

Township of



West Caldwell

August 2026

Dear Resident:

Enclosed you will find a letter from Professional Property Appraisers (“PPA”) regarding the Township Wide Revaluation for Tax Year 2027. The Township of West Caldwell solicited bids for the provision of this service and PPA was the sole responder.

The Township met with PPA to discuss the logistics of this enterprise and how it will conduct the first revaluation in West Caldwell since 2011. Appraisers are beginning their field inspections as outlined in the attached letter. The West Caldwell Police Department is aware of the inspectors in the field as well as the vehicles they will be driving.

A revaluation is **neutral to revenue**, meaning that the Township will not receive more money due to this revaluation. To adjust for any alterations in assessed values, the tax rate will make a proportionate adjustment.

On the Township’s website, you can find more information about this www.westcaldwell.com.

If you have any questions, please do not hesitate to contact the Tax Assessor at 973-226-2300 x 2218. If you have any questions specific to PPA, you may reach them at 1-866-957-1388 or ppareval.com.

Sincerely,

Nikole H. Baltycki
Township Administrator/CFO
Township of West Caldwell