

# TOWNSHIP OF WALL



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January, 2015

Dear Property Owner:

The Township of Wall is one of several municipalities that have been ordered by the Monmouth County Board of Taxation to complete a revaluation of all property in Wall Township. State law requires that all real estate be assessed at current market value. The objective is to ensure a fair and equitable distribution of the tax levy among all property owners to be implemented in calendar year 2016.

The Township has engaged the firm of Realty Appraisal Company to perform a revaluation of more than 11,200 residential, commercial, and industrial properties. The Realty Appraisal Company is a firm highly skilled in large scale appraisal techniques, with over fifty years of experience.

To accurately assess your property, a complete inspection of the interior and exterior of each building is necessary. Photographs of every structure in the Township will be taken. In certain instances where commercial and industrial properties are involved, it will be necessary for the Realty Appraisal Company to collect income and expense data, as well as other pertinent information. Please notify your tenant(s) of the pending inspections.

For your protection, each representative of Realty Appraisal Company will be provided with a letter of introduction and photo identification. Please be sure to ask for both forms of identification and **DO NOT** permit anyone who is unable to properly identify themselves to enter your property. The Township through the Police Department is maintaining an active list of all representatives working on this project.

At the conclusion of the revaluation, every property owner will receive a notice of the value to be placed on their property. Upon request, Realty Appraisal Company will then conduct a complete, informal review of the property valuation with any taxpayer.

Please review the enclosed pamphlet for some answers to commonly asked questions and additional information can be found at [www.wallnj.com/210/assessors-Office](http://www.wallnj.com/210/assessors-Office). In addition, representatives from the company will be present in Town Hall (2700 Allaire Rd) on January 15<sup>th</sup> at 7:00 pm for a general information meeting. At any time during the revaluation, please feel free to contact my office at (732) 449-8444 ext. 238 with any questions you may have. Thank you in advance for your cooperation.

Sincerely,

William J FitzPatrick, CTA  
Assessor

Enclosure