

Professional Property Appraisers Inc.

PO Box 905
Delran, NJ 08075

DATE

BLOCK: LOT: QUAL:
PROPERTY LOCATION:

OWNER NAME
MAILING ADDRESS
CITY, STATE ZIP CODE

RE: TOWNSHIP OF BELLEVILLE REVALUATION – VALUE NOTICE

Dear Property Owner,

The purpose of this letter is to notify you that Professional Property Appraisers, Inc. has completed a total revaluation of all properties located within the Township of Belleville. The revaluation has been approved by the Director, Division of Taxation for the State of New Jersey, and the Essex County Board of Taxation. New Jersey real estate taxation law mandates that all real property be assessed at 100% of market value in order to ensure an equitable distribution of real estate taxes. The revaluation will take effect in 2019.

The 2019 total assessment shown below was established using information obtained by our field inspector(s) and analyses of all relevant market data, including current sales and market conditions. Your 2018 taxes and assessed value are also listed below for comparison.

2019 TOTAL ASSESSED VALUE:	\$ (2019 property assessment)
2019 ESTIMATED ANNUAL TAXES:	\$ (2019 estimated taxes based on 2018 Budget)
2018 TOTAL ASSESSED VALUE:	\$ (current property assessment)
2018 TOTAL ANNUAL TAXES	\$ (2018 taxes)

The **2019 ESTIMATED ANNUAL TAXES** were calculated utilizing the 2018 budget and does not include any budgetary adjustments in 2019 that are yet to be determined. The figures above **DO NOT INCLUDE** any deductions you may be receiving, such as abatements, senior citizens, veterans, and/or disabled. These items will continue to show on your tax bill.

****It should also be noted you will not see the tax impact of the Revaluation until your July, 2019 Tax Bill****

If you have any questions regarding the revaluation, or would like to discuss your new property value, representatives of Professional Property Appraisers will be available for individual consultation with you at the Town Hall, 152 Washington Ave., Belleville, NJ 07109. **To schedule an appointment, please call 1-(800)-410-5815 between the hours of 9 am and 4 pm, Monday through Friday. Please call no later than Thursday, February 7, 2019.** Day, evening and Saturday appointments will be available. Please bring this letter, along with a copy of any relevant information that can be used by us for further consideration. Due to time and office space limitations, only appointments will be taken – no walk-ins, please. **For more information visit: www.bellevillenj.org.**

Finally, we wish to take this opportunity to thank the residents of the Township of Belleville for your cooperation and courtesy during the Revaluation Program.

Very truly yours,

Professional Property Appraisers, Inc.