty years of experience in municipal revaluations. You will find more information on Realty Appraisal and this process on the Fanwood website at www.fanwoodnj.org.

To properly appraise 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. If you are in doubt, contact the Fanwood Police at (908) 322-5000.

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

Please see the enclosed pamphlet for some answers to commonly asked questions. Thank you in advance for your cooperation.

Sincerely,

Michael Ross, CTA
Tax Assessor
(908) 322-8236 x 131

cc: Mayor & Council
Encl.