The County Board of Taxation has ordered a revaluation of all properties within your municipality to determine their "fair market value".

Property inspections are a required part of this revaluation process.

1. Who will inspect my property?

Property inspections will be conducted by trained inspectors from Realty Appraisal Company, which has been contracted to perform your community's revaluation. Realty Appraisal Company is a professional property appraisal company with over 50 years of experience in performing property revaluations.

2. What about my safety and security?

Inspectors will be wearing photo I.D. Badges. Don't let anyone into your home unless they are wearing a badge. Inspectors will only enter a house if an adult is home. Inspectors will not enter houses where only children are home.

3. What will the inspectors do?

The inspectors will take measurements of the exterior of all houses and structures. Inside, inspectors will determine the amount of living space and the condition of kitchens, bathrooms and basements. Additionally, pictures will be taken of the exterior of all houses and structures at a separate time.

4. How long will an inspection last?

Inspections take only a few minutes. The inspectors' goal is to get the information they need with the least intrusion on residents and property owners.

5. When will inspections take place?

Inspectors will visit properties on weekdays and weekends during the day and early evening. The first attempt to inspect will be unannounced.

6. What if the inspectors come at an inconvenient time or when no one is home?

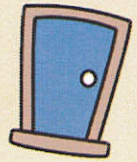
You do not have to answer the door if inspectors come at an inconvenient time. If no one answers the door, inspectors will leave a card on your door like the one shown here. The card tells you whom to call to schedule the inspection for a more convenient time.

7. What if I made improvements and upgrades to my home over the years?

Inspectors are only interested in getting the information needed to properly appraise your property. They do not get involved in local zoning or building codes. Inspectors report only to the Municipal Tax Assessor.

8. Do the inspectors appraise my property?

Inspectors do not appraise property. They simply gather information. Property appraisals are performed by certified appraisers licensed under the state of New Jersey.



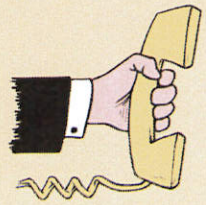
9. Does a revaluation make my property taxes go up?

Not necessarily. Property revaluations do not automatically result in higher property taxes. This is because while property values go up, the tax rate used to calculate your tax bill will go down. For example:

	Property Value		Tax Rate		Tax Bill
Before	$200,000	X	2%		$4,000
After	$400,000		1%		$4,000
	Goes Up		Goes Down		Stays the Same

10. Who do I call if I have questions or concerns?

All residents and property owners are encouraged to contact the Municipal Tax Assessor's Office if you have any questions or concerns. You can also contact Realty Appraisal Company at 1-800-841-6740.



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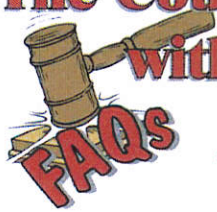

1. Why were new appraisals necessary?

State law requires that all property owners pay their fair share of the municipality's tax levy. A property's fair share is based on its market value. Recent analysis has shown that some properties were paying more or less than their fair share of the tax levy. To correct this problem, we estimated the current market value of all properties in the community.

2. How was my property appraised?

Residential values were determined by analyzing recent sales in your neighborhood & surrounding neighborhoods and comparing them to the individual property being valued.

3. I have not improved my house since the last revaluation, why is it higher?

The real estate market has changed significantly since the last revaluation and the new values reflect that change.

4. Why did my assessment change so much since last year?

Last year's assessment was based upon a revaluation or reassessment done many years ago. Your new assessment is based on current value.

5. Does the new assessment make my property taxes go up?

Not necessarily. New property assessments do not automatically result in higher property taxes. This is because while property values go up, the tax rate used to calculate your tax bill will go down. For example:

	Property Value		Tax Rate	Tax Bill
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6. What is the purpose of the informal hearings?

To provide the opportunity for property owners to meet with a representative of the firm.

7. How is the tax rate determined?

The county tax board determines the Tax Rate. The Tax Board divides the "Total Levy" (sum of municipal, county and school budgets) by the "Net Valuation Taxable" (the Town's total assessment).

8. Can I see other new assessments in my community?

After the revaluation has been certified by the county tax board, the assessments will be available for public inspection at either the Tax Assessor's office or the Office of the County Tax Board.

9. When will I see the new assessment on my tax bill?

The new assessment will appear on the Tax Bill you receive in *July*. The first payment based on the revaluation is due on *August 1st*.

10. Can I appeal the assessment and what is the appeal process?

Yes. You can can appeal your new assessment to the county tax board prior to May *1st*. If you appeal, be prepared to present recent sales of comparable properties in your community that support your opinion of the value of your property. Remember, you cannot appeal your taxes, only your assessment.

11. Who do I call if I have questions or concerns?

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