



APPRAISAL SYSTEMS, INC.
REAL ESTATE APPRAISAL SERVICES

FAIR LAWN OFFICE
17-17 RT. 208 NORTH – SUITE 210
FAIR LAWN, NJ 07410

February 27, 2024

«Owner»
«Street»
«CSZ»

Block: «Block»
Lot: «Lot»
Qual: «Qual»
Location: «Location»
Nbhd: «NBHD»

Dear Property Owner:

The reassessment of the Borough of Woodcliff Lake has been completed in accordance with the rules and regulations mandated by the State of New Jersey requiring all real property be appraised at its fair market value. We have made a complete analysis of all recent market data in order to accomplish this task and to determine the value of all properties as of October 1, 2023.

YOUR NEW 2024 ASSESSMENT WILL BE: «Prop_2024_Asmnt»

YOUR 2023 ASSESSMENT WAS: «M_2023_Asmnt»

Please do not apply the 2023 tax rate to your new value. The aggregate value of total assessments in Woodcliff Lake will change for the 2024 tax year; therefore, the tax rate will change.

We have predicted a tax rate of 2.090 (per \$100 of assessed value) based on the assessment changes. The exact tax rate, however, cannot be computed until the County, School and Municipal budgets are approved and calculated into the official 2024 tax rate this summer.

FOR EXAMPLE ONLY:

$$\$907,000 \text{ (New Assessment)} \times 0.02090 \text{ (Estimated new rate before budget increase)} = \$18,956 \text{ (Taxes)}$$

Additional information such as the predicted tax rate, estimated tax impact calculator, sales information, assessments, and neighborhood map can be found at www.asinj.com by clicking on “Current revaluation information” on the homepage and following the Woodcliff Lake link.

If you wish to request a copy of your property record card for your review, please email woodclifflake@asinj.com. Please allow 24 to 48 hours to receive your property record card.

If you wish to discuss your new 2024 assessed valuation, you may contact Appraisal Systems, Inc. within 5 business days of the receipt of this letter. To schedule an appointment with a representative, call **(201) 493-8530** between the hours of 9:30am and 4:30pm, Monday through Friday.

Thank you for your cooperation during the reassessment process.

Sincerely,
APPRAISAL SYSTEMS, INC.

Rick Del Guercio
President

BOROUGH OF WOODCLIFF LAKE

Raymond Tighe, CTA
Tax Assessor