



APPRAISAL SYSTEMS, INC.  
REAL ESTATE APPRAISAL SERVICES

GLEN ROCK OFFICE  
266 HARRISTOWN ROAD - SUITE 302  
GLEN ROCK, NJ 07452

November XX, 2018

*name*  
*address*  
*city, state, zip*

Block: *Block*  
Lot: *Lot*  
Qual: *Qual*  
Location: *Location*  
Nbhd: *NBHD*

Dear Property Owner:

The revaluation of Roxbury Township has been completed in accordance with the rules and regulations mandated by the State of New Jersey requiring all real property be appraised at its fair market value. We have made a complete analysis of all recent market data in order to accomplish this task and to determine the value of all properties as of October 1, 2018.

**THE PROPOSED 2019 ASSESSED VALUE OF YOUR PROPERTY IS: \$xxx,xxx**

**As a result, the value of your property as expressed in this letter may or may not result in a tax increase or decrease. The actual property taxes for the 2019 tax year cannot be computed until the County, School and Municipal budgets are approved and the new 2019 tax rate is established in the summer of 2019. Please do not apply the 2018 tax rate to your new value. Since the aggregate value of the assessments in Roxbury Township has increased for use in the 2019 tax year as a result of the revaluation, the tax rate will be adjusted accordingly.**

**For additional information regarding sales information, estimated tax impact worksheet, list of proposed assessments, and neighborhood map, please visit our website at [www.asinj.com](http://www.asinj.com), click on "Current revaluation information" on the homepage, and click on the Roxbury Township link.**

If you desire, you may meet with an Appraisal Systems Inc. representative to discuss or present any relevant information regarding your new 2019 assessed value as it relates to the market value of your property. Meetings can be scheduled by calling (201) 493-8530 Monday-Friday between the hours of 9:30 A.M and 4:00 P.M., within 10 business days of the receipt of this letter or schedule online 24 hours-a-day, 7 days-a-week by visiting the scheduling page at our website [www.asinj.com/scheduling.htm](http://www.asinj.com/scheduling.htm). Use the following information to gain access for this property:

Login = *Login*  
Password = *Password*

In order to accommodate the taxpayers of Roxbury Township, Appraisal Systems Inc. has arranged to conduct these meetings mornings, afternoons, evenings and weekends.

Thank you for your continued cooperation during the revaluation process.

Sincerely,  
**APPRAISAL SYSTEMS, INC.**

Rick Del Guercio  
President