



KEVIN M. ESPOSITO, CTA
MUNICIPAL TAX ASSESSOR

BOROUGH OF ELMWOOD PARK
MUNICIPAL BUILDING
182 MARKET STREET
ELMWOOD PARK, NEW JERSEY 07407
www.elmwoodparknj.us
kesposito@elmwoodparknj.us

201-796-1457ext. 219

May 2025

**OWNER
STREET
CSZ**

Dear Property Owner:

As ordered by the Bergen County Board of Taxation and the New Jersey Division of Taxation, the Borough of Elmwood Park is revaluing all taxable real estate for the 2026 tax year to ensure uniform and equitable assessments. The Borough has entered into a contract with Appraisal Systems, Inc. to conduct the revaluation program.

The first step of the Revaluation process is the inspection of all properties in the Borough. In the coming months, inspectors from Appraisal Systems, Inc. will begin to visit all properties, measuring and photographing the exteriors of all buildings and inspecting the interiors. In order to properly assess your property, it will be necessary for a representative of Appraisal Systems, Inc., to examine the interior of your property. The first visit by an inspector will be unannounced between the hours of 9:00am and 5:00pm. If the homeowner is not present at the first visit, the inspector will leave a card specifying a return date to do the interior inspection. The notice will also have a telephone number to call to reschedule this appointment if the time or date is not convenient.

Appraisal Systems, Inc. representatives will carry photo identification, and their names will be registered with the Police Department and the Borough's Clerk's office. **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 advise the occupants of any rental units you may own so they are prepared for the inspection.

If your property has a unique condition that you believe may influence its value, please send documentation to: Appraisal Systems, Inc., 17-17 Route 208N – Suite 210, Fairlawn, NJ 07410 and it will be considered.

The new property values will all be determined based on their estimated market value as of October 1, 2025 (the statutory date required by law). All property owners will be notified by mail of their proposed assessed values and will have an opportunity to question/contest the values.

Enclosed is a brochure prepared by Appraisal Systems, Inc. that provides general information regarding revaluation. **Please also visit the ASI website at: www.asinj.com for more information relevant to the revaluation process.**

Please call ASI with any inquiries regarding the inspection procedure or the revaluation process at (201) 493-8530.

Sincerely,

BOROUGH OF ELMWOOD PARK

Kevin Esposito, CTA
Assessor

APPRAISAL SYSTEMS INC

Rick Del Guercio
President