

THE REVALUATION OF WEST CALDWELL TOWNSHIP

Questions That Are Often Asked When A Municipality
Is Undertaking A Revaluation

WHAT IS A REVALUATION?

- A revaluation is a program undertaken by a municipality to appraise all real property at its fair market value
- The goal of a revaluation program is to ensure the tax burden is equitably distributed throughout a municipality

WHAT IS MEANT BY “FAIR MARKET VALUE?”

- Fair market value is the price at which the municipal assessor believes a property would sell for at a fair and bona fide sale by a private contract on October 1 of the pretax year

WHY REVALUE NOW?

- A revaluation is warranted when properties in a taxing district are being assessed substantially below or above true market value
- The average property in West Caldwell Township is assessed at 65.84% of market value for 2026.
- The last Revaluation/Reassessment in West Caldwell Township occurred in 2011.

WHO WILL CONDUCT THE REVALUATION?

- The Township has entered into an agreement with Professional Property Appraisers, Incorporated (a.k.a PPA) to perform the township-wide revaluation.

FIELD REPRESENTATIVES

- Each data collector will have a photo identification badge visibly displayed. It will show the company's name, Professional Property Appraisers as well as the individual's name
- The inspector can provide a letter of introduction on municipal letterhead that contains a telephone number for questions or concerns
- Ask to see the credentials of anyone seeking to enter your home and **do not admit anyone who cannot produce this identification**



WHAT OCCURS DURING THE REVALUATION PROCESS?

- Interiors and exteriors of each property are physically inspected and building dimensions are noted
- The exterior of the property will be photographed
- Recent sales of comparable properties are analyzed and will be adjusted to estimate the value of the property that has not been sold
- Commercial property, typically purchased for investment purposes, is studied in terms of its income-producing capability
- All information believed to influence value will be gathered, reviewed and analyzed

WHAT IS EXPECTED OF PROPERTY OWNERS?

- Interior inspections, especially, require that residents cooperate with data collectors
- The validity of a market value depends on the collection of accurate data
- Any assistance a taxpayer can provide will aid in the total data collection process. If there is information you believe should be considered in the valuation, please inform the data collector. We will make every effort to cause property owners the least possible inconvenience
- Remember, the data collectors are not necessarily responsible for developing the market value estimate. Their job is usually to collect pertinent information to be used later as a base to develop the property's value

WHAT WILL DATA COLLECTORS LOOK FOR?

- Data collectors will record such items as: condition, number of bathrooms, type of heat, central air conditioning, size and percentage of finished attic and/or basement areas, and number of fireplaces
- The exterior inspection includes measurements of each structure, such as: garages, in-ground pools or other accessory buildings
- Examples of what would not be noted are interior decorations, fences, window air conditioners, gas grills and landscaping, etc.



WHAT IF I'M NOT HOME?

- Upon initial visit, a notice will be left with the Inspector's ID Number, as well as our phone number asking you to call for an appointment.
- Upon second attempt a notice will be left asking you to call for an appointment
- Appointments can be scheduled on weekdays, evenings as well as Saturdays if need be.
- If the representative is unable to inspect your home, the interior information will be estimated

WILL MY TAXES GO UP?

- Although the revaluation will result in a change of nearly all individual assessed values, **it does not mean that all property tax burdens will change.**
- **The tax rate will be adjusted in 2027** to compensate for the change in the assessed values
- Since not all properties have appreciated in value at the same rate, some tax levies will go up, some will stay about the same and others will go down

WILL TAXPAYERS BE INFORMED OF THEIR PROPOSED ASSESSMENT?

- A notice of the new assessed values for each property will be mailed out toward the end of 2026.
- The impact of the new assessments will not affect the property owner's tax bill until the 2027 tax year.

WHAT IF A TAXPAYER IS DISSATISFIED WITH THE PROPOSED ASSESSMENT?

- The notice of your new 2027 assessed value will explain how to arrange for a personal informal meeting with a representative from Professional Property Appraisers to review the proposed assessment
- Taxpayers attending the review should be prepared to support any disagreement regarding the assessed value of their property
- For example, recent sales of similar or comparable properties or incorrect data about the home (i.e., number of bathrooms)

WHAT CAN A TAXPAYER DO IF HE OR SHE IS NOT SATISFIED AS A RESULT OF THE INFORMAL MEETING?

- If for any reason a taxpayer is not satisfied with his or her assessed value for any given year, the taxpayer has the right to file a formal appeal with the County Board of Taxation on or before April 1st of that given year (Extended to May 1st for the first year after the revaluation)



Contact Information

- Professional Property Appraisers, Inc.
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- Website: ppareval.com