

TOWNSHIP OF



LIVINGSTON

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Notification Phase of Livingston Revaluation Begins

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(Livingston, NJ) - January draws to a close the final property inspections in the longest phase of the Livingston revaluation. As February begins next week, so begins the notification of value and informal meeting phase.

Last week Appraisal Systems representatives had a final meeting with the Citizens Blue Ribbon Revaluation Committee, a Committee made up of a Livingston residents from various parts of the community who have been involved in the revaluation process since before it officially began, to review the details of the notification and informal meeting phase of the revaluation. Rudy Fernandez, Council Member liaison to the Blue Ribbon Committee, said "The thorough review of the informal meeting process clearly answered all the Committee members' questions, and I feel confident that the informal meetings will do the same for residents with questions. Our goal is to give each resident all available information so they can understand how their value was arrived at."

From February 2 through February 9 valuation letters will be mailed from Appraisal Systems Inc. (ASI) to all property owners. This letter will contain the new property assessment as determined by ASI. Information about how to schedule an informal meeting with a qualified ASI representative to discuss the property value will also be included in the letter. This is an option property owners can take advantage of should they choose. The purpose of the meeting is to verify factual information about the property, correct any discrepancies, share any unique property characteristics that owners did not share previously and understand how the value was arrived at.

The meetings will be held at the Senior Community Center on Hillside Avenue during the month of February and will include the availability of evening and weekend hours. ASI representatives will have all sales data available, a map of Livingston broken down by neighborhood and all the factual details about your property.

At the same time the valuation letters are mailed, the Livingston section of the ASI website, www.asinj.com/revaluation/current-revaluations/livingston will also contain all the Livingston sales data, neighborhood map and a listing of each property in town with

the current valuation and the new valuation. This information is being shared with the community to insure that property owners can understand the values and have confidence in the uniformity of the process.

“The Township is pleased with the conduct of the revaluation so far” said Mayor Buddy August. “We encourage residents with any questions or concerns to schedule a meeting and get them answered. The ASI professionals will respond fully so that residents understand the assessment.”

Within three to four weeks following the completion of all the informal meetings, ASI will mail each property owner a response letter indicating the decisions made as a result of the information provided at the meeting.

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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