

Professional Property Appraisers Inc.

PO Box 905
Delran, NJ 08075

7720

January 13, 2025

BLOCK: 169.01 LOT: 6.01 QUAL: C0115
PROPERTY LOCATION: 10 KOVACH COURT



RE: TOWNSHIP OF WEST ORANGE REVALUATION – VALUE NOTICE

Dear Property Owner,

The purpose of this letter is to notify you that Professional Property Appraisers, Inc. has completed a total revaluation of all properties located within the Township of West Orange. The revaluation has been approved by the Director, Division of Taxation for the State of New Jersey, and the Essex County Board of Taxation. New Jersey real estate taxation law mandates that all real property be assessed at 100% of market value in order to ensure an equitable distribution of real estate taxes. The revaluation will take effect in 2025.

The 2025 total assessment shown below was established using information obtained by our field inspector(s) and analyses of all relevant market data, including current sales and market conditions. Your 2024 taxes and assessed value are also listed below for comparison.

| | |
|------------------------------|-----------|
| 2025 TOTAL ASSESSED VALUE: | \$898,700 |
| 2025 ESTIMATED ANNUAL TAXES: | \$22,989 |
| 2024 TOTAL ASSESSED VALUE: | \$666,400 |
| 2024 TOTAL ANNUAL TAXES | \$31,214 |

The **2025 ESTIMATED ANNUAL TAXES** were calculated utilizing the 2024 budget and does not include any budgetary adjustments in 2025 that are yet to be determined. The figures above **DO NOT INCLUDE** any deductions you may be receiving, such as abatements, senior citizens, veterans, and/or disabled. These items will continue to show on your tax bill.

****It should also be noted you will not see the tax impact of the Revaluation until your July, 2025 Tax Bill****

If you have any questions regarding the revaluation, or would like to discuss your new property value, please call Professional Property Appraisers at 1-(800)-410-5815 between the hours of 9 am and 4 pm, Monday through Friday no later than January 29, 2025.

Finally, we wish to take this opportunity to thank the residents of the Township of West Orange for your cooperation and courtesy during the Revaluation Program.

Very truly yours,

Professional Property Appraisers, Inc.