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DATE: Mar 13, 2009

E-NOTICE: Revaluation Informal Hearing Process Continued

Revaluation Informal Hearing Process Continued

March 10, 2009

(Livingston, NJ) – Since February 11th, Appraisal Systems Inc. (ASI) representatives have held 1,727 informal meetings with property owners to discuss property valuations; 1,674 meetings were held with residential property owners and 53 with commercial owners.

The Township is required by the Essex County Tax Board to file the final assessments as a result of the revaluation by Friday March 13th, so the informal meetings were suspended at the end of last week. As of last Friday, every property owner who called to request a meeting was accommodated.

“In order to provide additional property owners an opportunity for an informal meeting if they hadn't yet called for one, ASI representatives will be reconvening meetings beginning March 12th and continuing until Friday March 27th, said Township Manager Michele Meade. This will insure that anyone else who has questions can meet with ASI.”

The informal meeting process enables ASI to share the neighborhood sales data and the detailed information collected for the property and allows the property owner to verify the data collected and share any additional information pertinent to the value. ASI representatives will collect the information at the informal meeting but will not be making any changes to the value at that time. The information collected is brought back to the appraiser who evaluates the data and determines if a change is necessary.

For property owners having a hearing between March 12 and March 27, the process will be different than previous. Since the Township will have already filed the assessments for 2009, any property requiring a change as determined by ASI and the Township Tax Assessor will be done by a process called an “Assessor Appeal” to the Essex County Tax Board. Property owners affected by this process will receive the details when they are

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notified of the results of their informal hearing.

Even if property owners choose not to meet with ASI representatives, they can still access the information database on the ASI website which is available from a link on the Township website www.livingstonnj.org. Click on "Livingston section of Appraisal Systems website" in the green box on the right and you will have access to all the sales data used in the revaluation process, the old and new assessments for all properties as well as a place to calculate what your 2008 taxes would have been with the new assessment.

The annual assessment notice, which is a postcard from the Township Tax Assessor, will be mailed by March 15, 2009. As it does every year, the postcard will indicate the final assessment for the year 2009 and contain details about the ability for property owners to file an appeal. Due to the fact that this is a revaluation year, the tax appeal deadline will be May 1, 2009.

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