

We would like to take this opportunity to express our appreciation for the cooperation and courtesy you have extended to the employees of our firm during the revaluation program for the Township of Cedar Grove. The purpose of the program is to establish the "fair market value" of all real property in order to fairly distribute the necessary taxes among all property owners in accordance with the law.

Notifications regarding the revaluation and inspection phase have been mailed to all non-exempt property owners. The inspection phase remains in progress and appointments times are still available. Property owners who have not had an inspection are encouraged to call our office to schedule an appointment. Our number is (973) 239-0190, and someone will be available to assist you Monday – Friday, 9:30 am to 4:30 pm. For your convenience, appointments for inspections are available daytime, evenings and weekends.

Our photographers are in the field conducting the exterior photography of all properties. A front / side angle and a rear photo will be taken of each structure as well as front and rear photographs of any accessory structures. Multiple photographs will be taken of each commercial property visited.

We have begun mailing preliminary value letters to property owners. If you would like to meet with one of our representatives to discuss the new assessed value, you may make an appointment by calling (973) 239-0190 between the hours of **9:30 a.m. and 4:30 p.m. weekdays**. All meetings will be held at the Cedar Grove Municipal Building in the Council Chambers. This informal meeting is made available for you to review your personal property record card and to note any information you may have pertinent to valuation.

Appointments **cannot** be made through the Tax Assessor's office. Please call within one week of the postmark date of the letter.

If you are not able to attend a meeting or choose not to call for an appointment, you may write to us with your concerns. Please be sure to indicate the block and lot of your property on any correspondence or documents submitted. Please retain a copy of anything submitted for your records.

At the conclusion of all taxpayer meetings and reviews a final value letter, indicating the value that will be used for the 2010 tax book, will be mailed to all property owners who either attended a meeting or sent correspondence regarding their assessed value.

The new 2010 assessed value reflects current market value as of October 1, 2009.

Do not apply the present tax rate to your new assessed value. Since the value of all property has increased, the tax rate will be reduced for the tax year 2010 when the program goes into effect.

The actual tax rate will be determined until after school, municipal, and county budgets have been finalized in the spring of 2010, and will be reflected in your August bill.